

Fence Permit

PERMIT # **N^o** 16128

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: 171 WINTER HAWK
 Property Tax No: 2902-321-32-005
 Subdivision: HAWKS NEST
 Property Owner: 30 RD UG
 Owner's Telephone: 202 8134
 Owner's Address: 760 SKA
 Contractor's Name: Steady Coast
 Contractor's Telephone: 250-7244
 Contractor's Address: 761 75th
 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 20 from property line (PL) or
 SPECIAL CONDITIONS None _____ from center of ROW, whichever is greater.
 Side 0 from PL Rear 0 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 7-15-10
 Planning Approval Pat Dunlap Date 7/15/10
 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)

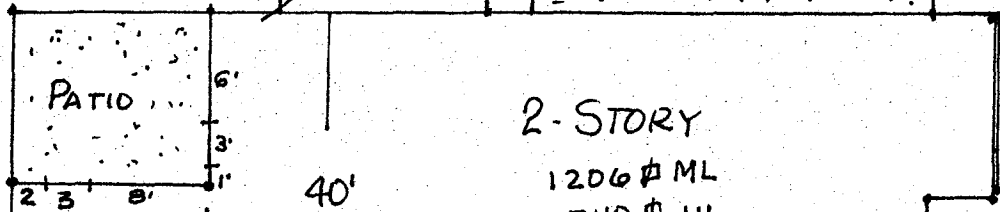
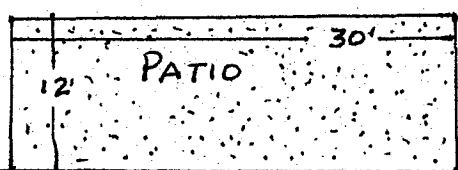
(Pink: Neighborhood Services)



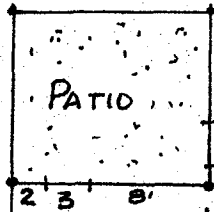
87.80'

10' IRRIGATION EASEMENT
IRRIGATION TAP

43'



2-STORY
1206 sq ML
740 sq UL
1946 sq



PATIO
6'
3'
2 3 8'

40'

12.80'

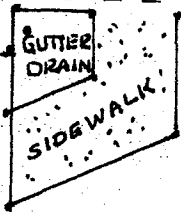
68'

Electric 7'

GARAGE
842 sq

GAS

10' GATE



GUTTER DRAIN
SIDEWALK

21'

concrete driveway

Driveway 10' x 10'

33'

WATER TAP

14' Multi-Purpose Easement

6' VINYL FENCE

103.97'

STREET LIGHT

87.80'

WINTER HAWK DRIVE

ACCEPTED *[Signature]*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
FOR THE APPLICATION OF A PERMIT TO CONSTRUCT.

171 WINTER HAWK DRIVE
LOT 5 BLK 5 HAWKS NEST
9129# FILING TW