



Fence Permit

PERMIT # 15172

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 386 Kathleen Cir.
 Property Tax No: 2943-192-49-004
 Subdivision: Summerglen
 Property Owner: Jason Holm
 Owner's Telephone: 201-0286
 Owner's Address: _____
 Contractor's Name: Western Workmen
 Contractor's Telephone: 314-0612
 Contractor's Address: 320 S. 1st St.
 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 RMF-8 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 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 5-3-07

Community Development's Approval [Signature]

Date 5-4-07

City Engineer's Approval (if required) _____

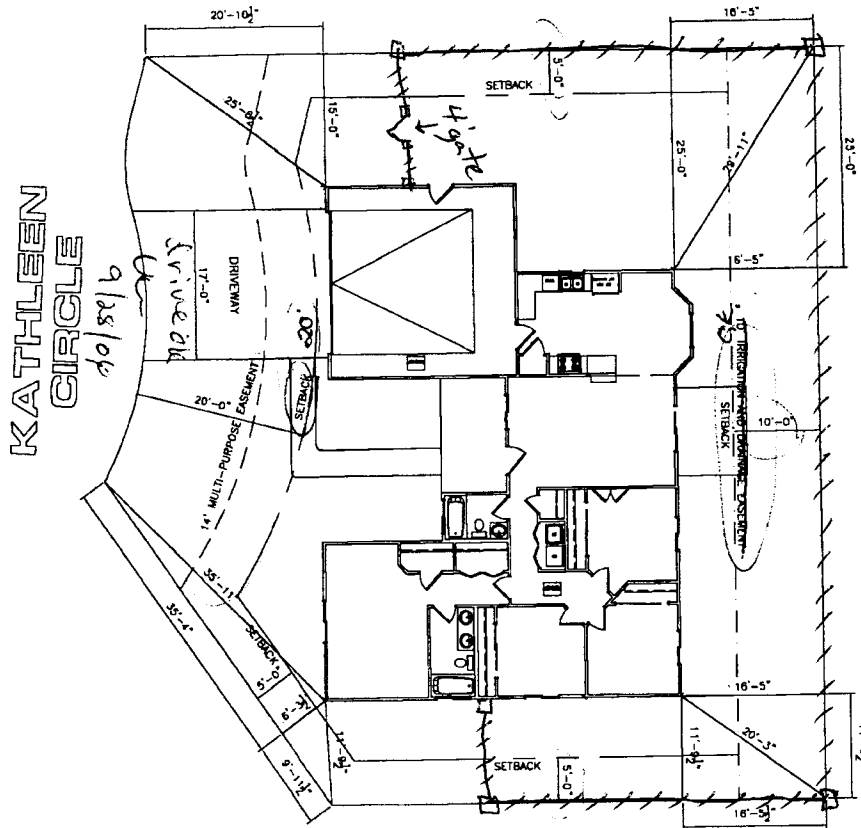
Date _____

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

(White: Community Development)

(Yellow: Applicant)

(Pink: Code Enforcement)



KATHLEEN
CIRCLE

9/18/06

Driveway

14' MULTI-PURPOSE EASEMENT

17' DRIVEWAY EASEMENT

SETBACK

SETBACK

SETBACK

SETBACK

SETBACK

SETBACK

SETBACK

SETBACK

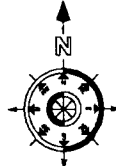
SETBACK

SETBACK

SETBACK

SETBACK

SETBACK



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

NOTE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL SETBACKS
AND EASEMENTS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES WAIVER AND AN AGENCY APPROVAL OF THESE TERMS.
3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. SETBACKS ARE TO BE MAINTAINED AT ALL TIMES.
5. THIS PLAN HAS NOT BEEN SUBMITTED BY ARCHITECT. THE ARCHITECT'S DRAWINGS BY OTHER
FOR CONSTRUCTION ONLY.

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMER GLEN
PLAN NAME	JUNIPER
FILING NUMBER	1
LOT NUMBER	4
BLOCK NUMBER	
STREET ADDRESS	386 KATHLEEN CIRCLE
COUNTY	WESCA
GARAGE SQ. FT.	479
COVERED ENTRY SQ. FT.	98
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1379
LOT SIZE	6401.2 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"

386 Kathleen Cir.

ACCEPTED JAR Gayleen Holden

SETBACKS MUST BE
CITY PLANNING
APPLICANTS
TO PROPERLY
IDENTIFY EASEMENTS
AND SETBACK LINES.

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Privacy