

Fence Permit

PERMIT # N^o 15377

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 246 MASON RIDGE DR
Property Tax No: 2943-293-41-002
Subdivision: MASON RIDGE
Property Owner: CARL STOUTENBERG
Owner's Telephone: 860-877-4440
Owner's Address: 246 Mason Ridge
Contractor's Name: E. Perry Court Co
Contractor's Telephone: 640-8443
Contractor's Address: _____

Fence Material & Height: White Vinyl 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 PLANNING STAFF

ZONE R-4 SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS None _____ from center of ROW, whichever is greater.
Side 0 from PL Rear 0 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 Public Works & Planning 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 Carl Stoutenberg Date 6/25/08
Planning Approval Pat Deenlas Date 6/25/08
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: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

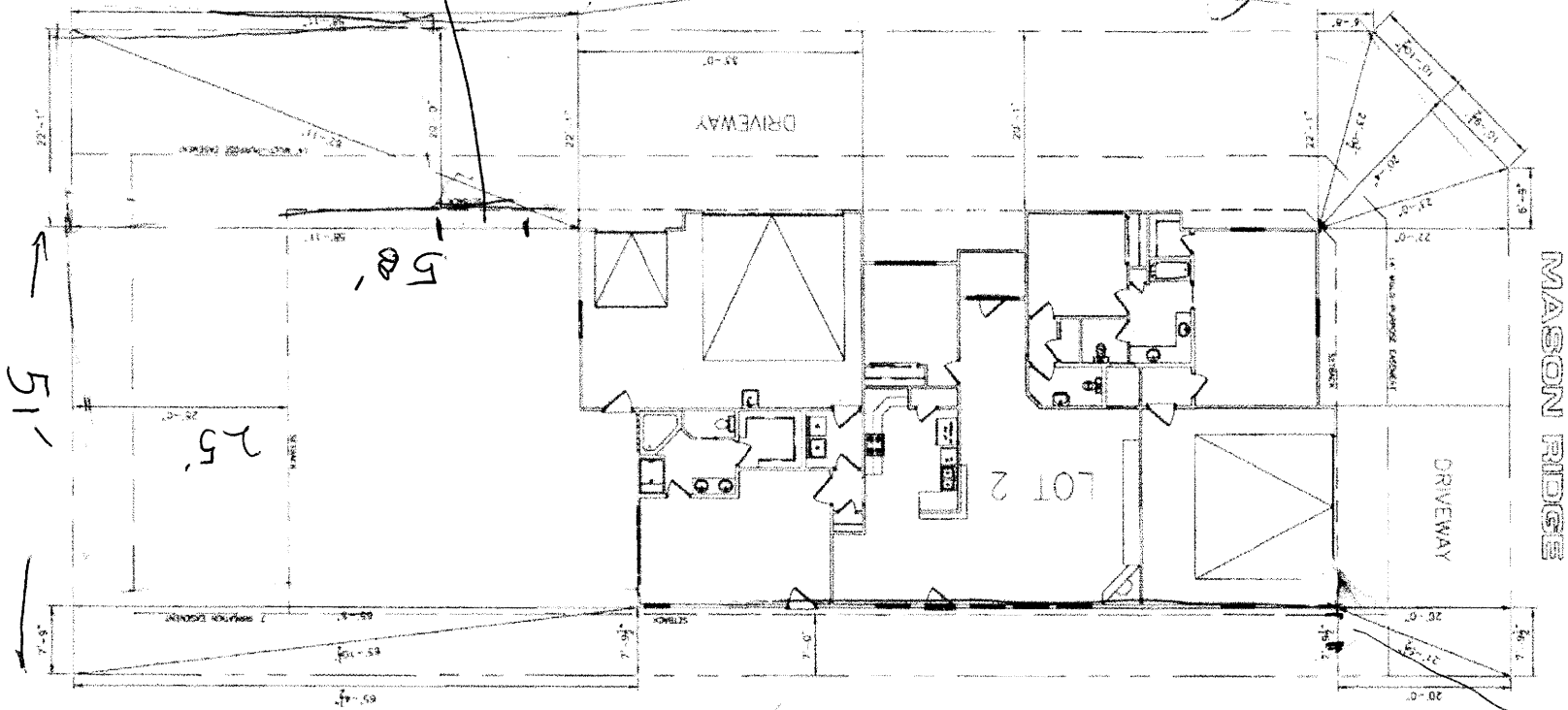
11-21-07

SCALE: 1"=20'-0"

CINDER DRIVE

Handwritten signature

10' Gate



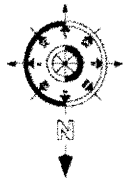
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NOTE: 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DIMENSIONS AND DIMENSIONS SHOWN ON THIS CONSTRUCTION. 2. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED. 4. BUILDER AND OWNER TO VERIFY ALL SETBACKS AND EASEMENTS FOR ENCROACHMENTS. 5. THIS PLAN HAS NOT BEEN ENCLOSED BY APPROVAL. SEE SEPARATE DRAWING BY CHAIRS FOR ENCLOSURE WITH.

NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	MASON RIDGE
PLAT NUMBER	N/A
LOT NUMBER	2
BLOCK NUMBER	N/A
STREET ADDRESS	7 MASON RIDGE
COUNTY	WCSA
GARAGE SQ. FT.	123.57
COVERED PATIO SQ. FT.	41.57
COVERED PORCH SQ. FT.	N/A
LAND SQ. FT.	2338.97
LOT SIZE	12,022.57
FRONT YD.	N/A
REMARKS USED	SEAS 25

Gate

246 Mason Ridge

= 6' White Vinyl Fence

CARL STOUTENBERG
314-9879-

\$3000

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