

# Fence Permit

PERMIT # **Nº** 15689

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: 3716 Christensen Court  
 Property Tax No: 2945-012-68-008  
 Subdivision: Pt ARMIGAN Ridge North BLK 1 Lot 8  
 Property Owner: Tammy Todd Allen  
 Owner's Telephone: 245-6146  
 Owner's Address: 3716 Christensen court  
 Contractor's Name: Rob Breeden - Nvision Design Studio, Inc  
 Contractor's Telephone: 858-0744  
 Contractor's Address: PO BOX 656 FRUITA 81521  
 Fence Material & Height: 4' wrought iron; brick columns - exclusion of gate entrances (x2) & items subject to review per notes

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>PD</u>	SETBACKS: Front	<u>20</u> from property line (PL) or
SPECIAL CONDITIONS	<u>exclusions of gate entrances (x2) &amp; items subject to review per notes</u>		<u>                    </u> from center of ROW, whichever is greater.
		Side	<u>                    </u> from PL      Rear <u>                    </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 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.

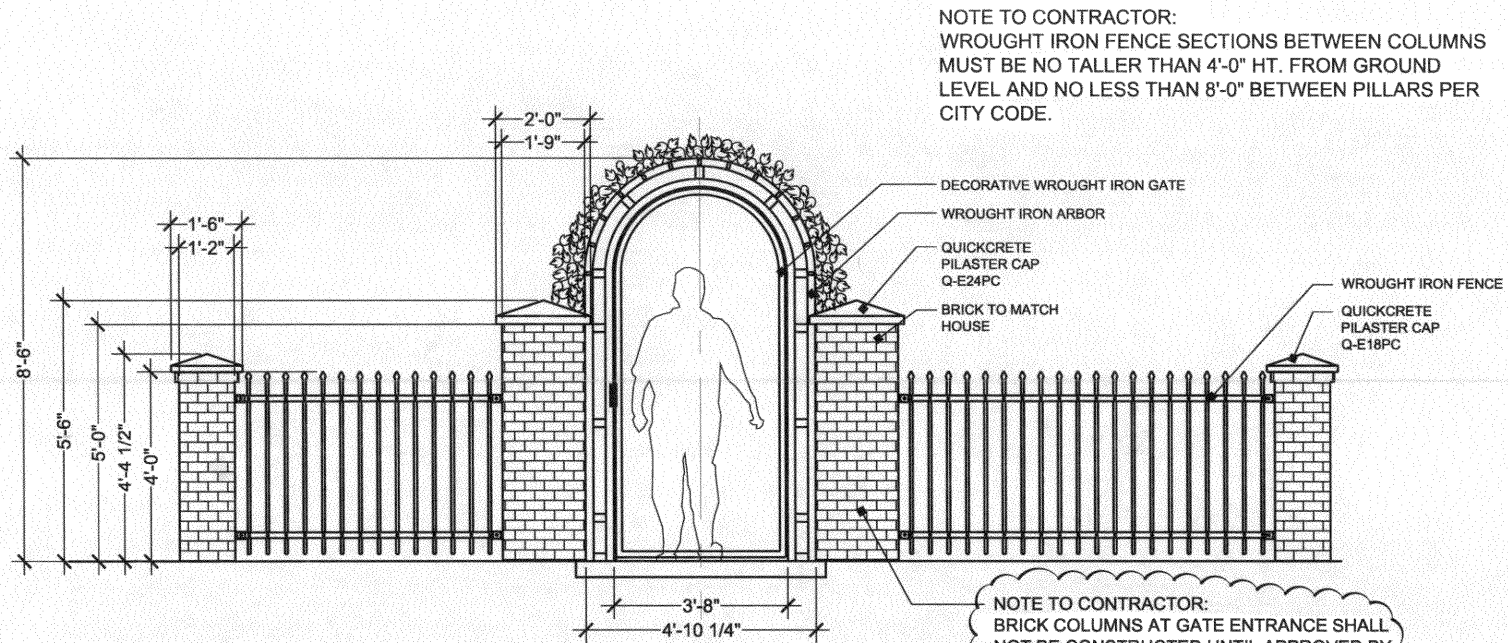
Applicant's Signature [Signature] Date 4.24.09  
 Planning Approval C McKee Date 4/24/09  
 City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

**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)



**4** Courtyard Arbor, Gate, Fence & Columns Elevation  
 1/4" = 1'-0"



### General Notes



















1. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL COUNTY BUILDING CODES AND VERIFYING ALL UTILITY CONNECTIONS AND SAFEGUARDS PRIOR TO CONSTRUCTION.
2. THIS CONTRACT IS FOR DESIGN, PLANNING, AND CONSTRUCTION DOCUMENTATION SERVICES ONLY. CONSTRUCTION SUPERVISION, COORDINATION, COST ESTIMATING AND ACTUAL CONSTRUCTION COSTS FOR EACH PROJECT WILL BE ESTABLISHED BETWEEN THE CLIENT AND THE CONTRACTOR.
3. RESPONSIBILITY FOR THE QUALITY AND WORKMANSHIP OF ANY INSTALLATION OF THE DESIGNED LANDSCAPE, HARDSCAPE, IRRIGATION, AND LIGHTING IS THE SOLE RESPONSIBILITY OF THE OWNER/CONTRACTOR. WARRANTIES FOR WORKMANSHIP AND MATERIALS SHALL BE AN AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR. NVISION DESIGN STUDIO, INC. SHALL NOT BE HELD LIABLE FOR DETAILS AND SPECIFICATIONS NOT INDICATED ON PLANS OR THROUGH CORRESPONDENCE NOT AUTHORIZED BY ITS REPRESENTATIVE. ANY ITEM NOT SPECIFICALLY SHOWN OR DETAILED ON THE PLANS IS THE SOLE RESPONSIBILITY OF THE OWNER.
4. BASE PLAN SURVEY DATA HAS BEEN ACQUIRED BY FIELD MEASUREMENT. SOME SITE ELEMENTS WILL NEED TO BE FIELD VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO CONSTRUCTION.
5. REUSE OF THE DRAWINGS WITHOUT NVISION DESIGN STUDIO, INC.'S INVOLVEMENT WILL BE AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO NVISION DESIGN STUDIO, INC. THE CLIENT SHALL INDEMNIFY AND HOLD HARMLESS NVISION DESIGN STUDIO, INC. AND NVISION DESIGN STUDIO, INC.'S CONSULTANTS FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS THAT ARE PART OF THE PROJECT.

Client:  
**Tammy Todd Allen**  
 2945-012-68-008  
 3716 Christensen Ct.  
 Grand Junction, CO 81506-5250  
 Phone: 970.255.9418

Project Name:  
**Allen Residence**

Project Team:  
  
**Nvision Design Studio, Inc.**  
 P.O. Box 656  
 Fruita, Colorado 81521  
 Phone/Fax: 970.858.0744  
 www.nvis.biz

### Plan Symbology

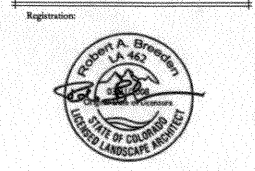
-  Existing Tree to Remain
-  Evergreen Screen
-  Existing Sidewalk
-  Existing Concrete
-  Gas Fireplace
-  Concrete Edger
-  Planter Pots
-  Existing Fountain
-  Flagstone Paving
-  "Boy at Well" Sculpture
-  Turf Area
-  Landscape Area
-  Pump Enclosure
-  Sculpture Backdrop
-  Existing Water Meter
-  "Boots" Sculpture
-  "See Saw" Sculpture
-  Existing Arbor

### Key Notes

- 1 Existing Tree to Remain
- 2 Evergreen Screen
- 3 Existing Sidewalk
- 4 Existing Concrete
- 5 Gas Fireplace
- 6 Concrete Edger
- 7 Planter Pots
- 8 Existing Fountain
- 9 Flagstone Paving
- 10 "Boy at Well" Sculpture
- 11 Turf Area
- 12 Landscape Area
- 13 Pump Enclosure
- 14 Sculpture Backdrop
- 15 Existing Water Meter
- 16 "Boots" Sculpture
- 17 "See Saw" Sculpture
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### Sheet Index

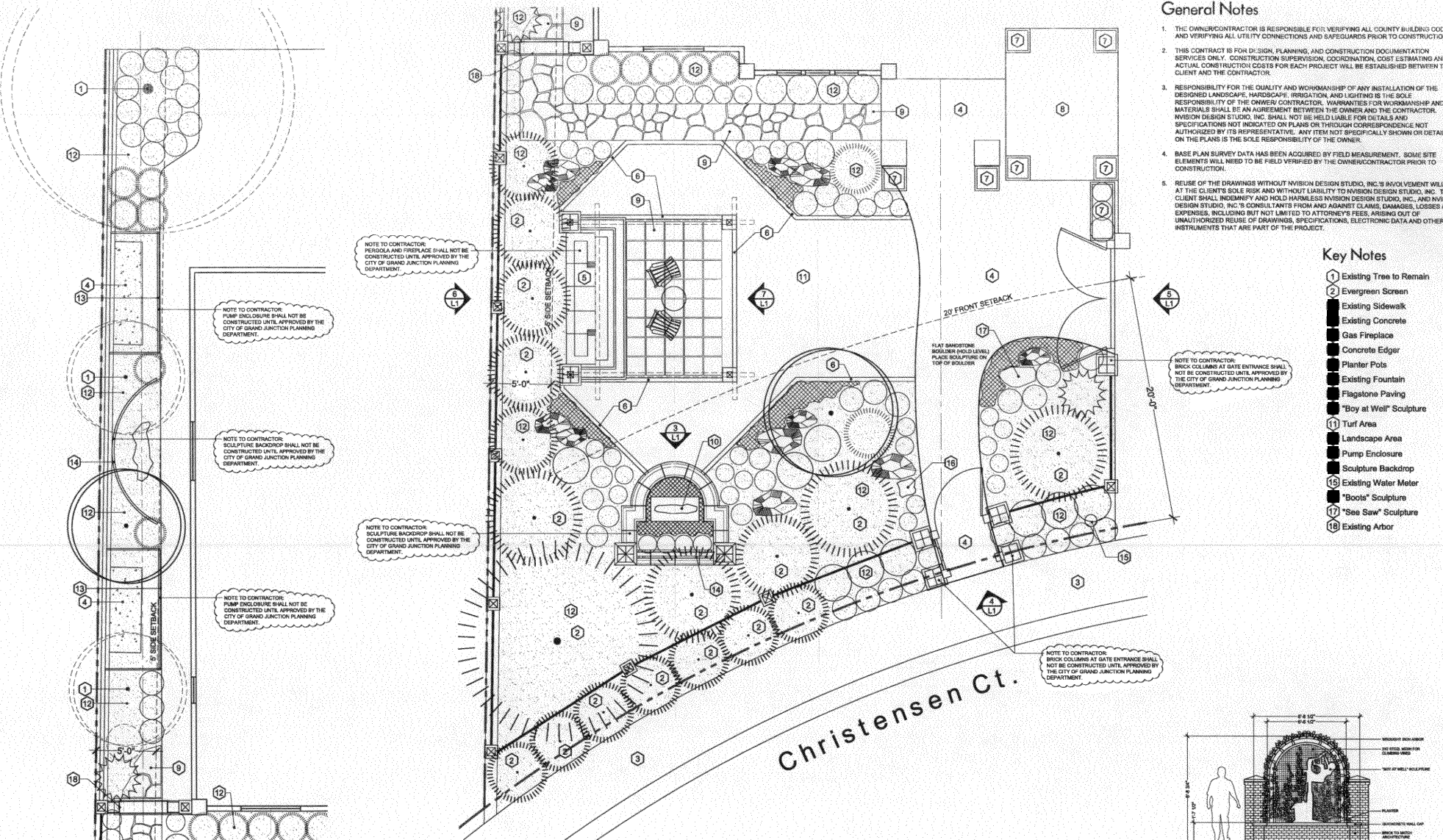
- L1 Master Plan
- L2 Layout & Materials Plan
- L3 Grading Plan
- L4 Planting Plan
- L5 Irrigation Plan
- L6 Landscape Lighting Plan
- L7 Details



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Sheet Title:  
**Master Plan**

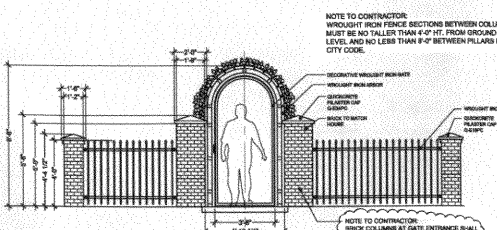
Project: Allen Residence	Sheet: L1
Date: April 24, 2009	
Scale: (See Plan)	



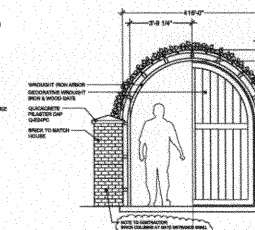
**1 East Side Yard**  
 1/4" = 1'-0"

**2 Front Yard**  
 1/4" = 1'-0"

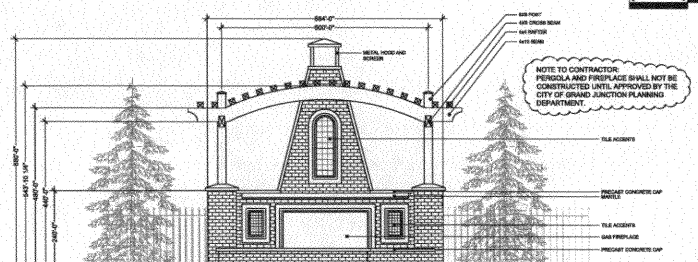
**3 Sculpture Backdrop**  
 1/4" = 1'-0"



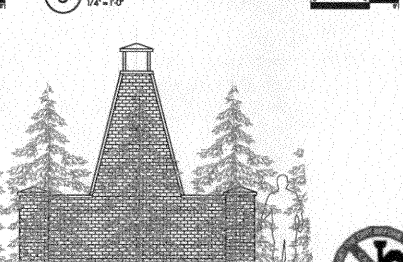
**4 Courtyard Arbor, Gate, Fence & Columns Elevation**  
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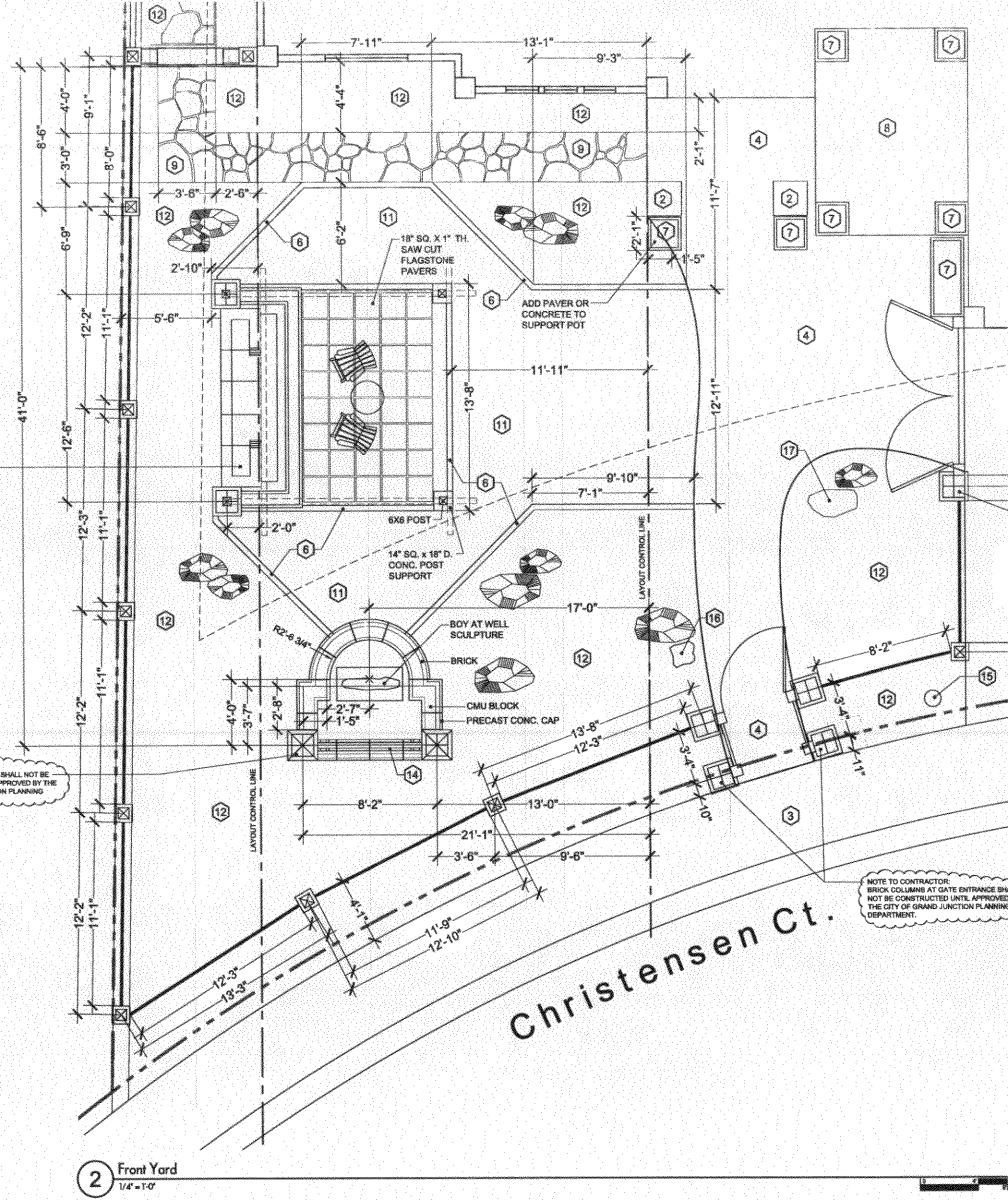
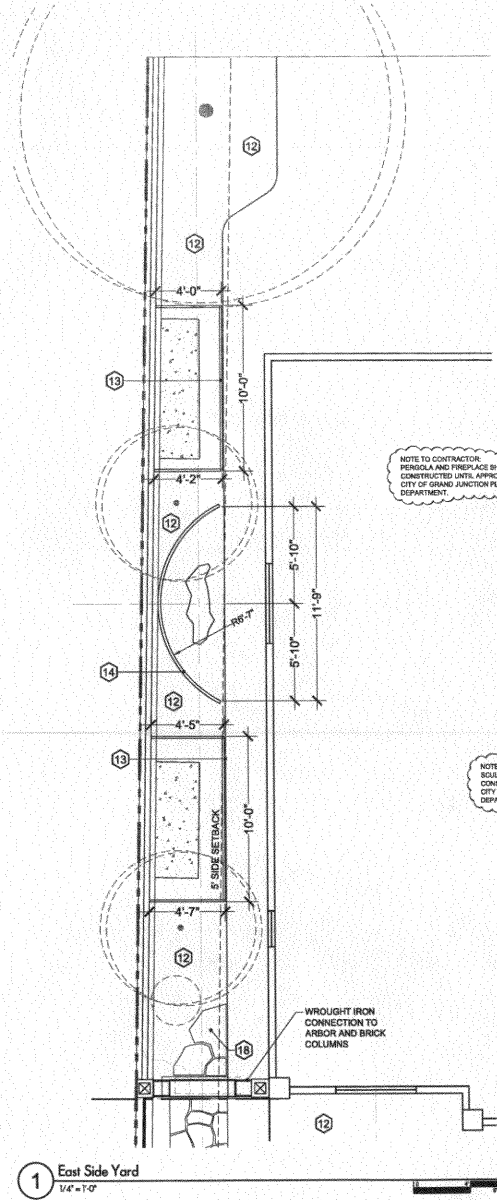
**5 Driveway Entrance Gate Elevation**  
 1/4" = 1'-0"



**6 Front Fireplace and Chimney Elevation (viewed from west looking east)**  
 1/4" = 1'-0"



**7 Back Chimney Elevation (viewed from east to west)**  
 1/4" = 1'-0"



**Layout Notes**

- HOLD ALL VERTICAL SITE ELEMENTS, INCLUDING TREES, A MINIMUM OF 4' FROM EDGE OF PAVING OR WALLS.
- BASE SURVEY INFORMATION FOR AREA WITHIN LIMIT OF WORK DETERMINED BY FIELD MEASUREMENTS. LOCATION OF PROPERTY LINES, VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, AND OTHER UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- TAKE DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
- WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR (IF APPLICABLE).
- ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
- HOLD TOP OF FENCES AND WALLS LEVEL UNLESS NOTED OTHERWISE.
- REFERENCE TO NORTH REFERS TO TRUE NORTH.
- DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- FIELD STAKE LAYOUT OF ALL HARD SURFACES IN FIELD PRIOR TO INSTALLATION FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- COORDINATE ALL PROPOSED PAVING WITH SLEEVE LOCATIONS IDENTIFIED ON THE IRRIGATION AND LIGHTING PLANS.

NOTE TO CONTRACTOR: PERISOLA AND FIREPLACE SHALL NOT BE CONSTRUCTED UNTIL APPROVED BY THE CITY OF GRAND JUNCTION PLANNING DEPARTMENT.

NOTE TO CONTRACTOR: SCULPTURE BACKDROP SHALL NOT BE CONSTRUCTED UNTIL APPROVED BY THE CITY OF GRAND JUNCTION PLANNING DEPARTMENT.

NOTE TO CONTRACTOR: BRICK COLUMNS AT GATE ENTRANCE SHALL NOT BE CONSTRUCTED UNTIL APPROVED BY THE CITY OF GRAND JUNCTION PLANNING DEPARTMENT.


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**Plan Symbology**

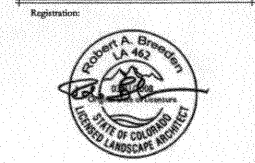
 NATIVE SANDSTONE BOULDER

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**Layout & Materials Plan**

Project: Allen Residence	Sheet: 
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