



# Fence Permit

PERMIT # 15184

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: Lo 34 Mt. Julian, Grand Jct, CO  
 Property Tax No: ~~2945 053 03 011~~ 2943 053 83 011  
 Subdivision: Forrest Run  
 Property Owner: Steven, Kurtenback  
 Owner's Telephone: 261-2408  
 Owner's Address: Same  
 Contractor's Name: Valleywide Fence  
 Contractor's Telephone: 523-8150  
 Contractor's Address: 2105 E Main St, Grand Jct, CO  
 Fence Material & Height: 6' Vinyl

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>RMF-5</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 [Signature] Date 4-27-07  
 Community Development's Approval [Signature] Date 4-27-07  
 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)

MOUNT JULIAN DR. 634

**NOTICE:**

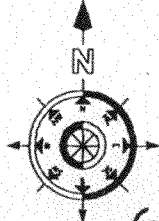
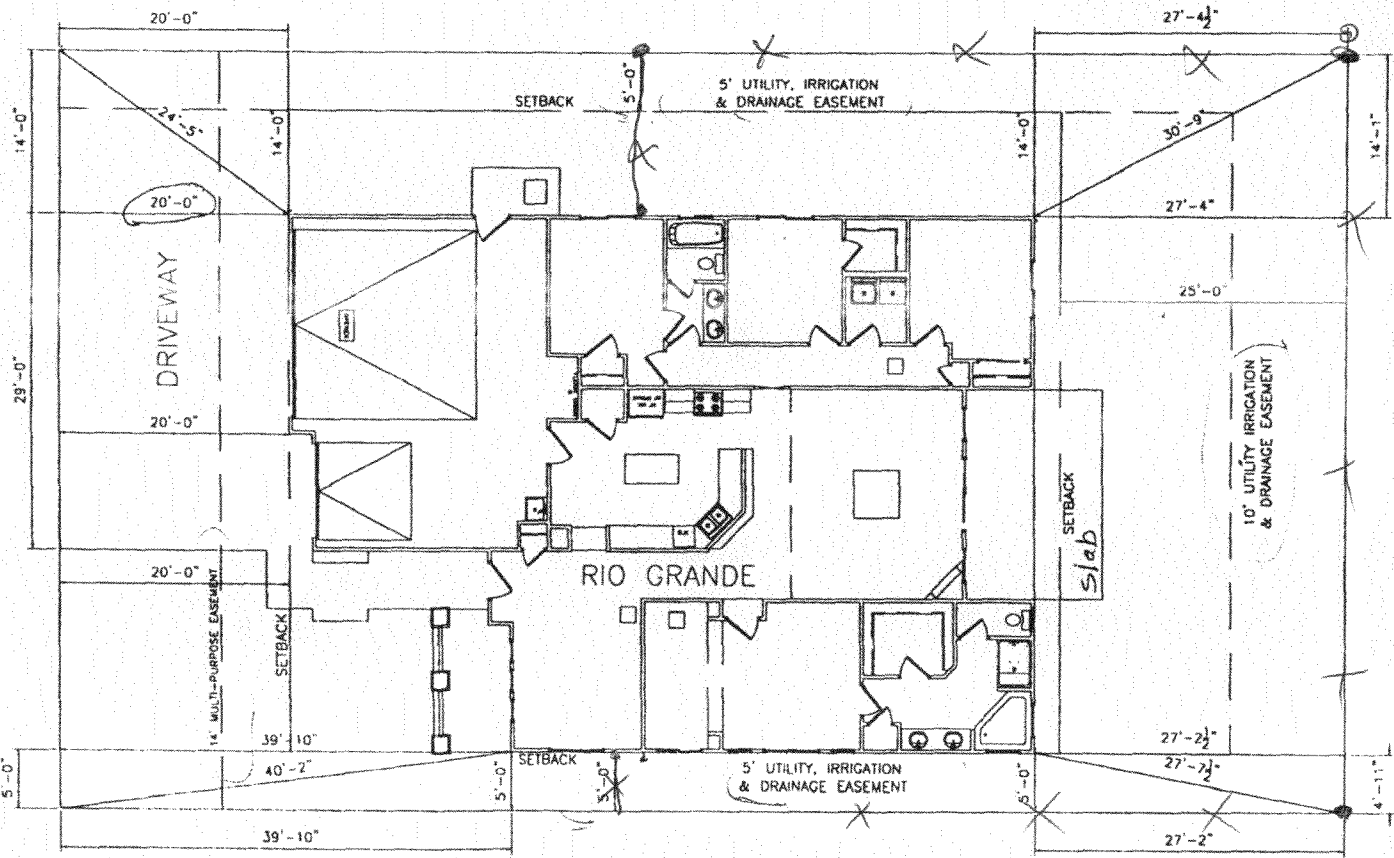
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

8/3/06  
 Accepted by *Steph. Hudson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

**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

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



634 Mt. Julian

SITE PLAN INFORMATION	
SUBDIVISION NAME	FORREST RUN SUBDIVISION
FILING NUMBER	1
LOT NUMBER	11
STREET ADDRESS	634 MOUNT JULIAN DR.
COUNTY	MESA
GARAGE SQ. FT.	663 SF
LIVING SQ. FT.	1920 SF
LOT SIZE	7,363 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'

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