



Fence Permit

PERMIT # 15173

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

FEE \$10.00

Property Address: 2829 S. Forrest Lane

Property Tax No: 2943-192-48-003

Subdivision: Summervlen

Property Owner: Jason Holm

Owner's Telephone: 201-0286

Owner's Address: _____

Contractor's Name: Western Workmen

Contractor's Telephone: 314-0612

Contractor's Address: 320 S. 1st ST.

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>RMF-8</u>	SETBACKS: Front _____ 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 [Signature] Date 5-3-07

Community Development's Approval [Signature] Date 5-4-07

City Engineer's Approval (if required) _____ Date _____

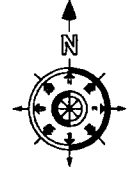
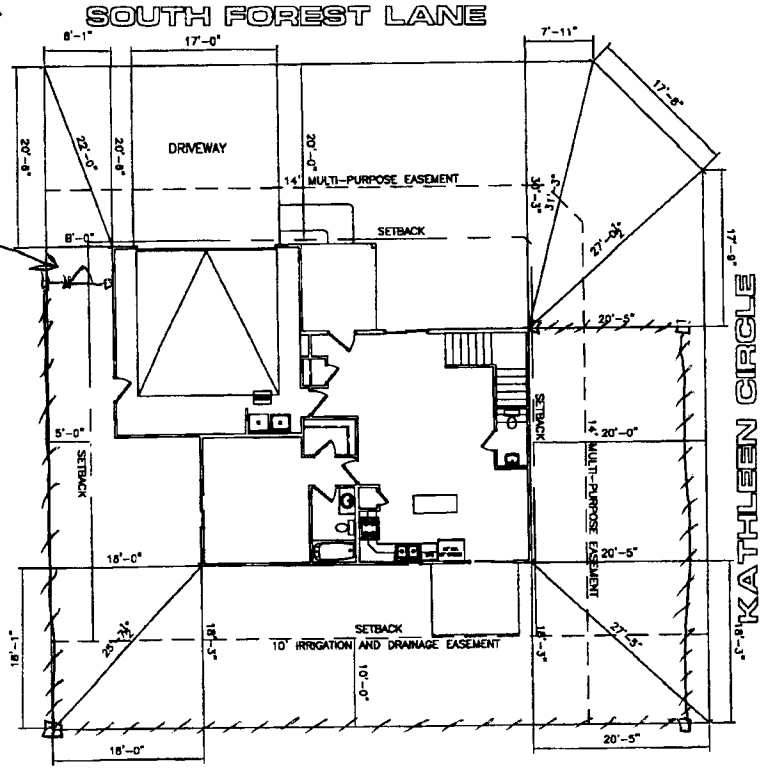
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

~~XXXXX~~ - 10' Cedar
 Privacy
 Drive
 7/17/00
 4 gate

ACCEPTED *[Signature]*
 SETBACKS MUST BE
 ANY OR MORE OF THE CITY PLANNING
 APPROVED BY THE CITY PLANNING
 DIVISION AND APPLICANTS
 RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

8/2/00



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

- NOTES:**
1. THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES AGREEMENT AND AN IRREVOCABLE ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. SETBACKS AND EASEMENTS TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN EXAMINED BY ANYBODY. THE SEPARATE CHARGES BY OTHER FOR EXAMINATION ONLY.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 8" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMER GLEN
PLAN NAME	EVERGREEN
FILING NUMBER	1
LOT NUMBER	3
BLOCK NUMBER	3
STREET ADDRESS	2829 SOUTH FOREST LN
COUNTY	MESA
GARAGE SQ. FT.	474
COVERED ENTRY SQ. FT.	84
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1436
LOT SIZE	5653.6 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"