

FEE \$10.00

PERMIT # 13998

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 707 TRANQUIL TRAIL
Property Tax No: 2697-354-13-007
Subdivision: INDEPENDENCE RAUCH
Property Owner: AL STASSEN
Owner's Telephone: 970-201-3208
Owner's Address: 707 TRANQUIL TRAIL
Contractor's Name: -
Contractor's Telephone: -
Contractor's Address: -
Fence Material & Height: SPLIT RAIL - 2 RAIL - 4'

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 PD
SPECIAL CONDITIONS
SETBACKS: Front from property line (PL) or 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 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 [Signature] Date 5-25-06

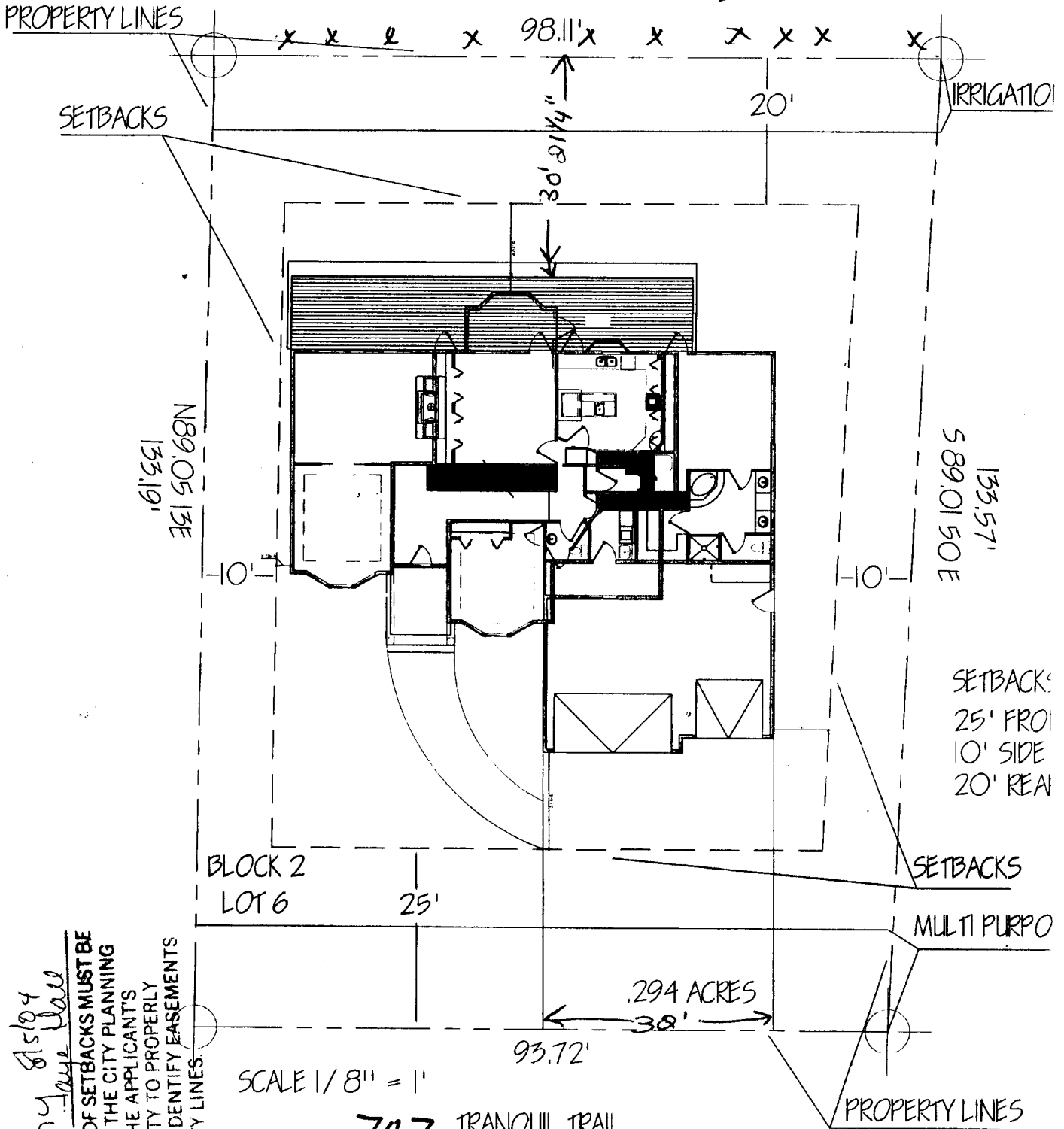
Community Development's Approval [Signature] Date 5-25-06

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)

on Property line  
SPLIT RAIL



8/5/04  
 Accepted by City Planning Dept.  
 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.

SCALE 1/8" = 1'

707 TRANQUIL TRAIL

lot 6  
 Blk . 2  
 Filing # 8

al  
 7/28/09

SETBACKS:  
 25' FROM  
 10' SIDE  
 20' REAR

MULTI PURPOSE

.294 ACRES  
 38'

93.72'

N89.0513E  
 133.19'

133.57'  
 S89.0150E

BLOCK 2  
 LOT 6  
 25'

20'

IRRIGATION

SETBACKS

30' 2 1/4"

PROPERTY LINES

PROPERTY LINES