

Fence Permit

PERMIT # **NO** 15762

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: 632 Monarch Glen Loop
 Property Tax No: 2943-043-68-011
 Subdivision: Lot 11 Blk 4 Monarch Glen Sub
 Property Owner: Mark Bull
 Owner's Telephone: 970-314-2922
 Owner's Address: 632 Monarch Glen Loop
 Contractor's Name: Same
 Contractor's Telephone: Same
 Contractor's Address: Same
 Fence Material & Height: 6' Cedar fence

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 R4 SETBACKS: Front 20 from property line (PL) or
 SPECIAL CONDITIONS MOA approval _____ 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 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 [Signature] Date 6-5-09

Planning Approval [Signature] Date 6/5/09

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)

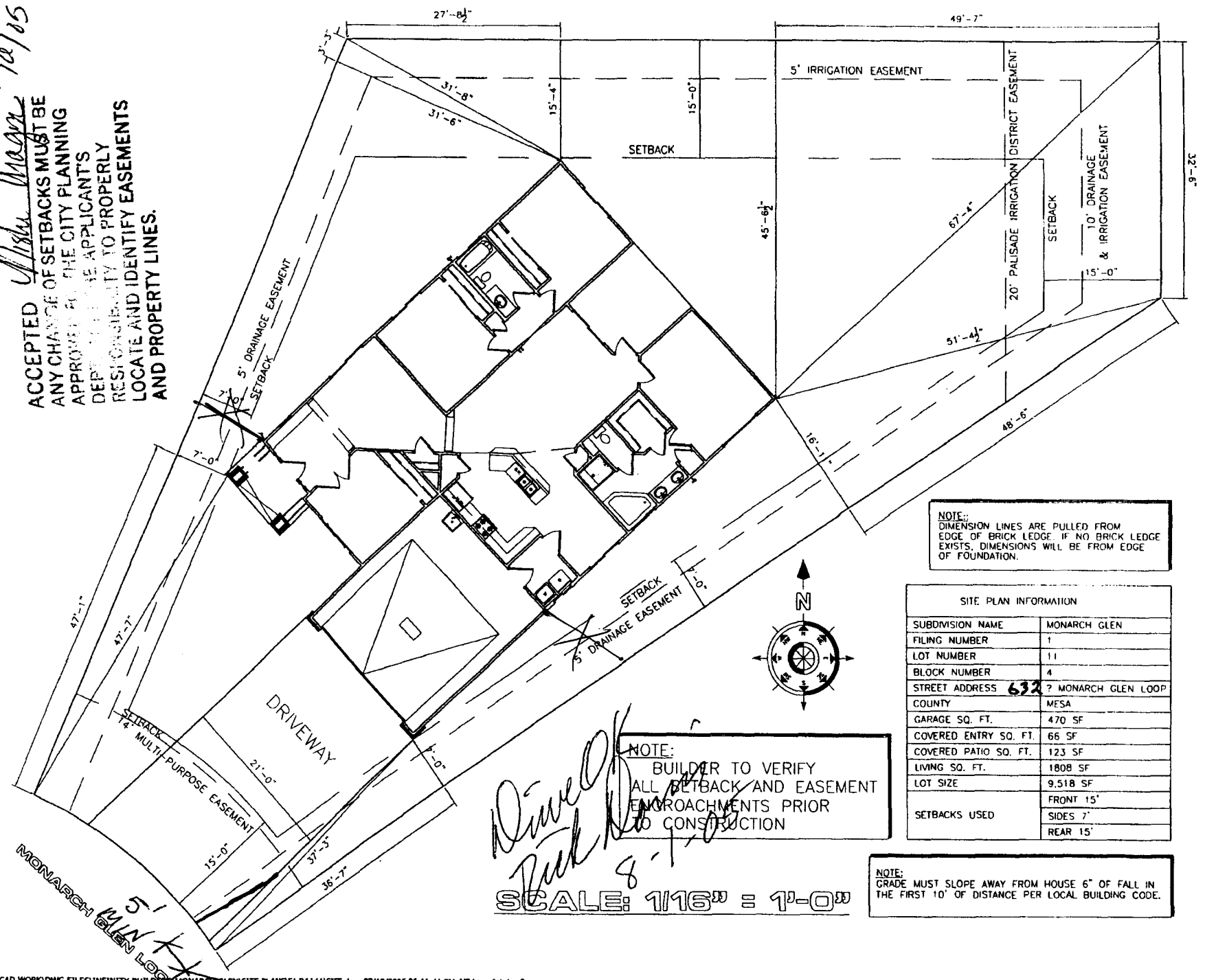
(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

Alisa Maga 10/10/05

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN
FILING NUMBER	1
LOT NUMBER	11
BLOCK NUMBER	4
STREET ADDRESS	632 ? MONARCH GLEN LOOP
COUNTY	MESA
GARAGE SQ. FT.	470 SF
COVERED ENTRY SQ. FT.	66 SF
COVERED PATIO SQ. FT.	123 SF
LIVING SQ. FT.	1808 SF
LOT SIZE	9,518 SF
SETBACKS USED	FRONT 15'
	SIDES 7'
	REAR 15'

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

Drive 8'
Back to 8'

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

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