

Fence Permit

PERMIT # **Nº** 15624

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: 302 CARRIAGE HILLS CT

Property Tax No: 2945-244-45-022

Subdivision: CARRIAGE HILLS

Property Owner: B+G EXCAVATION + CONCRETE

Owner's Telephone: 234-2052

Owner's Address: 2482 Commence BLVD

Contractor's Name: _____

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: 6' cedar * 1st past side window needs to be 30" solid or 48" 2/3 open

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>R-8</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS <u>see fence material above</u>	_____ 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 Jamune B Date 12/04/08

Planning Approval Lynne Reynolds per Ruth Dornier, City Eng. Date 12/04/08

City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 22.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

FENCING REQUEST

Re: 302 Carriage Hills Court
Grand Junction, CO 81503
Carriage Hills Subdivision

TO WHOM IT MAY CONCERN:

We have the property known as 302 Carriage Hills Court under contract, scheduled to close on December 15, 2008.

The potential buyer has made the offer of purchasing the property contingent upon their ability to fence the northern side yard and the rear yard with a privacy fence. The homeowner to the east has already fenced his front yard—this property's back yard—with a 6' cedar privacy fence. He, unfortunately, did so without first getting a permit. This current fence goes all the way to the shared drive way.

We would like to request your permission to fence the side yard with a 6' high cedar privacy fence 7' away from the house on the north side joining the existing back yard 6' privacy fence. We realize there is a visibility issue for the back lot owner from his drive way, so are proposing that the northeast corner where the back and the side fence meet be angled at a 45 degree angle 5' from the northeast corner of the lot as illustrated on the attached site plan.

The potential buyer has small children and needs to have the back and side yard fully enclosed with a privacy fence to insure their safety. If we are unable to get the director's approval, we may have considerable problems in selling this home with a "safe" backyard.

Please call me with any questions or further clarification concerning this matter at the number below.

Sincerely,



Lawrence Balerio
B & G Builders/B & G Excavation & Concrete, LLC
(970) 234-2052

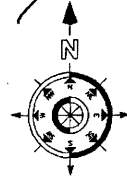
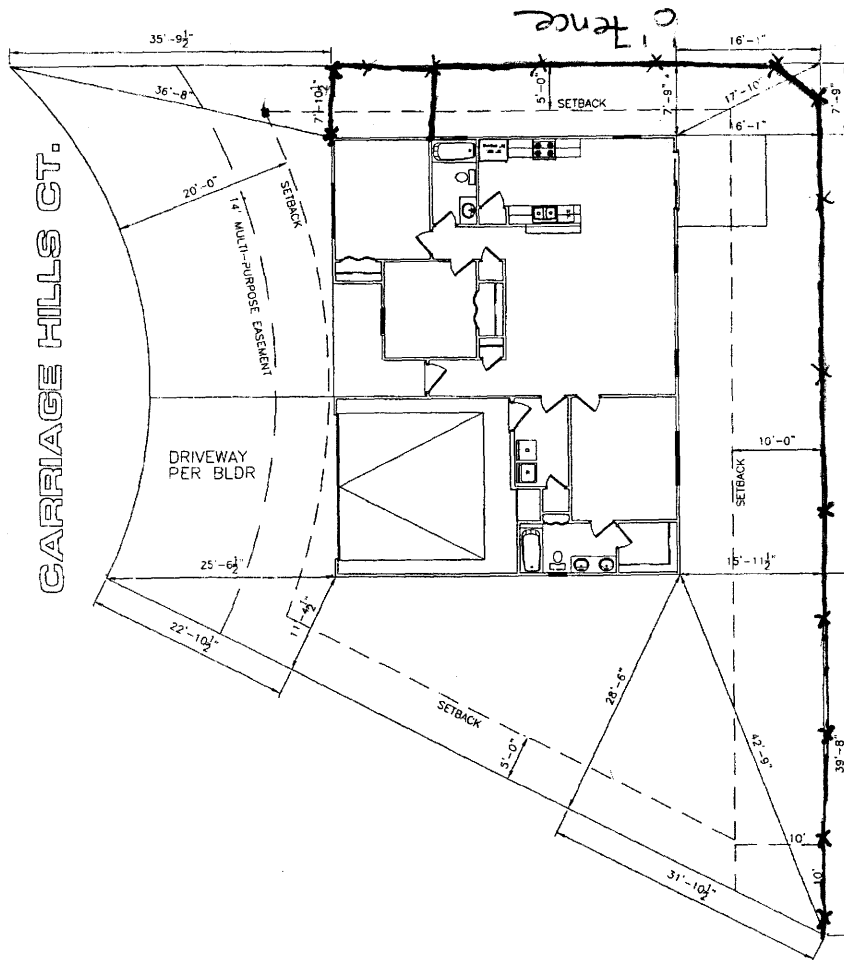
RECEIVED

DEC 2 2008

COMMUNITY DEVELOPMENT
DEPT

*Back fence is not permitted
100 fence*

ACCEPTED *5/2/18*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

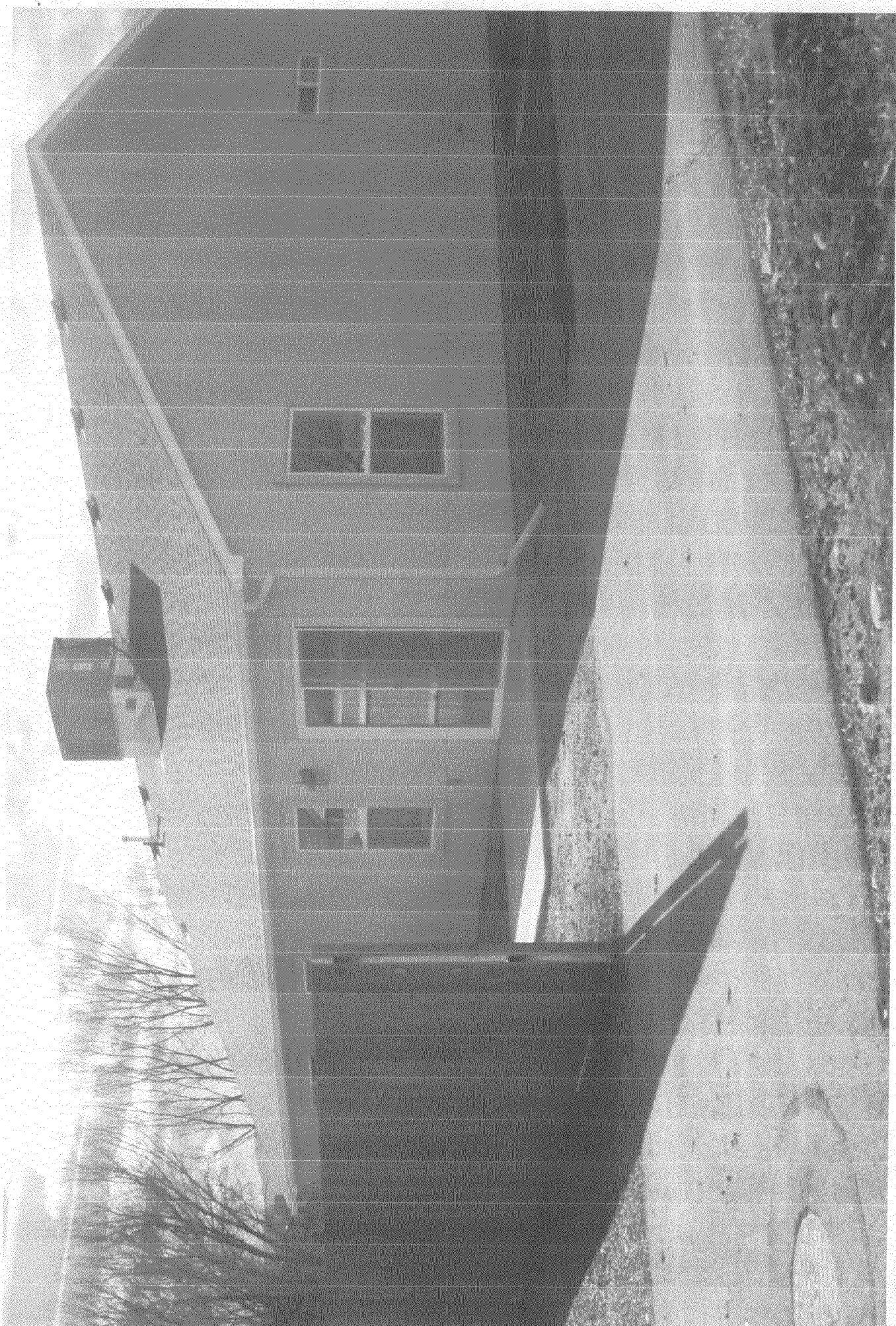
NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10" OF DISTANCE PER LOCAL BUILDING CODE.

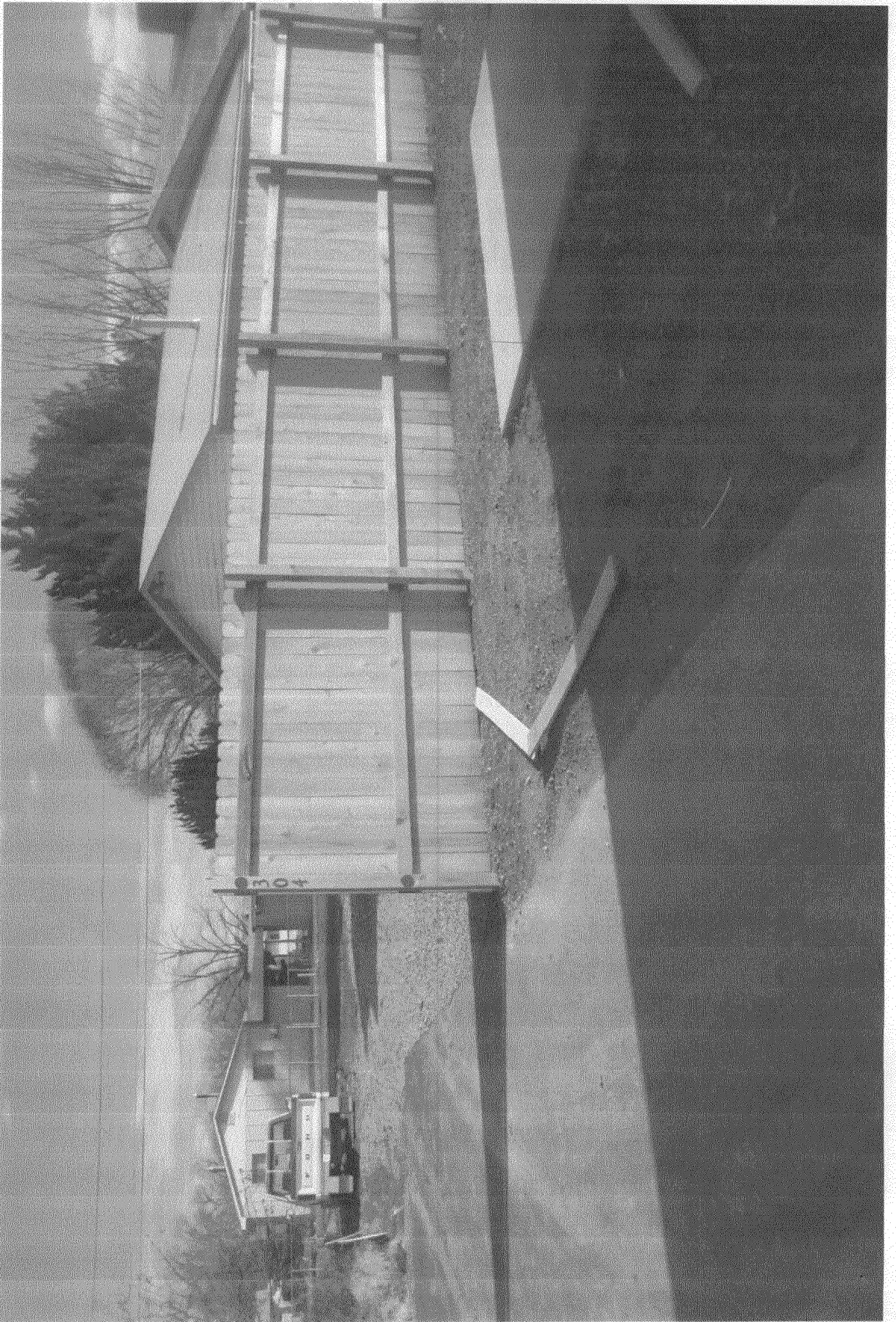
- NOTICE:**
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOGRAPH. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

SITE PLAN INFORMATION	
SUBDIVISION NAME	CARRIAGE HILLS
FILING NUMBER	N/A
LOT NUMBER	22
BLOCK NUMBER	2
STREET ADDRESS	? CARRIAGE HILLS COURT
COUNTY	MESA
GARAGE SQ. FT.	409 SF
COVERED ENTRY SQ. FT.	89 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1369 SF
LOT SIZE	6015 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1"=20'-0"



6' one ft past window
After that 30' / 48 STAIRS AND



Pioneer Mesa

Asphalt to Concrete

Sy

17677

159093

0.5

79546.5

2946.166667

169

Concrete \$ 497,902.17

206820.9

Labor \$ 232,673.51

Total \$ 730,575.68

\$ 4.59

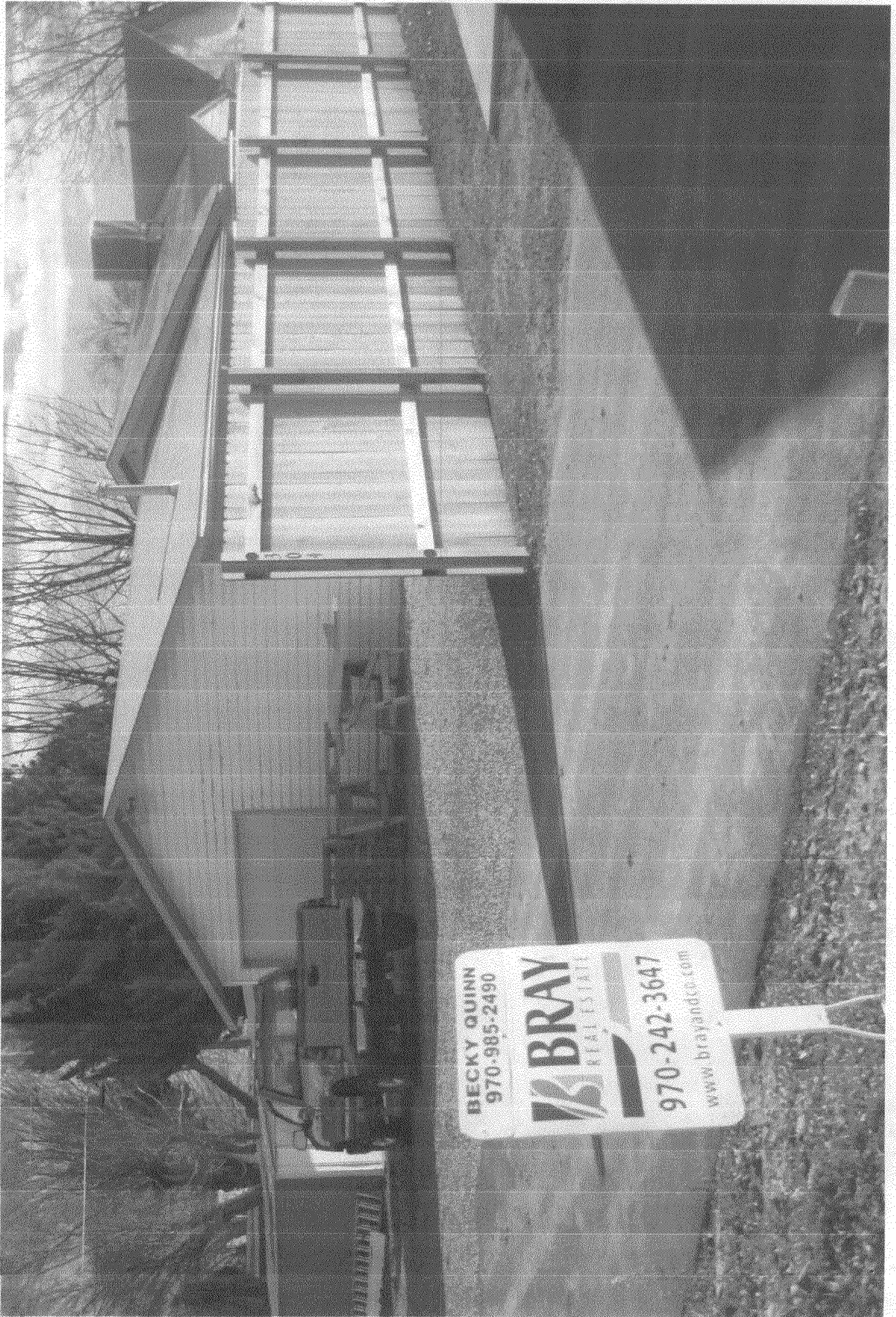
www.brays.com
970-242-3647

BRAY
LATE
CONCRETE

JEFFREY
970-985-2200



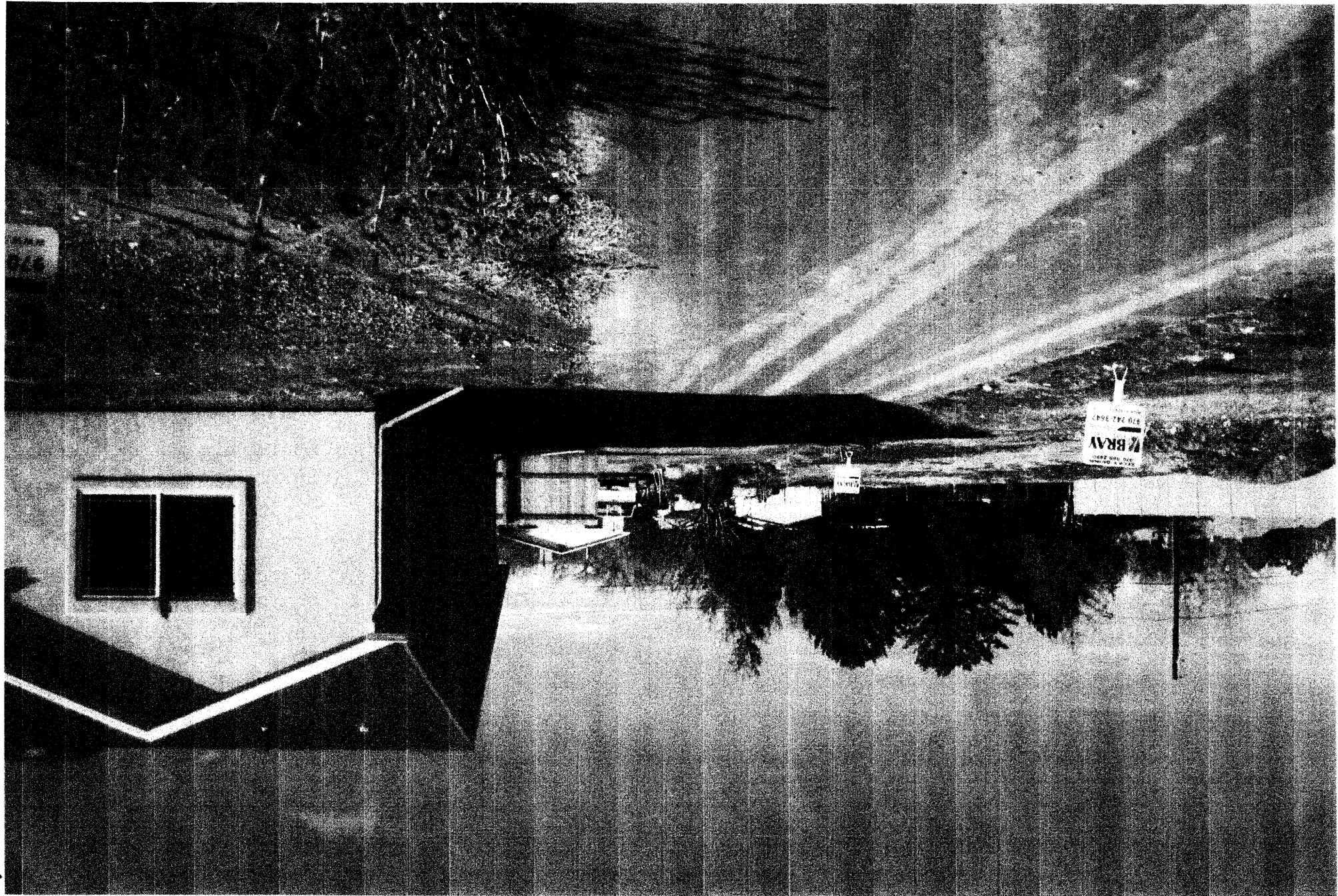




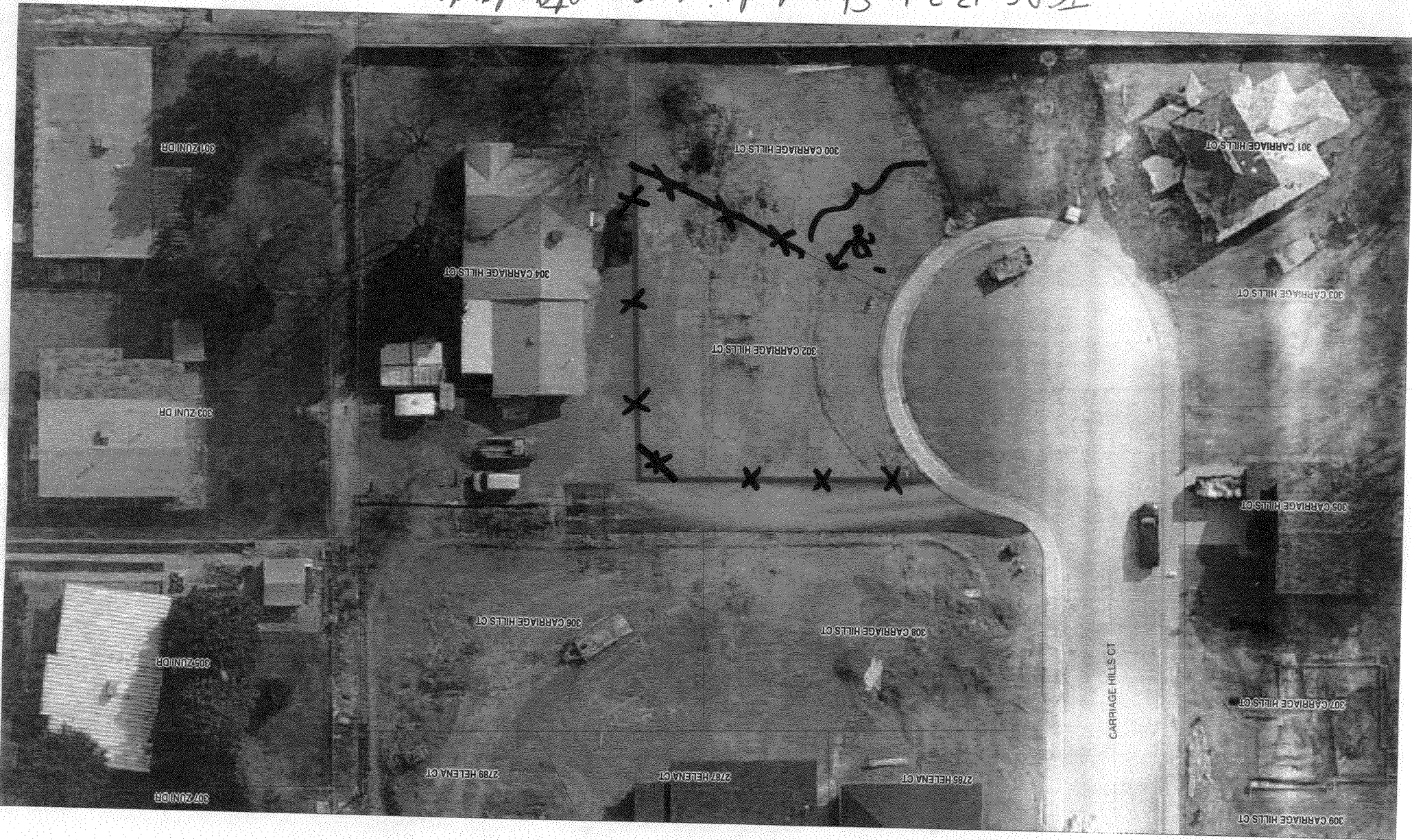
BECKY QUINN
970-985-2490

BRAY
REAL ESTATE

970-242-3647
www.brayandco.com



302 CARRIAGE HILLS COURT



TEOS 13.2.1 Shared driveway standards

10. No fences taller than 30 inches

12/13/08 e-out Mr. Baines to advising

12/13/08 e-out after T Rick. Rick said TEOS exception maybe OK from org. Standpoint

