

Fence Permit

PERMIT # **N^o** 15881

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: 194 SUN HAWK Dr
Property Tax No: 2943-321-24-005
Subdivision: HAWKS NEST lot 5 Blk 1
Property Owner: 30 ROAD, LLC
Owner's Telephone: 242-8134
Owner's Address: 710 S 15th
Contractor's Name: RITE WAY 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

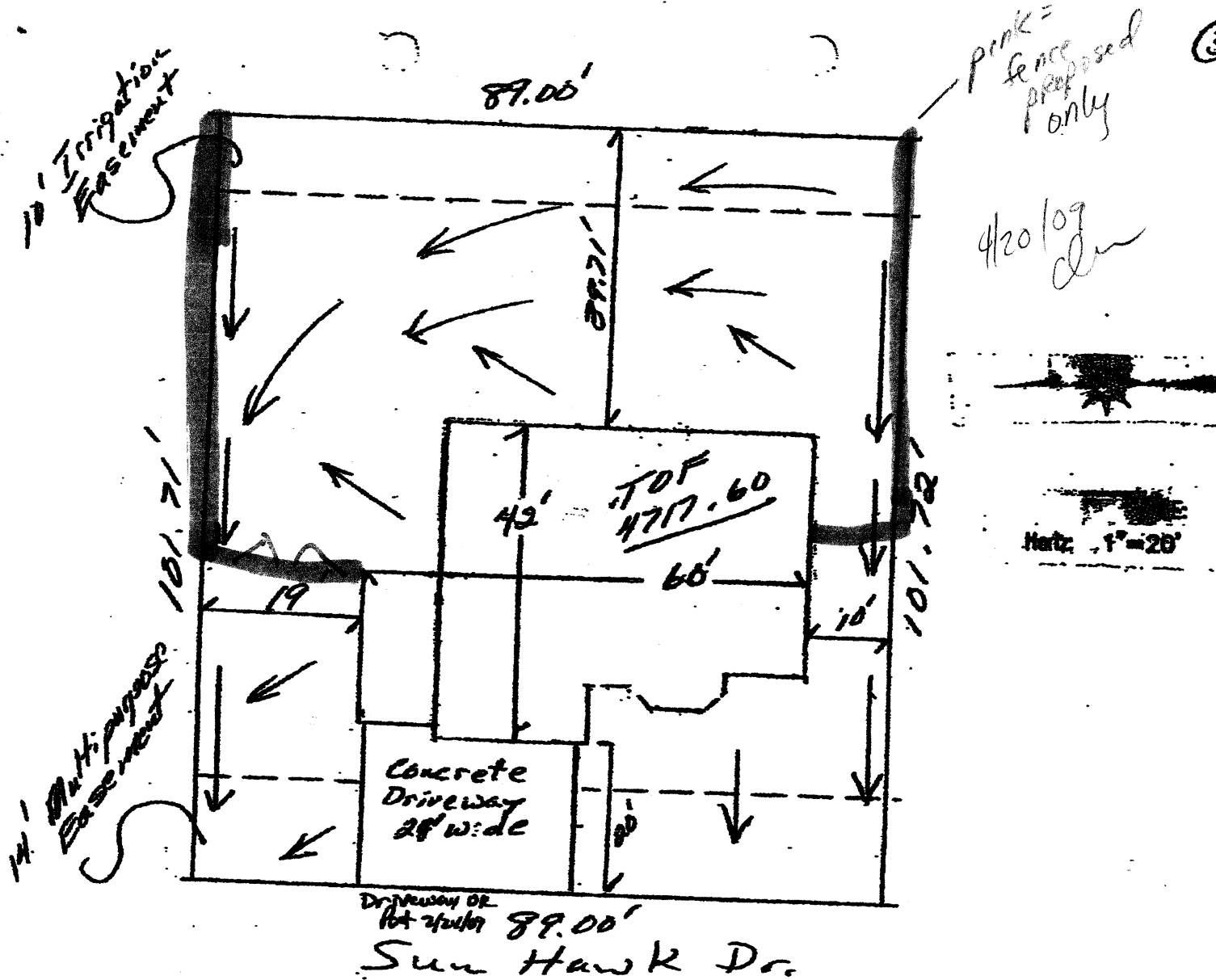
ZONE R4 SETBACKS: Front 20 from property line (PL) or
SPECIAL CONDITIONS NOTE: fence in irrigation easement - owner will be responsible for replacement if access is required - _____ from center of ROW, whichever is greater.
_____ side _____ from PL Rear _____ from PL

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 C McKee Date 4/20/09
City Engineer's Approval (if required) _____ Date _____



ACCEPTED *PD Ward, Sun*
 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 5, Block 1

Hawks Nest Subdivision

Street Address: 194 Sun Hawk Dr.
 House sq. ft: 1408
 Garage sq. ft: 600
 Covered Porch/Patio: 42
 Lot Coverage: 12/18
 Drainage Type: A

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

Min TOF 4712.20
 Max TOF 4719.20
 Asbuilt TOF
 x-spot elevations
 ■ rainy pods

North start TT3/car