

Fence Permit

PERMIT # **Nº** 15784

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: 185 SUN Hawk DR

Property Tax No: 2943-321-26-007

Subdivision: Hawks Nest

Property Owner: 30 Rd LLC

Owner's Telephone: 242-8134

Owner's Address: 710 S 15th St

Contractor's Name: RITZWAY Systems LLC

Contractor's Telephone: 250-~~000~~ 7244

Contractor's Address: 761 25 Rd

Fence Material & Height: 6' Vinyl GATE ≤ 6'

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 R-4 SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
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 10-07-09

Planning Approval [Signature] Date 10-7-09

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)

9418

10' Irrigation Easement

3 3/8"

Patio

Porch

Porch

50'6"

66'

17'

33'

20'

Concrete Driveway

GATE

14'

20'

14' Multi-Purpose/Utility Easement

Existing 6' Fence
10400

10400

X = 6' Vinyl Fence

9.11.18

Driveway of
Stephen Henderson

ACCEPTED 24. Pat Decker 4/17/09
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

SUN HAWK DRIVE



185 SUN HAWK DR
LOT 7 BIK 3
HAWKS NEST SUBD
FILING ONE