

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: 2937 Brook View Court
 Property Tax No: 2943-292-38-036
 Subdivision: River View Estates
 Property Owner: Brian & Shasta Kelluby
 Owner's Telephone: 970-260-6144
 Owner's Address: 2937 Brook View Court
 Contractor's Name: ~~Blue Star Industries~~ Self
 Contractor's Telephone: _____
 Contractor's Address: _____

Fence Material & Height: 6 Foot 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>must be 3' back from sidewalk on Red water Place. May be even with front of house on both sides.</u>		
		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.

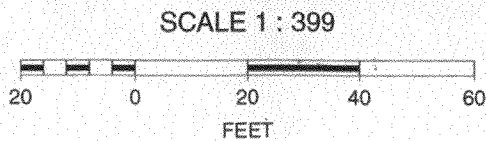
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature: Shasta M Kelluby Date: 06-29-10
 Planning Approval: Pat Dunlap Date: 6/29/10
 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)

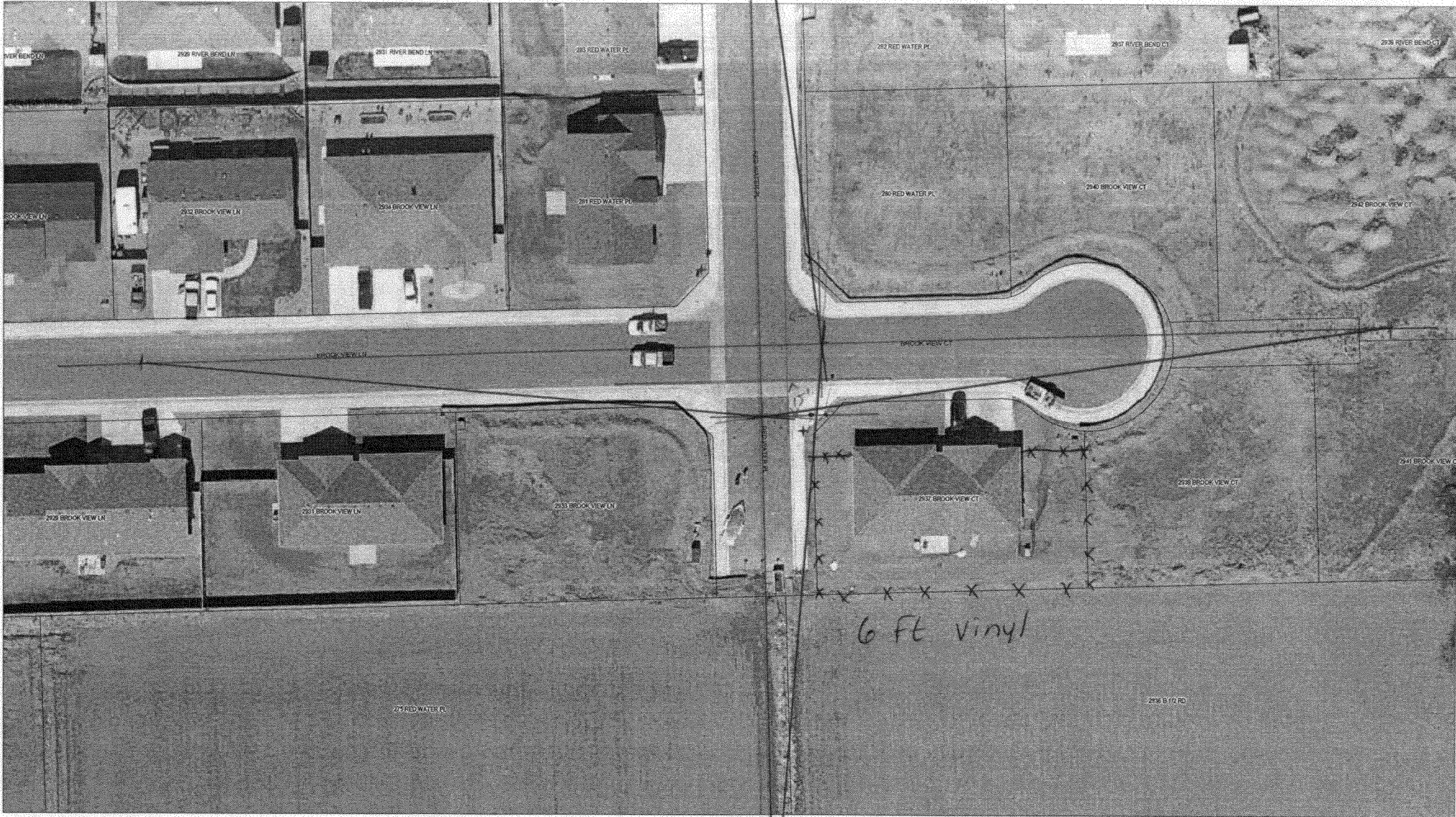
2937 Brook View Ct



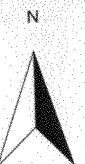
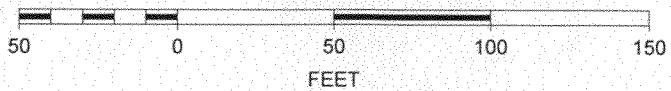
Fence needs to be 3' back from sidewalk on Red water Place, which is approximately the property line.
Fence may be even with front of house on both sides.



2937 Brook View Ct



SCALE 1 : 720



* 11' 00"

Hydro-Seed

Hydro-Seed

Fence

pending ↓

fence permit

Gravel

New Patio
← 26 feet →

Current Patio

← 16 Feet →

2937 Brook View Court

Brian + Shasta Kellerby

860-6144

HOUSE

flowers with
pots
some plants / hanging
pots, lights
wards solar
a shed & decor
& wooden bench

curbing

Not to Scale

Driveway

Play-yard
of rubber
mulch

Roadbase +
Gravel

Boat

Fence