

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: 2999 Swan Meadows
Property Tax No: 2943-201-17-010
Subdivision: Swan Meadows
Property Owner: Lori & BOBBY THOMAS ROSS
Owner's Telephone: - 970 (250-4234)
Owner's Address: 2999 Swan Meadows Lane
Contractor's Name: Tonya Vasquez
Contractor's Telephone: 970 (250-4234)
Contractor's Address: 453 McFery Rd
Fence Material & Height: 6 FT Privacy Fence (Wood)

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 Tonya Vasquez Date 4-5-10
Planning Approval Hayden Henderson Date 4-5-10
City Engineer's Approval (if required) _____ Date _____

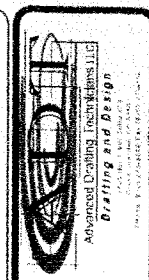
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

20" Driveway OK
Pat 1/14/09

Swan Meadows Drive



Swan Meadows Subdivision	
PLANS	
BLOCK	0
LOT NUMBER	11
LOT SIZE	8154 sq. ft.
LIVING AREA	1301.57 sq. ft.
GARAGE	647.26 sq. ft.
TOTAL AREA	2199.33 sq. ft.



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Grand Junction, CO.

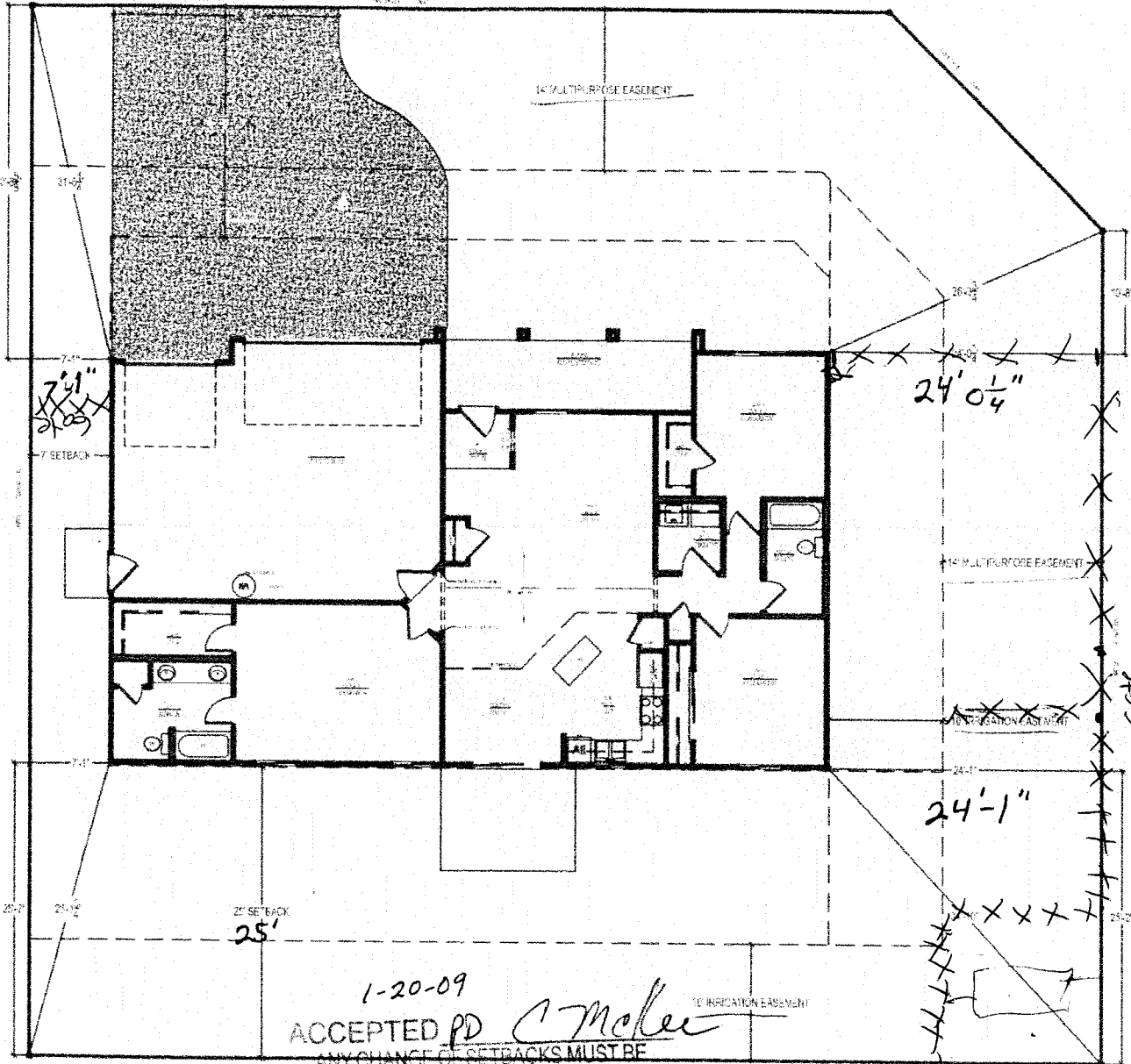
30 Road



ADT
1/5/09
1/5/09
NTS
Site Plan

C1

30'-5/8"



1-20-09
ACCEPTED PD *C. McKee*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERTY LINES AND IDENTIFY PROPERTY LINES.

4-5-10
ACCEPTED *Gaylen Heider*

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