



Fence Permit

PERMIT # N^o 16402

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: 2859 MASON DR

Property Tax No: 2943-191-39-004

Subdivision: WHITE WILLOWS

Property Owner: GRAND MESA HOMES INC

Owner's Telephone: 970-234-2415

Owner's Address: PO Box 1373 GJ CO 81502

Contractor's Name: GRAND MESA HOMES INC

Contractor's Telephone: 970 234 2415

Contractor's Address: PO Box 1373 GJ CO 81502

Fence Material & Height: VINYL 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 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 Jade Jacobson Date 5-7-10

Planning Approval Vybi Reynolds Date 5/7/10

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)

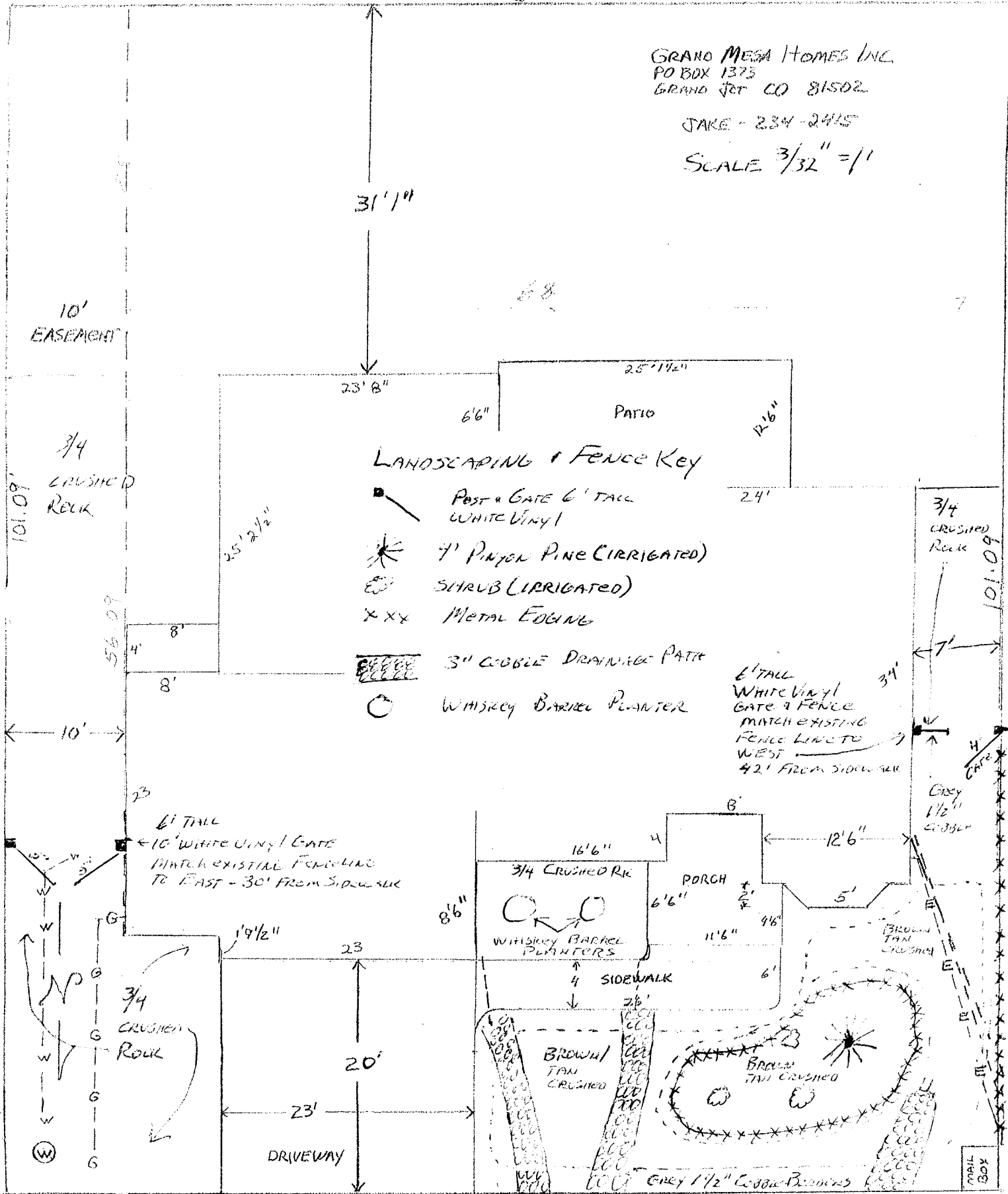
(Pink: Neighborhood Services)

85'

GRAND MESA HOMES INC
PO BOX 1373
GRAND JET CO 81502

JAKE - 234-2415

SCALE 3/32" = 1'



LANDSCAPING & FENCE KEY

- █ Post & Gate 6' TALL WHITE VINYL
- ★ 7' PINYON PINE (IRRIGATED)
- ⊕ SHRUB (IRRIGATED)
- XX METAL EDGING
- ▨ 3" COBBLE DRAINAGE PATH
- WHISKEY BARREL PLANTER

6' TALL WHITE VINYL GATE & FENCE
MATCH EXISTING FENCE LINE TO WEST
42' FROM SIDEWALK

6' TALL 10' WHITE VINYL GATE
MATCH EXISTING FENCING TO EAST - 30' FROM SIDEWALK

Driveway OK
as per plan
2859 MASON DRIVE WHITE WILLOWS SUBDIVISION
Lot 4 BLOCK 5 FILING 2