

FEE \$10.00

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PERMIT # 13577

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 678 TRANQUIL TRAIL GJ

Property Tax No: 2947-152-48-015

Subdivision: INDEPENDENCE RANCH

Property Owner: KIRK GOUBA

Owner's Telephone: 523-5041

Owner's Address: 678 TRANQUIL TRAIL

Contractor's Name: KIRK GOUBA

Contractor's Telephone: 210-0727

Contractor's Address: 678 TRANQUIL TRAIL

Fence Material & Height: SPLIT RAIL / CEDAR PICKET 6'

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	SETBACKS: Front <u>20'</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	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 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 Kirk Gouba

Community Development's Approval C. Jay Hall

City Engineer's Approval (if required) _____

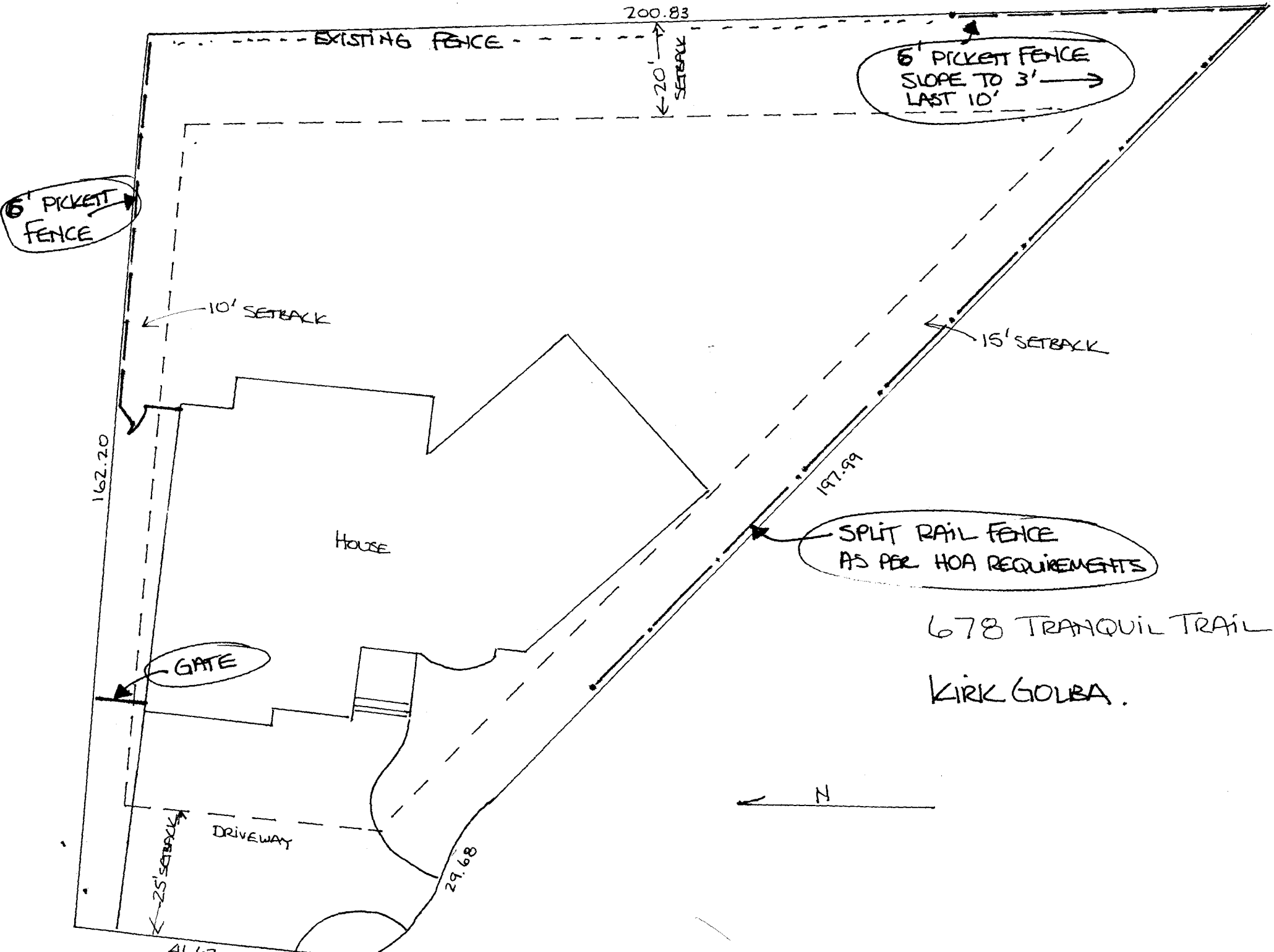
Date 3/21/05

Date 3/21/05

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)



EXISTING FENCE

200.83

20' SETBACK

6' PICKET FENCE
SLOPE TO 3' →
LAST 10'

6' PICKET FENCE

10' SETBACK

162.20

HOUSE

15' SETBACK

197.99

SPLIT RAIL FENCE
AS PER HOA REQUIREMENTS

GATE

678 TRANQUIL TRAIL

KIRK GOLBA.

DRIVEWAY

25' SETBACK

29.68

41.67

N