



Fence Permit

PERMIT # 15312

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

FEE \$10.00

Property Address: 627 Monarch Glen Loop

Property Tax No: 2943-043-68-007

Subdivision: Monarch Glen

Property Owner: Wayne + Barbara Paulsen

Owner's Telephone: 970 523-0879

Owner's Address: 627 Monarch Glen Loop

Contractor's Name: Western Workmen

Contractor's Telephone: 261-1104

Contractor's Address: 320 So. 1st St GJ CO 81501

Fence Material & Height: 6' Cedar

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 <u>R-4</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	Side <u>0</u> from PL Rear <u>0</u> 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.

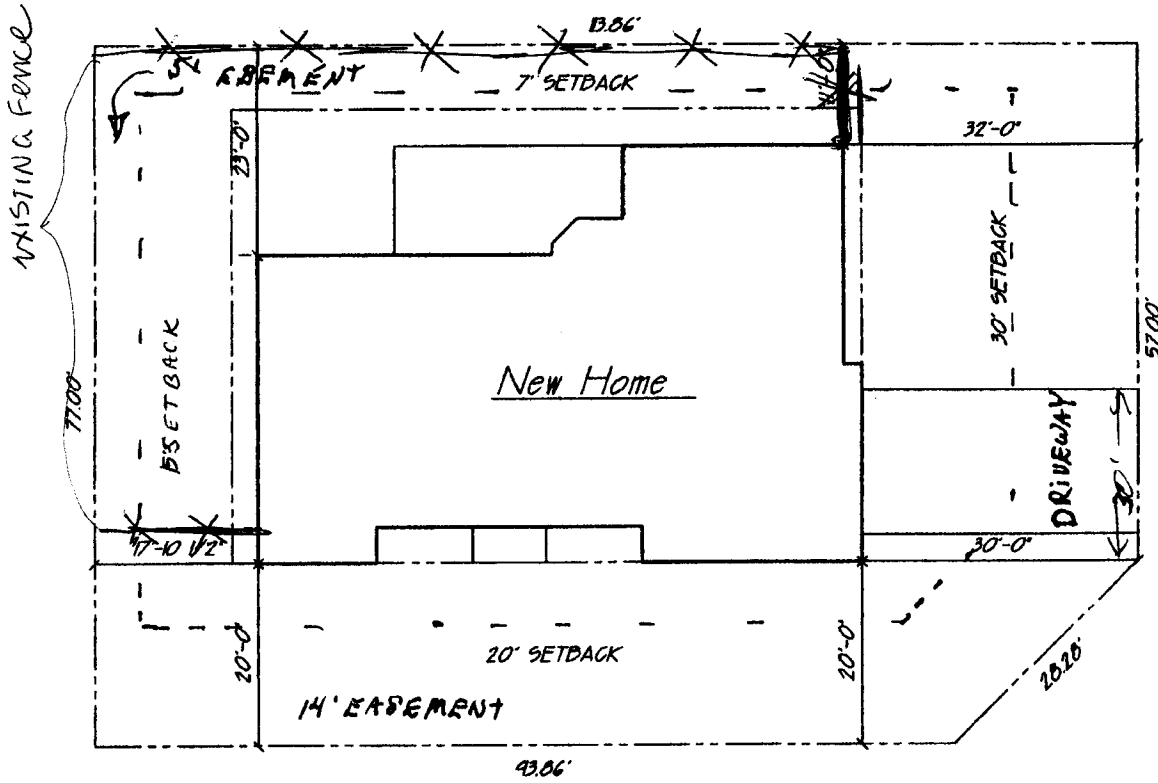
Applicant's Signature Barbara Paulsen Date 6/27/07

Community Development's Approval Judith Ruiz Date 6/27/07

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)



drive on
on
9/27/04
Monarch Glen Loop

Milburn Drive
N
SCALE: 1" = 20.00'

627 Monarch Glen Loop
Monarch Glen Subdivision
Grand Junction, Co.

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY PLANNING DEPARTMENT. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND EASEMENTS AND ENCUMBRANCES.

9/16
T. [Signature]
9/27/06