

Fence Permit

PERMIT # N^o 16168

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: 430 High Pointe Cir
 Property Tax No: 2945-164-30-011
 Subdivision: High Pointe Estates
 Property Owner: Michael & Angela Kreminski
 Owner's Telephone: _____
 Owner's Address: 2330 E Alcove Dr.
 Contractor's Name: Conquest Construction
 Contractor's Telephone: 243-1242
 Contractor's Address: 1111 S 12th St
 Fence Material & Height: Concrete (Masonry block) 9'

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>PD</u>	SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>retaining wall for drop off behind house</u>	Side <u>0</u> from PL Rear <u>0</u> 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 10-14-09
 Planning Approval [Signature] Date 10/14/09
 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)

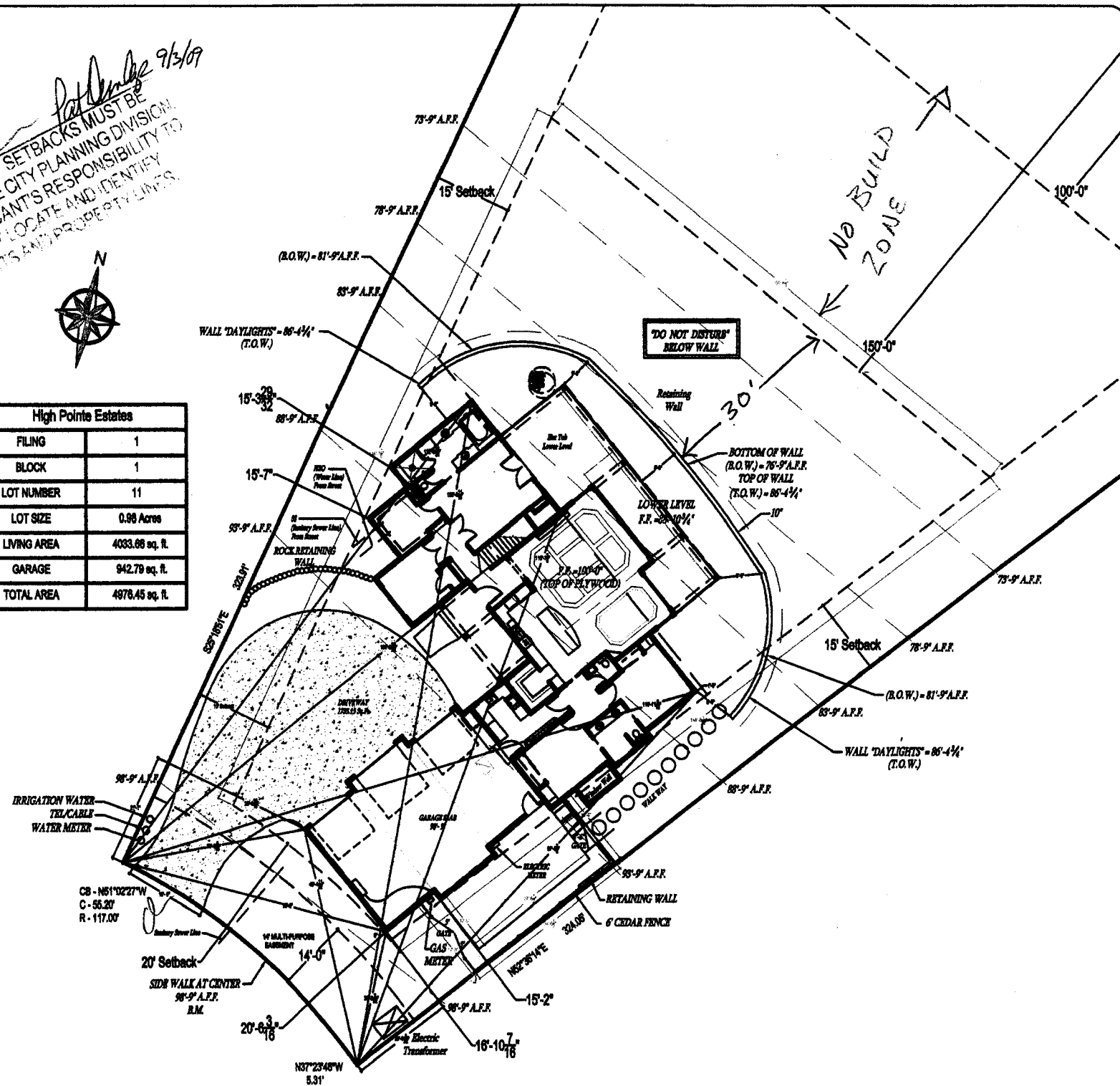
(Yellow: Applicant)

(Pink: Neighborhood Services)

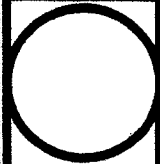
ACCEPTED *Pat Dunge 9/13/09*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



High Pointe Estates	
FILING	1
BLOCK	1
LOT NUMBER	11
LOT SIZE	0.98 Acres
LIVING AREA	4033.86 sq. ft.
GARAGE	942.79 sq. ft.
TOTAL AREA	4976.65 sq. ft.



Kuzminski Residence
 Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn by	ADT
DATE	8/24/09
DATE	8/24/09
SCALE	NTS
TITLE	Site Plan

C1