

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: 628 Sovereign Ln
Property Tax No: 2943-043-67-002
Subdivision: Monarch Glen
Property Owner: Carla Cogburn
Owner's Telephone: (970) 261-0133
Owner's Address: Same
Contractor's Name: Valleywide Fence
Contractor's Telephone: (970) 523-8150
Contractor's Address: 2105 E. Main St.
Fence Material & Height: 6' Vinyl

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 R-4 SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____ 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 [Signature] Date 3/26/08

Planning Approval Rayleen Henderson Date 3-31-08

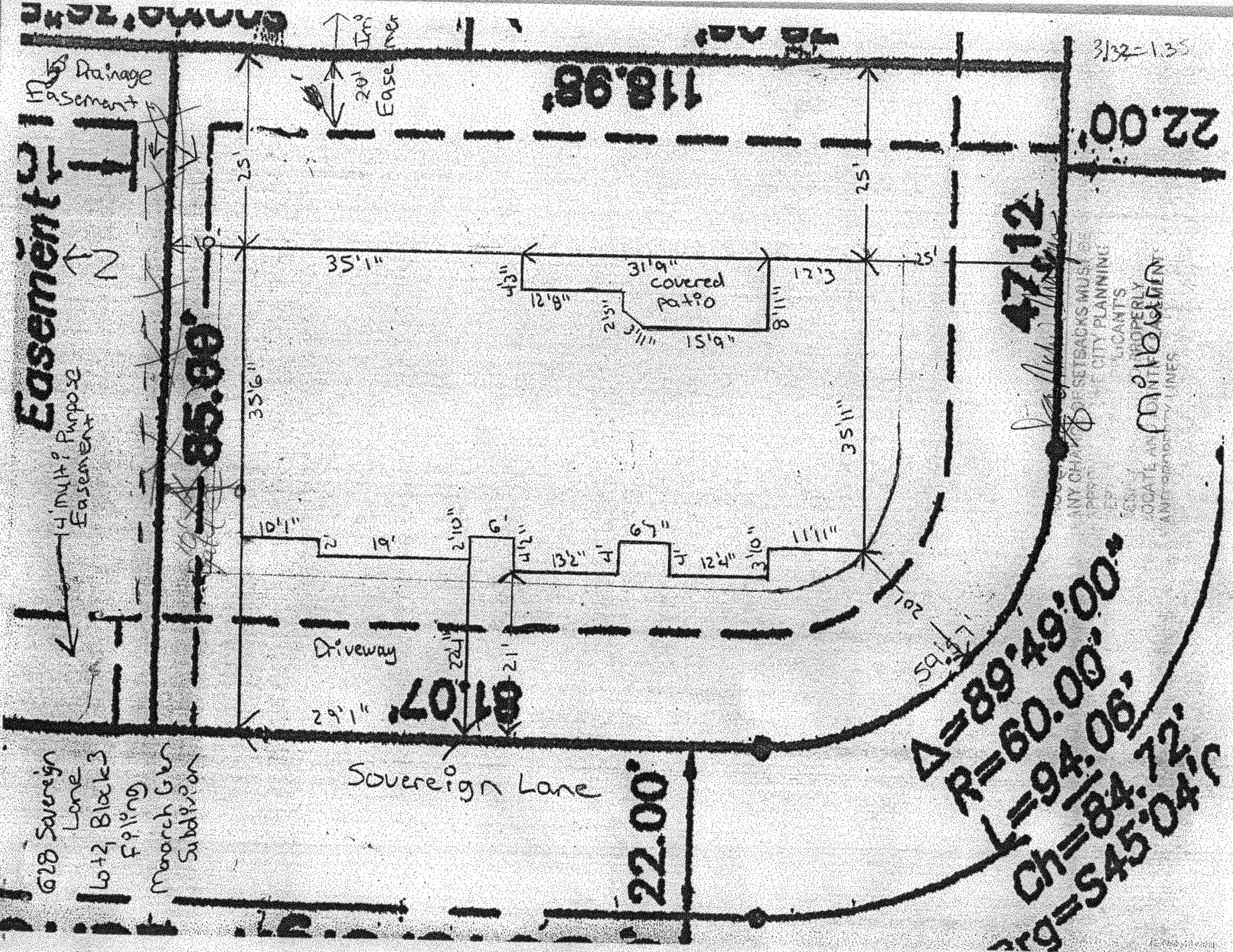
City Engineer's Approval (if required) _____ Date _____

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)



Drainage
Easement

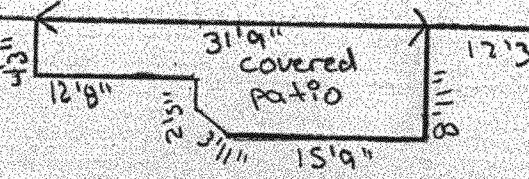
Easement
4' Multi Purpose Easement

85.88'

118.98'

3/32 = 1.35

22.00'



Driveway

Sovereign Lane

22.00'

47.12'

$\Delta = 89^{\circ}49'00''$
 $R = 60.00' \pm$
 $L = 94.06'$
 $Ch = 84.72'$
 $Arg = S45^{\circ}04'00''$

ANY CHANGES SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. LICENSANTS MUST LOCATE AND PROPERLY MARK ALL PROPERTY AND UTILITY LINES.

M. J. B. GEMIN

628 Sovereign Lane
 Lot 2 Block 3
 Felling
 March 6th
 Subdivision

81.07'

35'6"

35'11"

35'11"

25'

25'

10'11"

2'

19'

2'10"

6"

4'1/2"

13'2"

4"

3'

12'4"

3'10"

11'11"

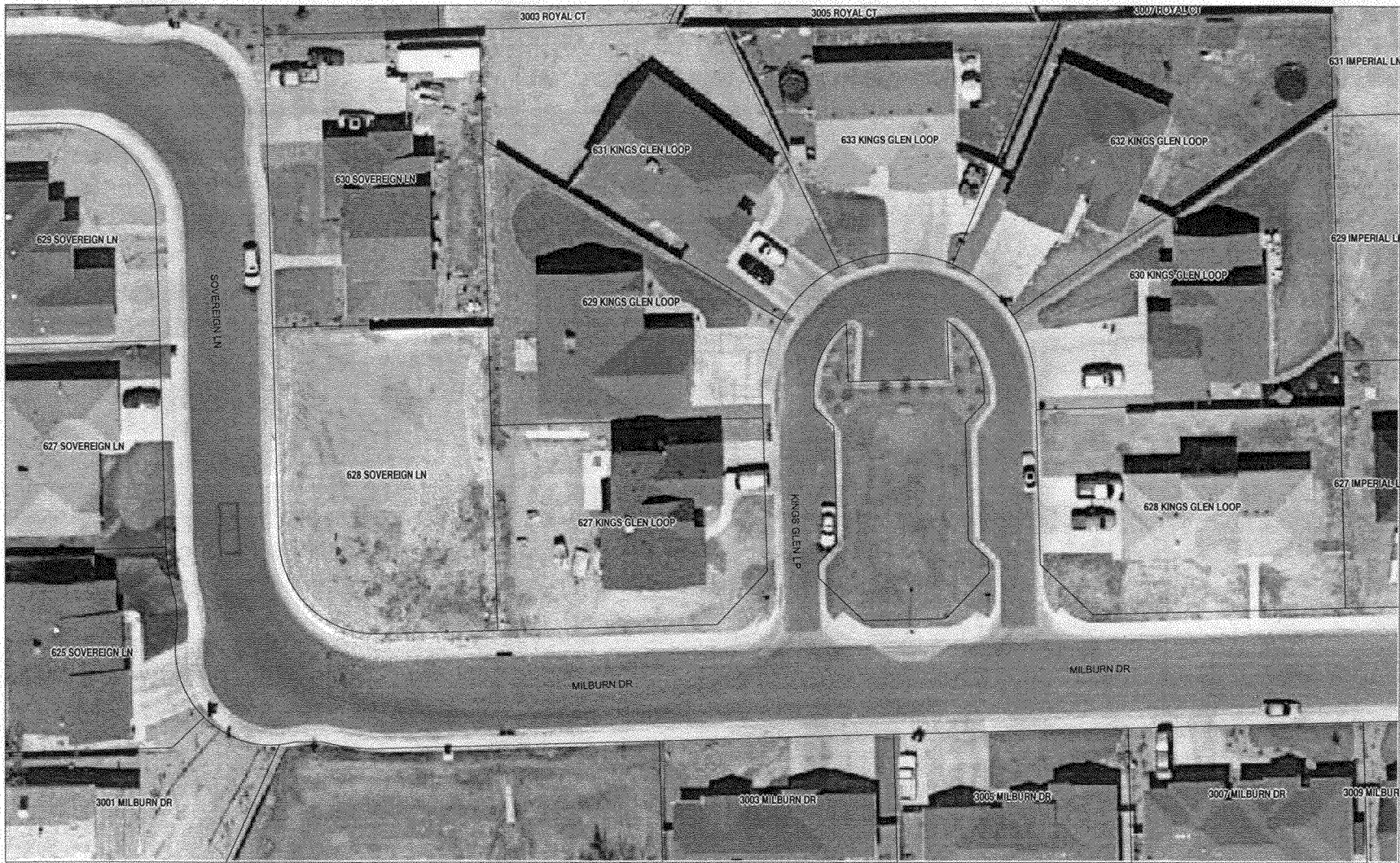
29'11"

22'11"

21'

20'11"

17'5"



SCALE 1 : 720 1" = 60'

