

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: 174 Winter Hawk Dr
 Property Tax No: 2943-321-31-018
 Subdivision: Hawks Nest
 Property Owner: 30 Rd LLC
 Owner's Telephone: 242-8134
 Owner's Address: 710 51st St
 Contractor's Name: Steady Const
 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 <u>R-4</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS <u>None</u>	_____ from center of ROW, whichever is greater.
	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 7-15-10
 Planning Approval [Signature] 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)

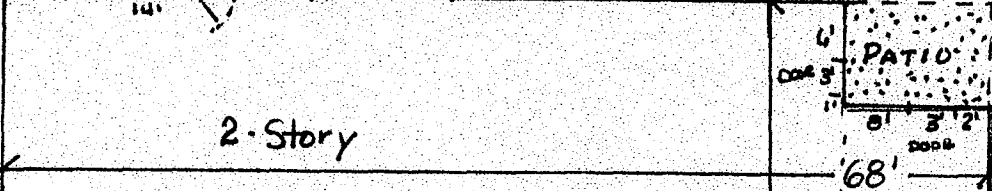
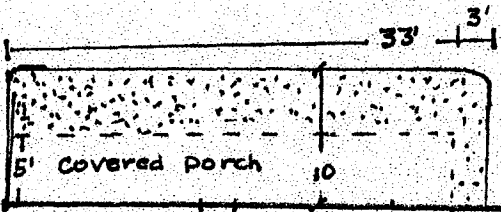


87.80'

10' IRRIGATION EASEMENT

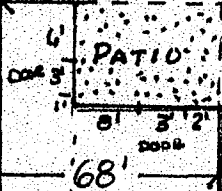
IRRIGATION RISER

41'

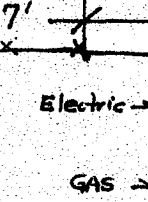


2-Story

1294 ML
740 UL
2034



6' VINYL FENCE



GARAGE
762 sq ft

COVERED PORCH

concrete driveway

10' GATE

33'

Driveway
Ok
Gordon Hender

WATER METER

14' Multi-Purpose Easement

87.80'

WINTER HAWK DRIVE

ACCEPTED *W. Johnson* 4/26/10
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.

174 WINTER HAWK DRIVE
LOT 18 BLK 4 HAWKS NEST
9132 sq ft
FILING TW

104.00

104.00

STREET LIGHT