

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: 2904 Walnut Ave
 Property Tax No: ~~2904 Walnut Ave~~ 2943-082-55-005
 Subdivision: Arbors
 Property Owner: Sunshine Construction
 Owner's Telephone: 255 8853
 Owner's Address: 2326 6 Rd
 Contractor's Name: Don Kypes
 Contractor's Telephone: 874-1826
 Contractor's Address: 1570 1250 Rd
 Fence Material & Height: 6' cedar

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>PD</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS _____	<u>4</u> from center of ROW, whichever is greater.
_____	Side <u>4</u> from PL Rear <u>4</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 8/22/08
 Planning Approval [Signature] Date 8/22/08
 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)

<p>Advanced Drafting and Design, Inc. 1000 North 10th Street, Suite 100 Grand Junction, CO 81505 Phone: 970-245-1452 Fax: 970-245-1453 www.add-drafting.com</p>	<p>Mountain Ash 2904 Walnut Ave. - Bldg 3 - lot 4 Sunshine II / Arbors - Grand Junction, CO</p>		<p>Project</p>	<p>ADT</p>	<p>331/08</p>	<p>327/08</p>	<p>1" = 5'</p>	<p>SITE PLAN</p>	<p>C1</p>
			<p>1</p>	<p>2</p>	<p>3</p>	<p>4</p>	<p>5</p>	<p>6</p>	<p>7</p>

