



# Fence Permit

PERMIT # 15109

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: 241 Mount Julian Dr. Grand Jct, CO  
 Property Tax No: 2943-053-80-033002  
 Subdivision: Summit View Estates Meadows  
 Property Owner: Claire Stender  
 Owner's Telephone: (970) 433-8444  
 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-8</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)

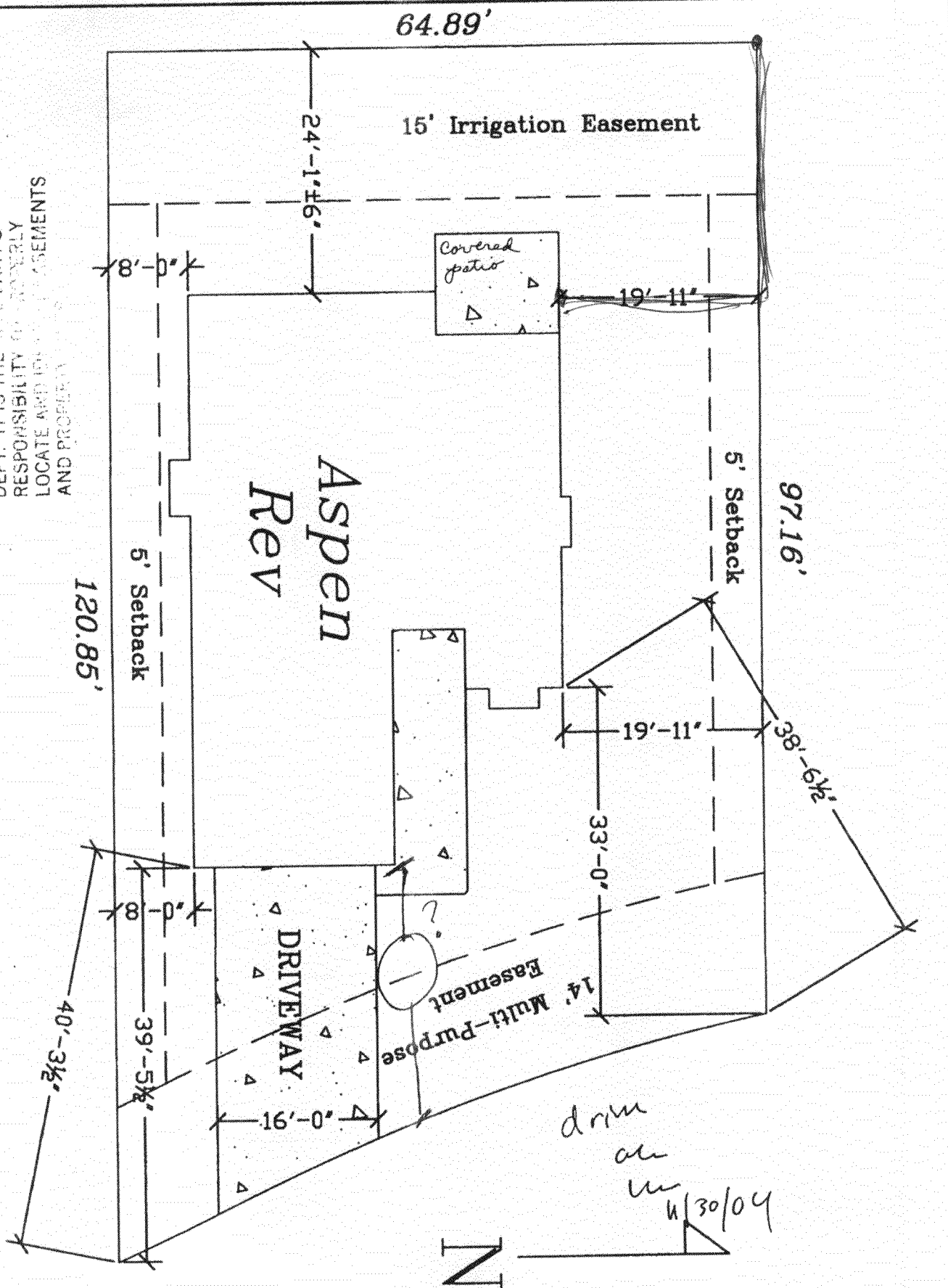
(White: Community Development)

(Yellow: Applicant)

(Pink: Code Enforcement)

12-10-04  
ACCEPTED *Gayle Henderson*

ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY



*draw  
on  
11/30/04*

Zeck Homes, Inc.  
1950 Hwy 6 & 50  
Fruita, CO 81521  
(970) 858-0178

641 Mount Julian Dr  
Summit View Meadows  
Lot 2 Block 3

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION