

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: 654 OXBOW RD
 Property Tax No: 2943-051-07-002
 Subdivision: BROOKSIDE II
 Property Owner: DONALD HOSELTON JR
 Owner's Telephone: 970-523-3475
 Owner's Address: 654 OX-BOW RD
 Contractor's Name: DONALD HOSELTON JR
 Contractor's Telephone: 970-523-3475
 Contractor's Address: 654 OX-BOW RD
 Fence Material & Height: WOOD 6 FEET

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 PD 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.

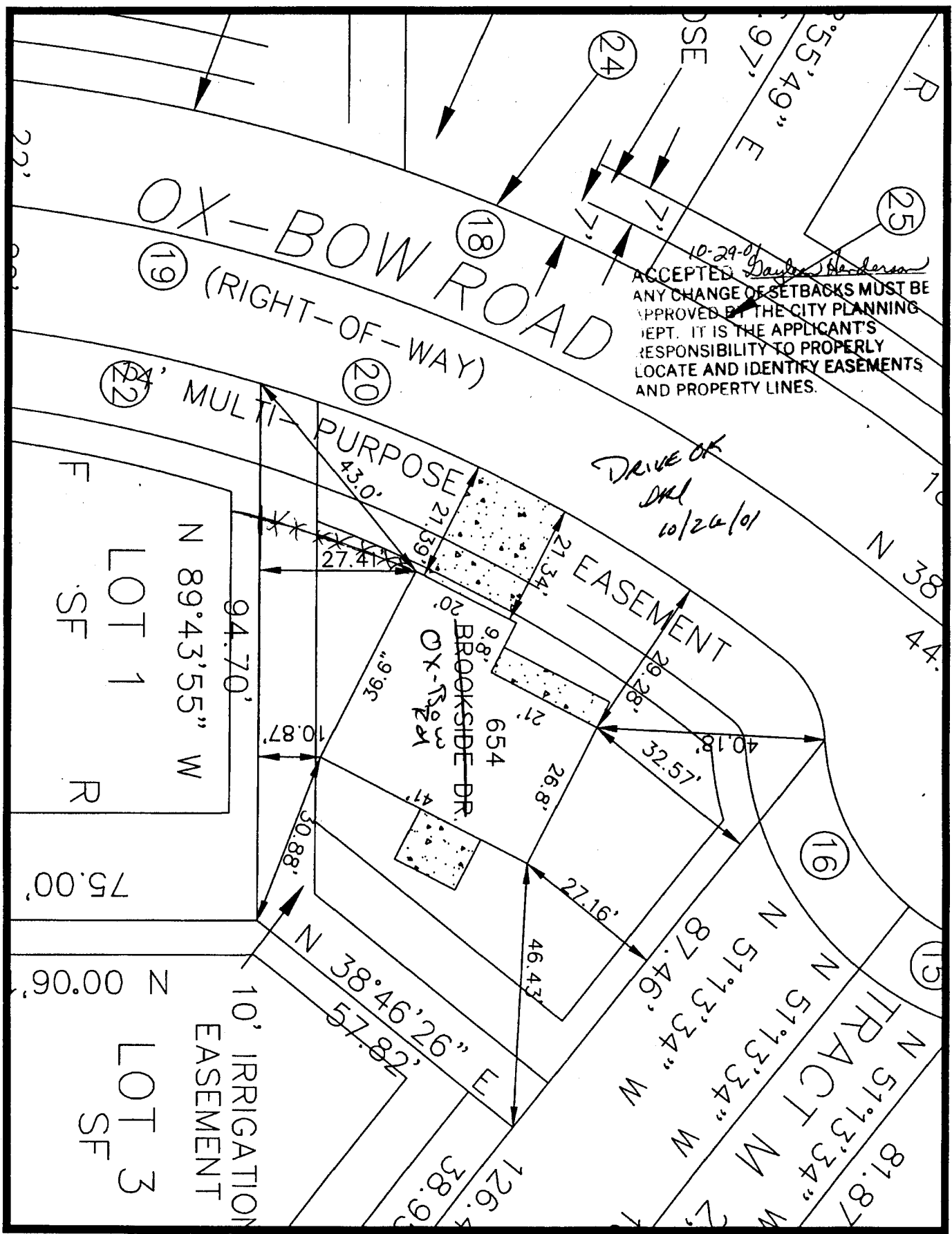
Applicant's Signature Donald Hoselton Jr Date 5-3-10
 Planning Approval Gayle Heden Date 5-3-10
 City Engineer's Approval (if required) _____ Date _____

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)



10-29-01
 ACCEPTED *Gayle Anderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVE OF DML 10/26/01

OX-BOW ROAD
 (RIGHT-OF-WAY)

MULTI-PURPOSE EASEMENT

BROOKSIDE DR
 OX-BOW

LOT 1
 N 89°43'55" W
 SF

LOT 3
 SF
 10' IRRIGATION EASEMENT

TRACT M
 N 51°13'34" W
 81.87

TRACT N
 N 51°13'34" W
 87.46

75.00'
 90.00' N

N 38°46'26" E
 57.82'
 126.4'
 38.9'

43.0'
 21.39'
 27.41'

9.8'
 654

36.9'

21.34'
 21.34'

26.8'

27.16'

46.43'

32.57'

40.18'

29.28'

4.57'

30.88'

10.87'

94.70'

7.00'

22'

22'

22'

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