



# Fence Permit

PERMIT # 14893

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

FEE \$10.00

Property Address: 628 Monarch Glen Loop

Property Tax No: 2943-043-68-013

Subdivision: Monarch Glen

Property Owner: Kenneth & Katherine Singer

Owner's Telephone: 970-254-8809

Owner's Address: 628 Monarch Glen Loop

Contractor's Name: Western Workmen Fencing Division

Contractor's Telephone: Henry 261-1104

Contractor's Address: 320 South 1<sup>st</sup> Street, Grand Jct., CO 81501

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 <u>R-4</u>	SETBACKS: Front <u>15</u> 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 Katherine Singer

Date 5/29/07

Community Development's Approval [Signature]

Date 6/1/07

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)

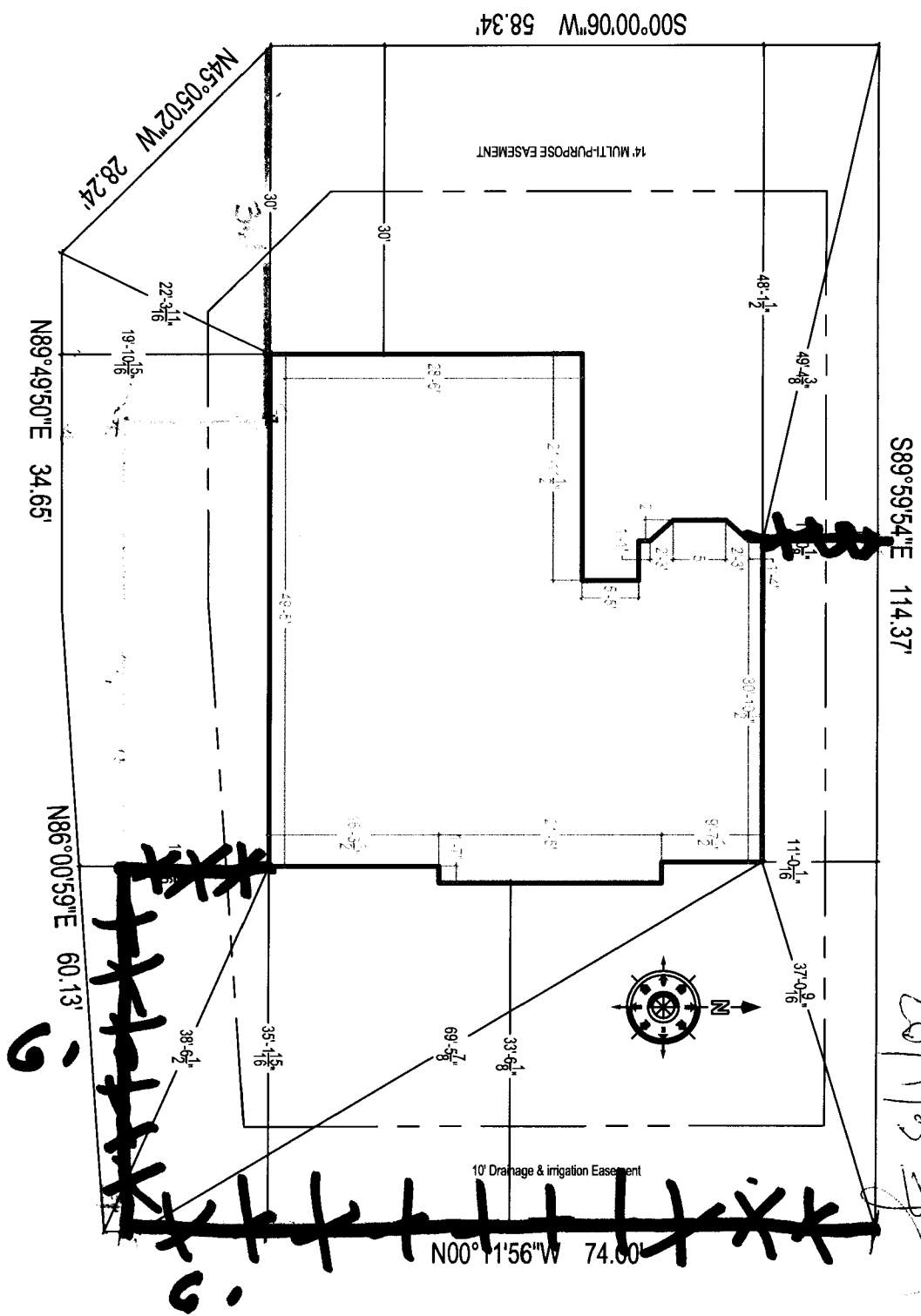
(White: Community Development)

(Yellow: Applicant)

(Pink: Code Enforcement)

Monarch Glen Loop

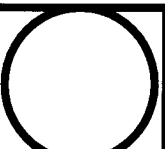
Millburn



A1

Site Plan  
 Scale: 1/16" = 1'  
 Date: 2/1/107

Revisions	By	Date
	ADT	12/18/06



628 Monarch Glen Loop Site Plan

Ken & Kathy Singer

Advanced Drafting Technicians LLC  
 Design, Drafting & Engineering  
 1000 North 4th Street #32  
 Steam Junction, CO 81051  
 Phone: (970) 243-8888 Fax: (970) 243-4021