

Fence Permit

PERMIT # NO 15143

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: 2120 Ella Street

Property Tax No: 2945-101-03-004

Subdivision: _____

Property Owner: Jean Laudadio - Sasser

Owner's Telephone: 970 245 0704

Owner's Address: 2120 Ella Street

Contractor's Name: David Watkins

Contractor's Telephone: (720) 933-8608

Contractor's Address: 1736 26 Street, G.J., CO. 81501

Fence Material & Height: 6' tall cedar fence + 30" in front

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 3-17-08

Planning Approval [Signature] Date 3/17/08

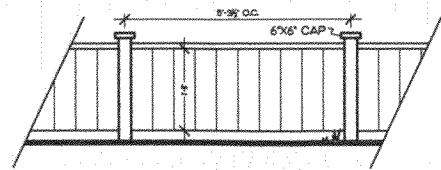
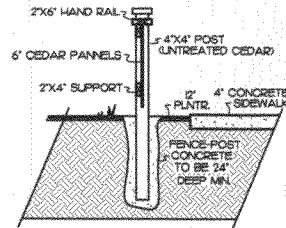
City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

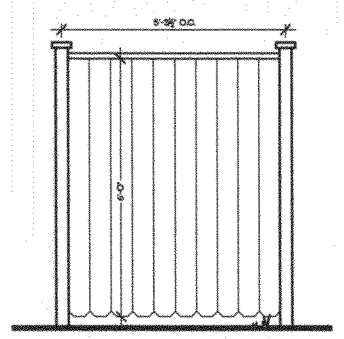
(White: Planning)

(Yellow: Applicant)

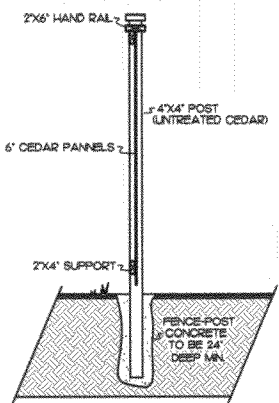
(Pink: Neighborhood Services)



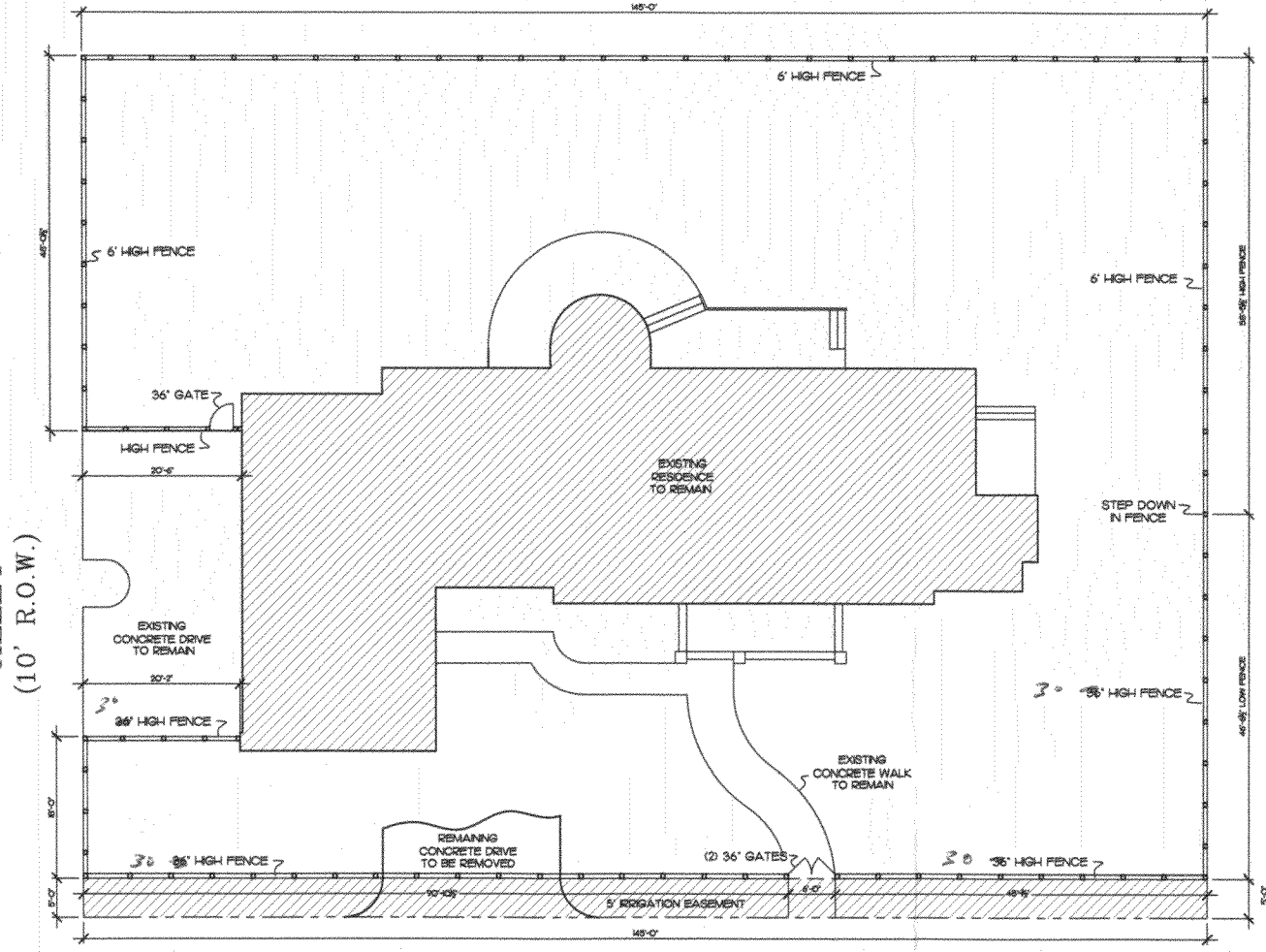
LOW FENCE DETAILS
SCALE: 1/2"=1'-0"



HIGH "UPSIDE-DOWN" FENCE ELEVATION
SCALE: 1/2"=1'-0"



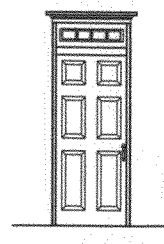
HIGH "UPSIDE-DOWN" FENCE SECTION
SCALE: 1/2"=1'-0"



FENCE LAYOUT
SCALE: 3/32"=1'-0"

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE PLANTING & IRRIGATION SHALL CONFORM TO CITY OF GRAND JUNCTION REQUIREMENTS FOR SUCH WORK.
2. ALL PLANTING AREAS SHALL BE INSTALLED WITH CLOTH WEED FABRIC AND TOP DRESSED WITH 7" WASHED POLYMER STABILIZED ROCK MULCH OR DECORATIVE ROCK AT A MIN. DEPTH OF 3" INCHES.
3. NO EDGER SHALL BE USED.
4. ALL IRRIGATION LINES CROSSING UNDER PAVEMENT, UNDER CONCRETE WALKS, OR UNDER OTHER HARDSCAPE MATERIALS SHALL BE SLEEVED.
5. CONNECT IRRIGATION LINE TO BUILDING'S POTABLE WATER LINE. BUILDING SHALL HAVE A BACKFLOW PREVENTION DEVICE.
6. ALL LANDSCAPE AREAS ARE TO BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
7. EVERGREEN TREES ARE TO BE MINIMUM 4" HT. DECIDUOUS TREES ARE TO BE 2" MIN. CALIPER. SHRUBS TO BE 5 GAL. MIN.
8. ALL SPECIFIED 1 GAL. GROUND COVER MATERIAL IS TO HAVE A MINIMUM OF 12" SPREAD AT TIME OF PLANTING.



4-DAY DRAFTING
THE CONTRACTOR'S DRAFTSMAN
970.245.6750

**SINGLE FAMILY RESIDENCE ADDITION
FOR BILL & JEAN SASSER**

GRAND JUNCTION, COLORADO

2120 ELLA STREET

REVISIONS:
DESIGN BY: DAVID WATKINS
DRAWN BY: DAVID WATKINS

SHEET NO.: **L2** DATE: JULY 17, 07

HARDSCAPE PLAN