

FEE \$10.00

PERMIT # 14060

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 3020 Royal Ct, Grand Junction, Co 81504
Property Tax No: 2943-0436 74-003
Subdivision: Monarch Glen
Property Owner: John + Denise Crawford
Owner's Telephone: 242-5460
Owner's Address: 3020 Royal Ct
Contractor's Name: Owner
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: Cedar, 6 foot

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
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or 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).

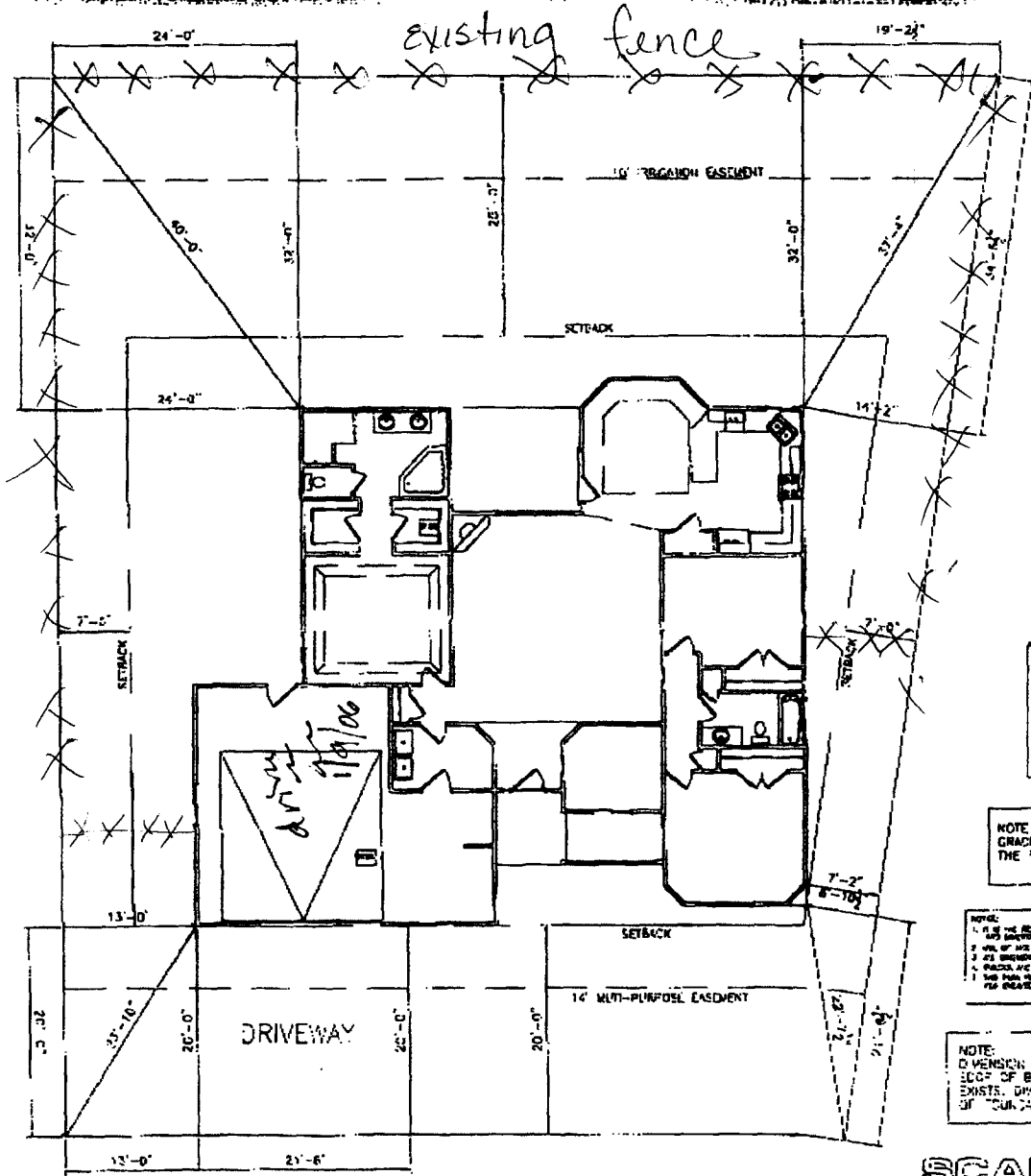
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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.

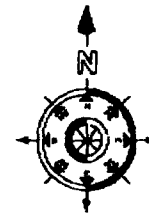
Applicant's Signature John Crawford Date 6-30-06
Community Development's Approval [Signature] Date 6-30-06
City Engineer's Approval (if required) Date

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)



ROYAL COURT



SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH C.J.R.
TRAC NUMBER	2
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	3320 ROYAL CT.
COUNTY	MESA
GARAGE SQ. FT.	788 SF
LIVING SQ. FT.	1,638 SF
LOT SIZE	FROM 25'
SETBACKS USED	SIDES 25'
	REAR 25'

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

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

NOTES:
 1. I, P.E. AM RESPONSIBLE FOR THE RELEASE BY OWNER TO VERIFY ALL SETBACKS
 AND EASEMENTS PRIOR TO CONSTRUCTION.
 2. ALL OF THE SETBACKS SHOWN ARE BASED ON THE LOCAL BUILDING DEPARTMENT'S RECORDS.
 3. ALL DIMENSIONS ARE TO THE EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. DIMENSIONS ARE TO CENTER OF WALLS UNLESS OTHERWISE NOTED.
 5. THE PLAN HAS BEEN CHECKED BY AUTODRAFT. NO SETBACKS SHOWN IF FOUND
 TO BE GREATER THAN 6 INCHES.

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEADS IF NO BRICK LEADS
 EXISTS. DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

SCALE: 1/16" = 1'-0"

ACCEPTED *KV*
 ANY OTHER COMMENTS MUST BE
 APPROVED BY THE CITY ENGINEER
 BEFORE CONSTRUCTION OF THE
 LOCAL EASEMENTS AND ENCROACHMENTS
 AND PROPERTY LINES.
1-9-06