

FEE \$10.00

PERMIT # 14000

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 630 Sovereign Way
Property Tax No: 2943-043-67-601
Subdivision: Monach GLENN
Property Owner: Scott Sackler
Owner's Telephone:
Owner's Address: Same
Contractor's Name: P.T. FENCING
Contractor's Telephone: 241-5214
Contractor's Address: 2898 W. Hemlock
Fence Material & Height: left side 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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RSF-4
SETBACKS: Front 20 from property line (PL) or
SPECIAL CONDITIONS from center of ROW, whichever is greater.
Side 0 from PL Rear 0 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 Community Development 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 5/26/06
Community Development's Approval [Signature] Date 5/26/2006
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: Customer) (Pink: Code Enforcement)

Propose Easement

gn Lane

36"E 123.89'

46.53'

Sovereign Lane

1/4" Utility Easement

10' Easement

85.09'

20' Drainage & Irrigation Easement

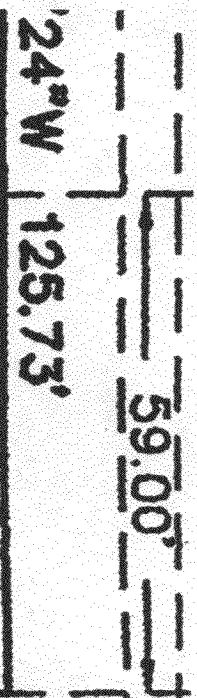
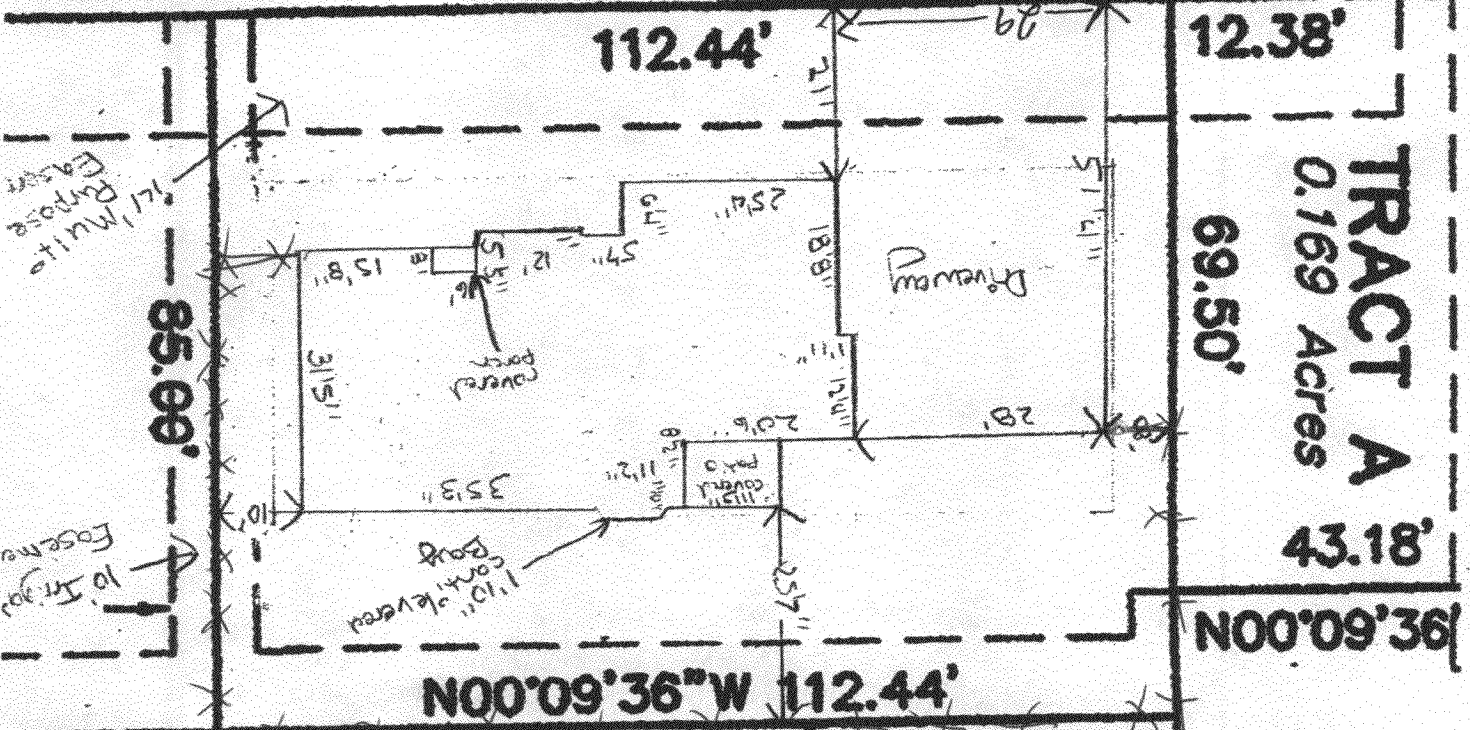
630 Sovereign Lane
Lot 1, Block 3, P119
Monarch Glen

819'

10.00' Drainage Easement

ACCEPTED
DATE 8-14-05
BY [Signature]

$\Delta = 90.00.00"$
 $R = 60.00.00"$
 $L = 94.25'$
 $Ch = 84.85'$
 $Brg = 545.09.36"E$

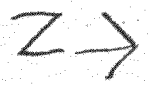


TRACT A
0.169 Acres

N00°09'36"

42.00'

10' 1/4"



3/30-213