

Fence Permit

PERMIT # N^o 15885

Public Works & Planning Department

250 North 5th Street

Grand Junction, CO 81501

Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 184 SUN HAWK DR

Property Tax No: 2943-321 2A-010

Subdivision: HAWKS NEST lot 10 Blk 1

Property Owner: 30 Rd, LLC

Owner's Telephone: 242-8134

Owner's Address: 710 S 15th St

Contractor's Name: Riteway Systems, LLC

Contractor's Telephone: 250-7244

Contractor's Address: 761 25 Rd

Fence Material & Height: 6' Vinyl

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and fence height(s). NOTE: Property line is likely one foot or more behind the sidewalk.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R4</u>	SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>NOTE: Fence in irrigation easement - owner will be responsible for replacement if access is required</u>	Side _____ from PL Rear _____ from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Public Works & Planning Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature] Date 4-16-09

Planning Approval [Signature] Date 4/20/09

City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

89'00"

10' IRRIGATION EASEMENT

6' Vinyl Fence

16' Vinyl Fence

25'

14'

30'

67'

Concrete Patio

8'

30' SINGLE STORY HOUSE

101'75"

101'75"

50'

24' 3 CAR GARAGE

32'

Concrete Driveway 20'

32'

14' Multi-Purpose/Utility Easement

89'00"

SUN HAWK DRIVE

184 Sun Hawk

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