

FEE \$10.00

PERMIT # 13169

27 1/2' beyond

10' from subdivision retention



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

2" caliper tree every 40 ft.

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 893 Trappers Ct	PLOT PLAN
PROPERTY TAX NO: 2701-261-35-001	
SUBDIVISION: Grand Vista	
PROPERTY OWNER: Hans & Holly Kunze	
OWNER'S PHONE: 970 242 4296	
OWNER'S ADDRESS: 893 Trappers Ct 81506	
CONTRACTOR NAME:	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: Dogear cedar 6' - 4" in back	

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS 20' from grants from center of ROW, whichever is greater.
w/ 6' fence along 26 1/2' Side 0' from PL Rear 0' from PL
+ Trappers Ct

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 Community Development 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 Holly Kunze Date 7-2-04
 Community Development's Approval C. Gaye Hall Date 7/2/04
 City Engineer's Approval (if required) _____ Date _____

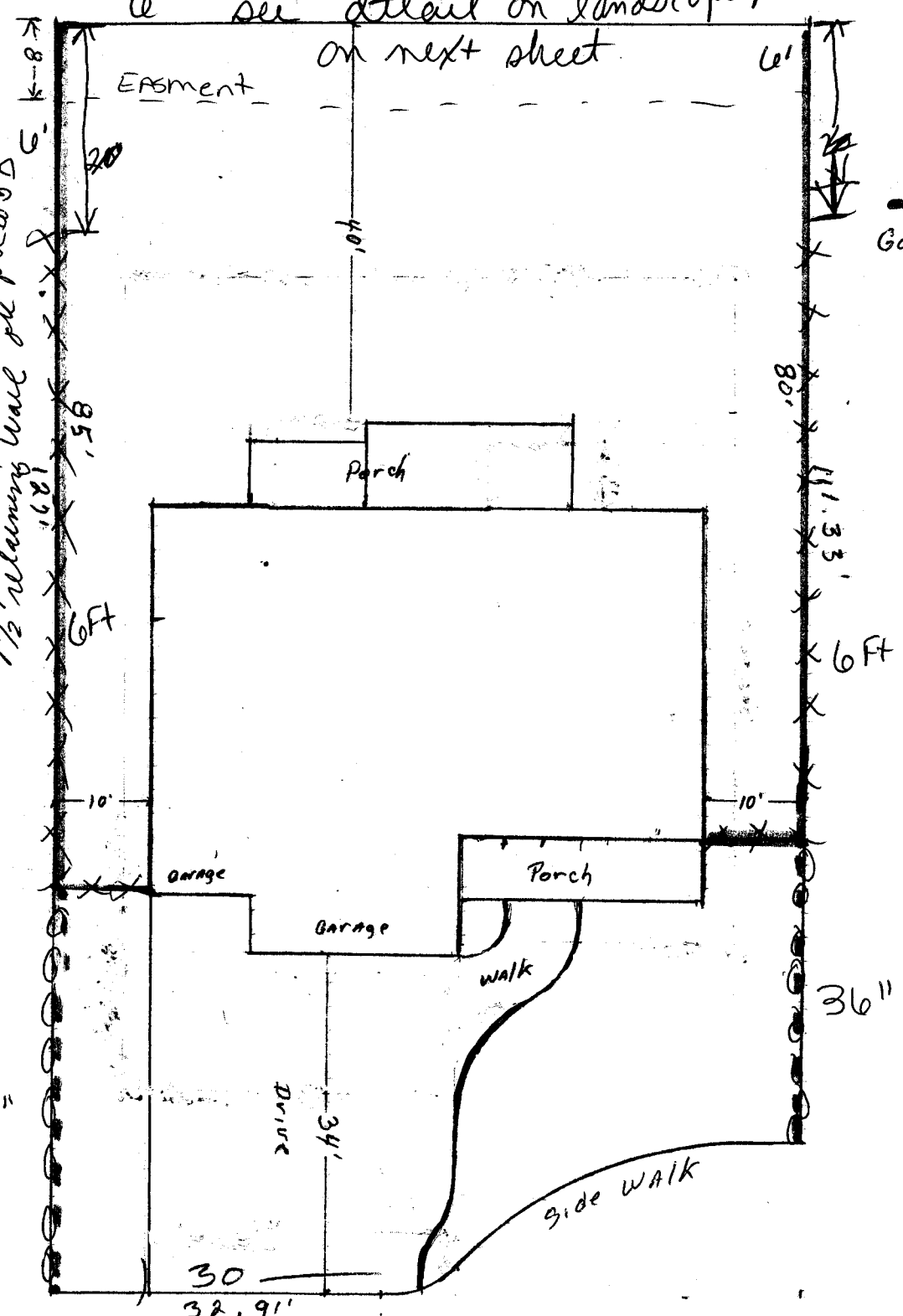
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

- TR
- 4" Dog ear Cedar Fence
- 4' Fence
- 6' Fence
- TAPERED from 6'-4'
- 36" CEDAR Gothic Pickets

8/2/08

6' see detail on landscape plan on next sheet

Retention Pond
189' retaining wall of p.c. Bob B



Hans Kunze Ph 260-0070
 893 Trappers ct.
 BIK 1 Lot 1
 Grand Vista subdivision Filling No. 1

Grand Vista Subdivision Architectural Review Approval Form

Need to be filled in by property owners or review committee:

Address Requesting Approval? **893 Trappers Court**

Owners: **Hans Kunze** Ph.# **260-0070**

Type Of Approval Needed? **Perimeter fence.** _____

Completed By Review Committee

Approved Not Approved _____

Members Name *MUNNE* Date: *06/15/04*

Members Name *Gene King* Date: *06/15/04*

Members Name *R. Goodrich* Date: *06/16/04*

Approval: This approval is for fence construction located at 893 Trappers Court for the Kunze residence. Approval for one hundred eleven feet [111'] on the north side of six foot [6'] graduating down to four foot [4'], one hundred twenty seven feet of six foot (6') graduating down to four foot [4] on the south side of property and seventy five feet [75'] facing 26 ½ Road made of Cedar material. *Drawing Attached.*

Approval is to meet Grand Vista Homeowners Associations Declaration Covenants only, you may need to seek Planning and Zoning approval as well. Approval is only for the property listed. Approval is for 90days if time limits expire you must re-submit. If any parts of the plans approved are changed you must get new approval.

SHEN C RD
26511 RD

SHEN C RD
26531 RD

2701-261-35-003
SAMANTHA FIIHR
887 TRAPPERS CT

2701-261-35-007
CHARLES WIEDMAN
896 TRAPPERS CT

2701-261-35-002
DOUGLAS STANFORTH
895 TRAPPERS CT

2701-261-35-008
DANIEL HUFFMAN
894 TRAPPERS CT

2701-261-35-001
HANS KUNZE
893 TRAPPERS CT

2701-261-35-009
COREY COSSLETT
892 TRAPPERS CT

2701-261-35-010
DONALD OLIVER
2654 GRAND VISTA DR

Handwritten notes on the left side of the map:
- Trees every 40'
- 26 1/2 RD
- 5' Grass
- 6' Fence



Large tree - non evergreen, canopy tree
needs to be stated within 90 days of
7/30/04. (Faye Hall)

