

FEE \$10.00

PERMIT # 13900

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 633 Imperial Ln
Property Tax No: 2943-043-73-001
Subdivision: Monarch Glen
Property Owner: Aaron Clark
Owner's Telephone: 216-5108
Owner's Address: 633 Imperial Ln
Contractor's Name: [Redacted] Aaron Clark
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: Cedar - 6'

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 Aaron Clark Date 3-20-06
Community Development's Approval C. Faye Hall Date 3/20/06
City Engineer's Approval (if required) Lane E. [Signature] Date 3-20-06

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

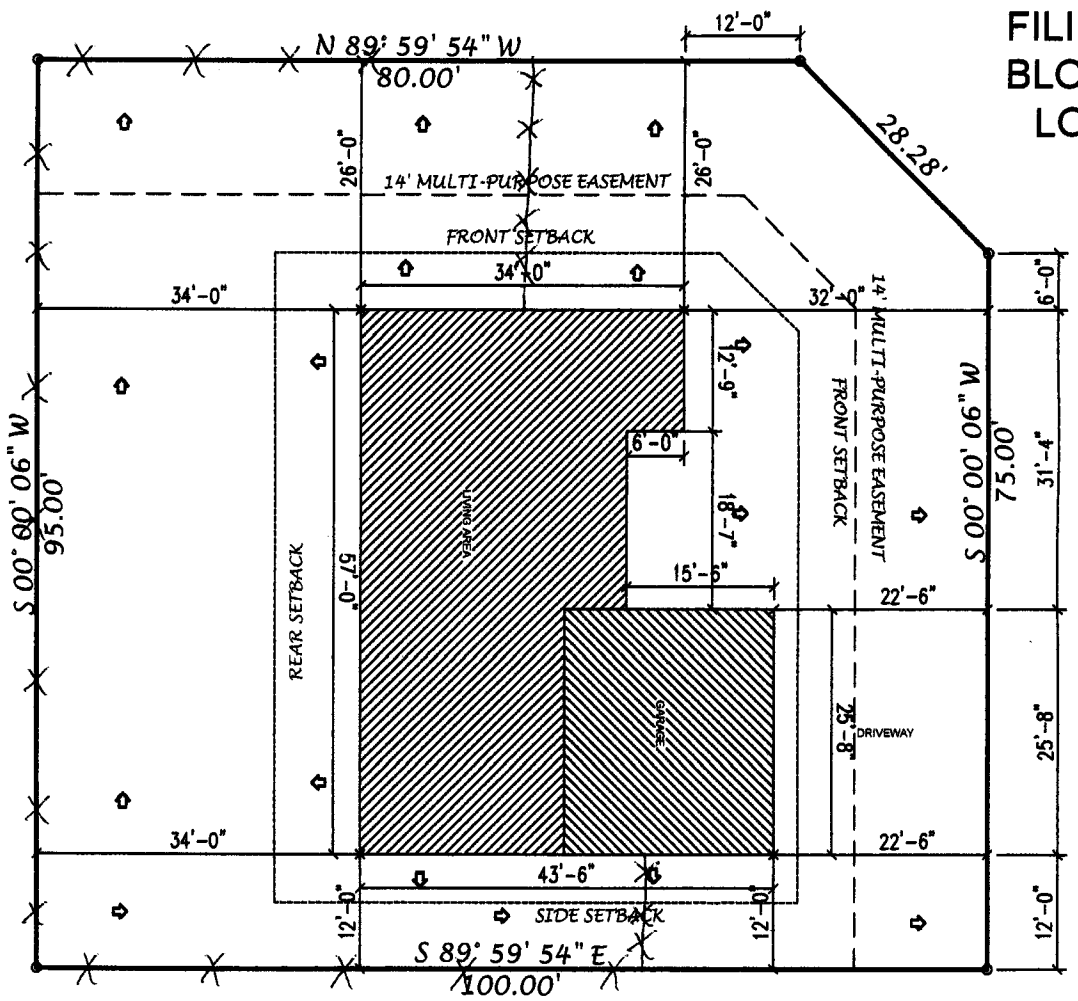
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

1/20
FOSS
DRAFTING
& DESIGN
 970-216-5607

ROYAL COURT

MONARCH
 GLEN
 FILING 2
 BLOCK 1
 LOT 1

GENERAL NOTES	
* FINISH GRADE AROUND FOUNDATION WILL SLOPE DOWN AND AWAY FROM CONC. A MIN. OF 6" IN 10' AND 2% THERE AFTER.	
** CONTRACTOR TO VERIFY SETBACKS AND EASEMENT ENCROACHMENTS PRIOR TO STARTING PROJECT.	
LEGEND	
	PROPERTY CORNER
	DRAINAGE DIRECTION
	BUILDING ENVELOPE
	EASEMENTS
BUILDING SETBACKS	
FRONT YARD	= 20'
REAR YARD	= 25'
SIDE YARD	= 7'



IMPERIAL
 LANE

5/16/11
 WJL
 6

ACCEPTED *by Jaye Hall*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY IDENTIFY AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN
 1-20

tree on
 3/20/06