

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: 192 SUN HAWK DR

Property Tax No: 2943-321-20-006

Subdivision: HAWKS NEST lot 6 BIK1

Property Owner: 30 Road 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 R4 SETBACKS: Front 20 from property line (PL) or
SPECIAL CONDITIONS NOTE: fence in irrigation easement - owner will be responsible for replacement if access is required 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 4.16.09

Planning Approval [Signature] Date 4/20/09

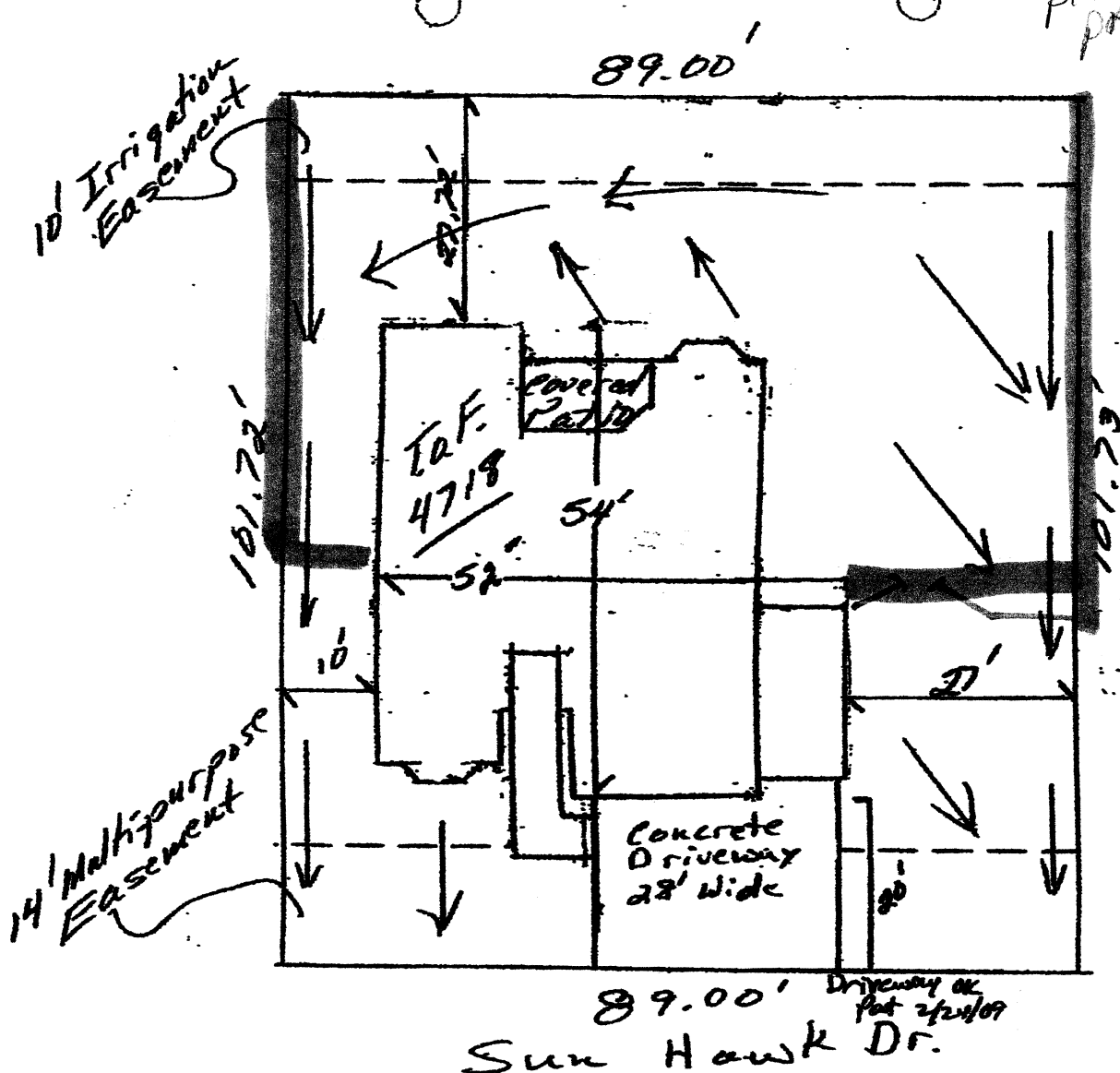
City Engineer's Approval (if required) _____ Date _____

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)

Pink = proposed fence only
 4/20/09

4



North 1" = 20'

89.00' Driveway or lot 24' wide
 Sun Hawk Dr.

ACCEPTED PD Wendy S...
 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.

Legal: Lot 6, Block 1

Hawks Nest Subdivision

Street Address: 192 Sun Hawk Dr.
 House sq. ft.: 1435
 Garage sq. ft.: 640
 Covered Porch/Patio: 162
 Lot Coverage: N/A
 Drainage Type: A

Front Setbacks: 20'
 Side Setbacks: 7'
 Rear Setbacks: 25'

Min TOF: 4717.60
 Max TOF: 4719.60
 Asbuilt TOF:
 x-spot elevations
 utility peds

Starburst II 3/Car