

# Fence Permit

PERMIT # N<sup>o</sup> 16135

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: 163 Winter Hawk Dr.  
 Property Tax No: 2943-321-32-009  
 Subdivision: Dawba Nest  
 Property Owner: 30 RD, LLC  
 Owner's Telephone: 242-834  
 Owner's Address: 710 S 15th  
 Contractor's Name: Steady Const, 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 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 7-20-2010

Planning Approval [Signature] Date 7-20-2010

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)



87.80'

10' IRRIGATION EASEMENT

IRRIGATION RISER

28.47

30'  
PATIO

Porch

SINGLE LEVEL HOME  
2197#

PATIO

10'  
16'

55'

14.80'

66'

7'

103.97'

3-CAR  
GARAGE  
833#

Porch

10' GATE

SIDEWALK

33'

20'6"

14' Multi-Purpose Easement

WATER TRAP

Driveway OK 4/26/10

87.80'

# WINTER HAWK DRIVE

ACCEPTED FOR Daylin Henderson  
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.

163 WINTER HAWK DRIV  
LOT 9 BLK 5 HAWKS NES;  
9129# FILING TR

4-29-10