



Fence Permit

PERMIT # **Nº** 15639

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: 694 TRANQUIL TR.

Property Tax No: 2697-354-12-001

Subdivision: INDEPENDENCE RANCH lot 4 Blk 4 Filing 7

Property Owner: G&R WEST L.L.C.

Owner's Telephone: (970) 255-8164

Owner's Address: 474 BISMARCK ST. GJ, CO 81504

Contractor's Name: CUERAMARO'S LANDSCAPING

Contractor's Telephone: (970) 201-8245 LUPE

Contractor's Address: 669 1/2 30 RD GRAND JUNCTION, CO 81504

Fence Material & Height: CEDAR 6 FT

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 PD SETBACKS: Front 20 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 John Lawrence Moore Date 3-26-2009

Planning Approval C. Moller Date 3/27/2009

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)

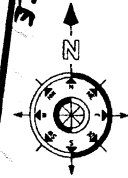
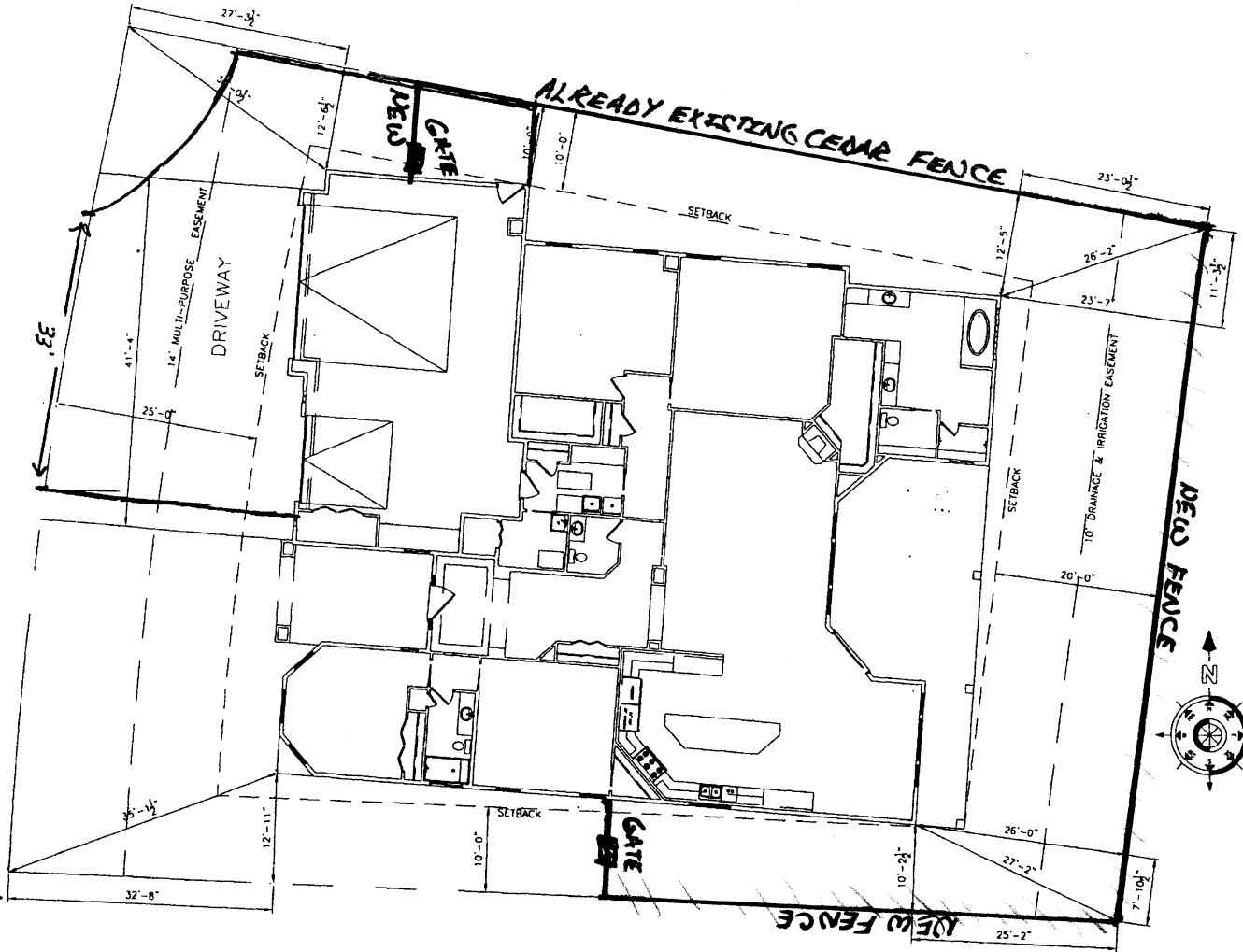
(Yellow: Applicant)

(Pink: Neighborhood Services)

TRANQUIL TRAIL

ACCEPTED *[Signature]*
 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.

Revised 7/23/08



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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
FILING NUMBER	7
LOT NUMBER	4
BLOCK NUMBER	4
STREET ADDRESS	694 TRANQUIL TRAIL
COUNTY	MESA
GARAGE SQ. FT.	1151 SF
COVERED ENTRY SQ. FT.	209 SF
COVERED PATIO SQ. FT.	538 SF
LIVING SQ. FT.	3687 SF
LOT SIZE	12,411 SF
FRONT	25'
SIDES	10'
REAR	20'

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

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

SCALE 1" = 20'-0"