



# Fence Permit

PERMIT # N<sup>o</sup> 16141

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: 165 Winter Hawk Dr

Property Tax No: 2943-321-32-008

Subdivision: Hawks Nest

Property Owner: 30 Ed LLC

Owner's Telephone: 242-8134

Owner's Address: 710 S 15<sup>th</sup>

Contractor's Name: Steady Const LLC

Contractor's Telephone: 250-7244

Contractor's Address: 761 25<sup>th</sup> 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 <u>R-4</u>	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)

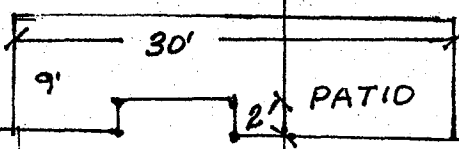
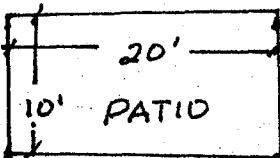
(Pink: Neighborhood Services)

87.80'

10' IRRIGATION EASEMENT

IRRIGATION RISE R

36'



10'

TRI-LEVEL

1407 ML  
1284 UL

GARAGE

780'

54'

23'

103.97'

103.97'

VIN FEN



10' GATE

21' 11"

33'

14' Multi-Purpose Easement

WATER TAP

87.80'

Driveway OK per 4/26/10

# WINTER HAWK DRIVE

4-29-10

ACCEPTED pp *Debra Healy*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
FOR THE PROPERTY OWNER'S LIABILITY TO  
THE CITY OF WINTER HAWK

165 WINTER HAWK DRI  
LOT 8 BLK 5 HAWKS NES  
9129 # FILING 71