

FEE \$10.00

PERMIT # 14540

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 625 mt Julian
Property Tax No: 2443 03 53-002
Subdivision: Forest Run Subd
Property Owner: Lewy Laurie Kaduck
Owner's Telephone:
Owner's Address: 625 mt Julian
Contractor's Name: Dependable Landscaping
Contractor's Telephone: 970 640 8408
Contractor's Address: 1753 2 1/2 Road Fruita CO 81321
Fence Material & Height: Wattle fence

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

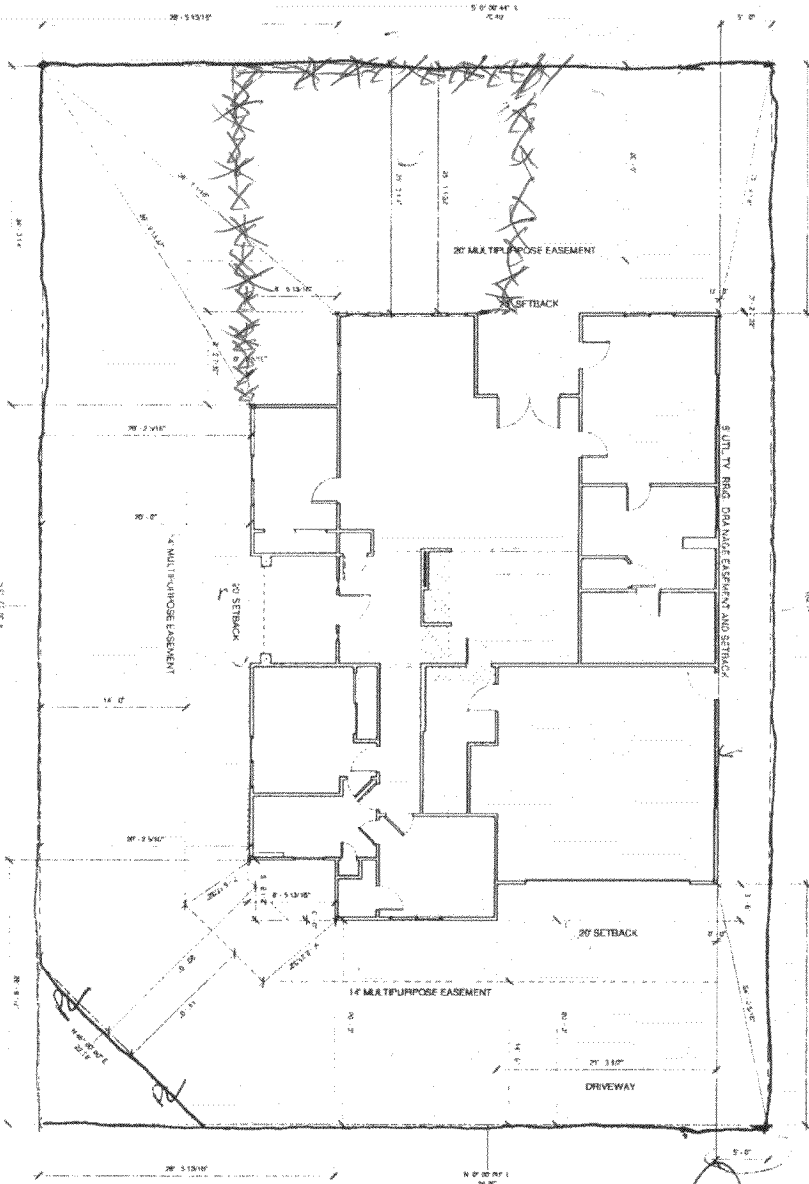
Applicant's Signature [Signature] Date 2/28/07
Community Development's Approval [Signature] Date 2/28/07
City Engineer's Approval (if required) Date

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

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

ACCEPTED *Julian Dr*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE HOMEOWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND SETBACK EASEMENTS AND PROPERTY LINES.

NOTES
 1. THE RESPONDER IS NOT THE BUILDING OWNER TO VERIFY ALL DETAILS AND TO VERIFY LINES PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
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 4. ALL DIMENSIONS TO BE CONFORMING TO BUILDING DEPARTMENT SETBACK REQUIREMENTS BY CHANGING CONSTRUCTION DATA.



Mt. Julian Dr.

Mount Julian Dr.

5' Set back

*Done OK
 RSD
 8-17-06*

Revision	Number	Date	Revision Description
1	1		

Square Footage
 LIVING AREA 1,804 SF
 GARAGE AREA 488 SF
 TOTAL AREA 2,292 SF
 COVERED 162 SF

Scale: 3/16" = 1'-0"
 Drawn By: Shanin Olson

625 Mount Julian Dr.

SCOTT HOMES

BlueSky Drafting

Randy Scott

Shanin Olson

772 Glen Ct.
 Grand Junction, CO 81506

2845 Texas Ave Suite #3
 Grand Junction, CO 81501
 970-201-1412

Block 1 Lot 2

216-5189