

Fence Permit

PERMIT # **N^o** 15934

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: 560 Acacia
Property Tax No: 2943 082 56 004
Subdivision: Arbors
Property Owner: Sonshine II construction
Owner's Telephone: 255-8853
Owner's Address: 2350 G Road GJ 81505
Contractor's Name: Sundance properties
Contractor's Telephone: 255-8853
Contractor's Address: 2350 G Road GJ 81505
Fence Material & Height: Cedar 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 PD SETBACKS: Front 15' 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 4/15/09
Planning Approval [Signature] Date 4/15/09
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)

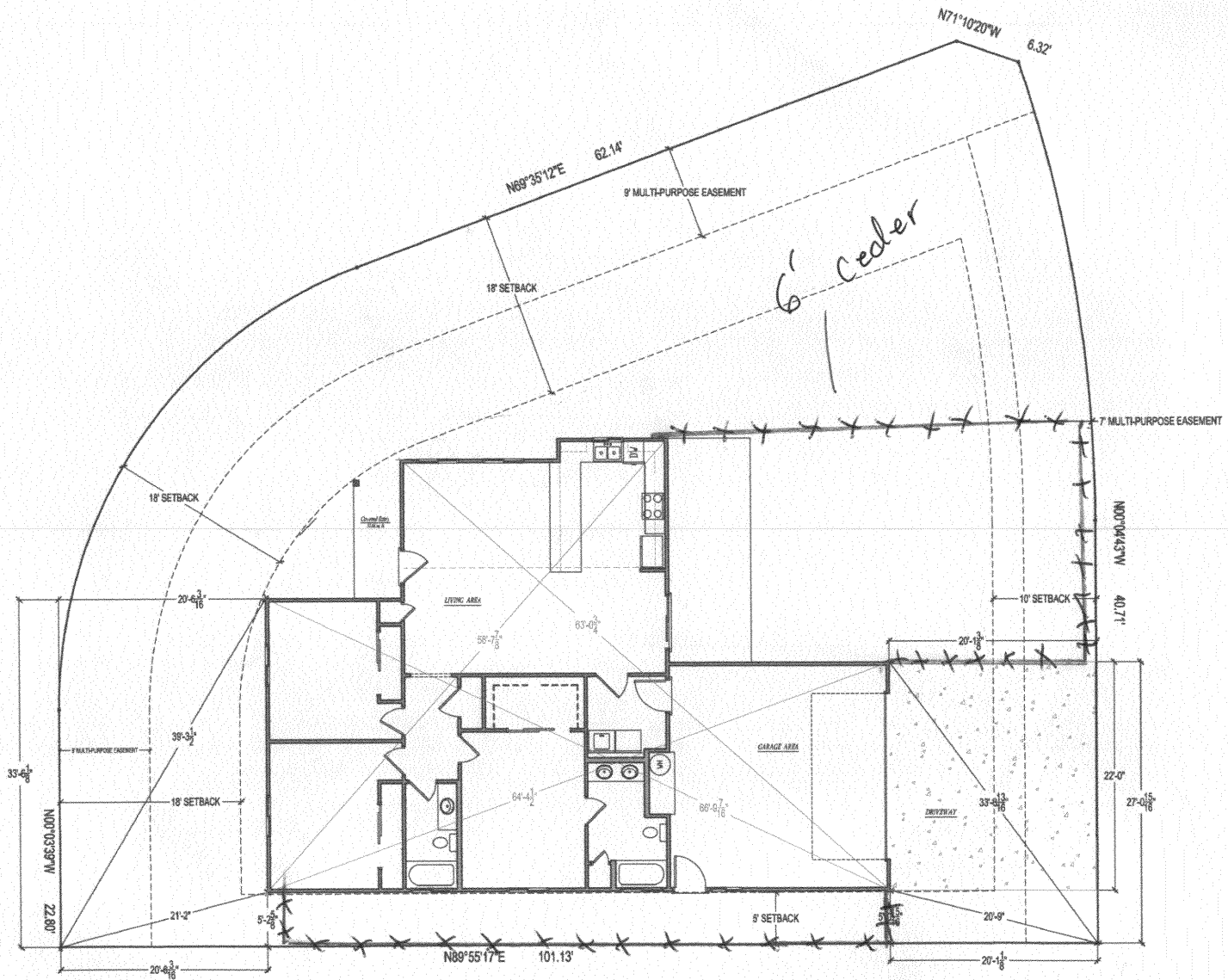
(Yellow: Applicant)

(Pink: Neighborhood Services)



Acre Subdivision	
PLANS	1
BLOCK	4
LOT NUMBER	4
LOT SIZE	7971 sq. ft.
LAND AREA	148.54 ac. ft.
GARAGE	482.00 sq. ft.
TOTAL AREA	1487.87 sq. ft.

ADT (Advanced Drafting Technicians) is not responsible for the dimensions and notes. The Contractor or Builder is to verify all dimensions and placements before construction.



560 Acacia Ave
 Sonshine II/3rd floor
 Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT
 REV Date: 10/7/08
 Date: 10/7/08
 Scale: 1" = 5'

SITE PLAN
 Sheet C1