

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: 703 Roundup Dr.
 Property Tax No: 2697-354-17-004
 Subdivision: Independence Ranch
 Property Owner: Chris & LeAnna Stutz
 Owner's Telephone: 970 314-7443
 Owner's Address: 703 Roundup
 Contractor's Name: Self
 Contractor's Telephone: Same
 Contractor's Address: Same
 Fence Material & Height: 6 ft Privacy Cedar

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 _____ 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.

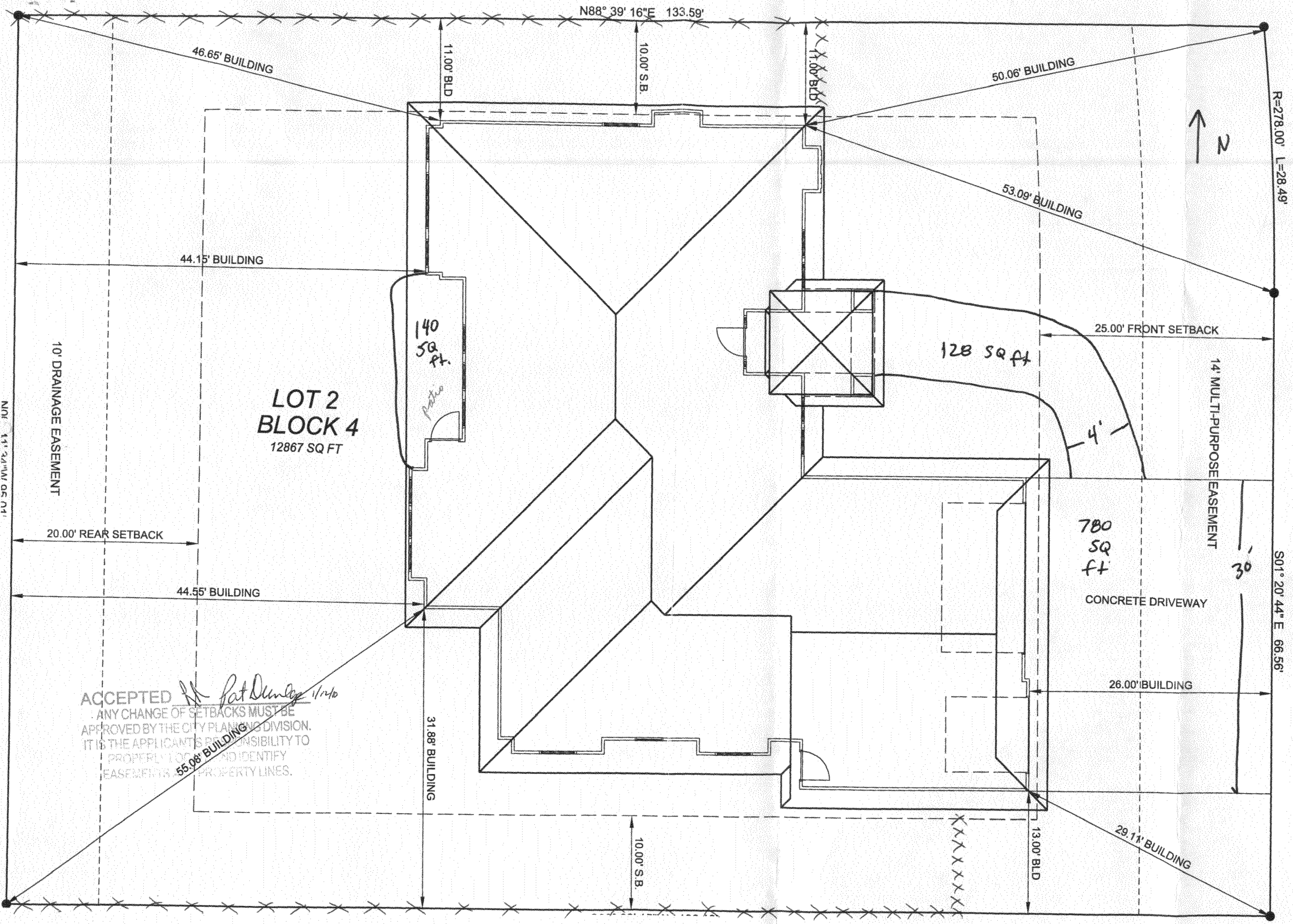
Applicant's Signature [Signature] Date 7/20/10
 Planning Approval [Signature] Date 7-20-2010
 City Engineer's Approval (if required) _____ Date _____

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)



**LOT 2
BLOCK 4**
12867 SQ FT

140
SQ
FT.
Patio

128 SQ FT

780
SQ
FT

CONCRETE DRIVEWAY

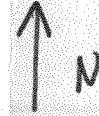
ACCEPTED *Pat Dunlop 1/2/10*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS, PROPERTY LINES, AND
ADJACENT BUILDINGS.

N01° 11' 32" W 65.01'

N88° 39' 16" E 133.59'

R=278.00' L=28.49'

S01° 20' 44" E 66.56'



46.65' BUILDING

50.06' BUILDING

53.09' BUILDING

44.15' BUILDING

25.00' FRONT SETBACK

14' MULTIPURPOSE EASEMENT

10' DRAINAGE EASEMENT

20.00' REAR SETBACK

44.55' BUILDING

31.88' BUILDING

26.00' BUILDING

10.00' S.B.

13.00' BLD

29.11' BUILDING

11.00' BLD

10.00' S.B.

11.00' BLD

4'

30'