

FEE \$10.00

PERMIT # 14478

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 376 Summer Glen Dr.

Property Tax No: 2943-192-49-009

Subdivision: Summer Glen

Property Owner: Brandon Lee Pariscoff

Owner's Telephone: (970) 985-4839 or 970 319 2496

Owner's Address: 376 Summer Glen Dr. Grand Junction, CO 81501

Contractor's Name:

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: white vinyl, 6 foot tall

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 RMF-8
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
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 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 12/4/06

Community Development's Approval [Signature]

Date 12/4/06

City Engineer's Approval (if required) [Signature]

Date 12/4/06

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

(White: Planning)

(Yellow: Customer)

(Pink: Code Enforcement)

Dec. 1. 2006 8:47AM

SURVEYING

248 3487

10/25/06

No. 2844 P. 2

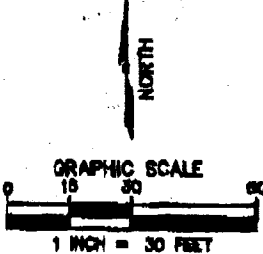
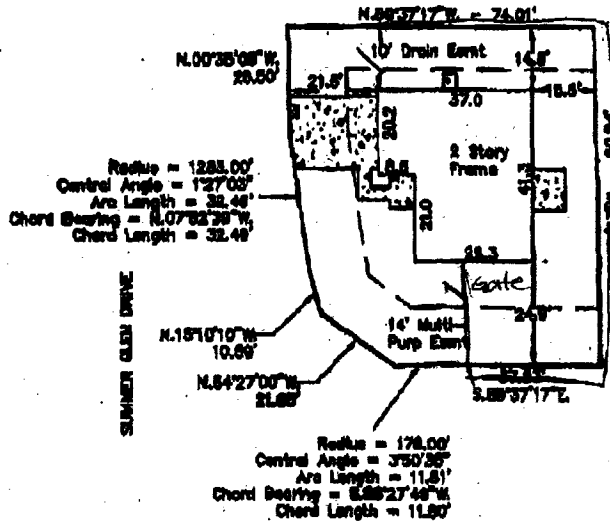
Brandon Parscoff

319-2496

IMPROVEMENT LOCATION CERTIFICATE

378 Summer Glen Drive, Grand Junction, Colorado, 81501

Lot 10 in Block 4 of Summer Glen Subdivision, County of Mesa, State of Colorado.



TITLE INFORMATION
 PROVIDED BY:
 Meridian Land Title
 FILE NO GJ85000714-3
 BORROWER Parscoff

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Major Mortgage THAT THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 10/25/06 EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS OF ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

James L. White 10/25/06
 James L. White PLS 31170



WHITE SURVEYING
 P.O. Box 873
 Grand Junction, CO 81502-0873
 (970) 243-3487 (phone/fax)
 (970) 261-9010 (cell)

DATE	10/25/06
PROJECT	Major Mortgage

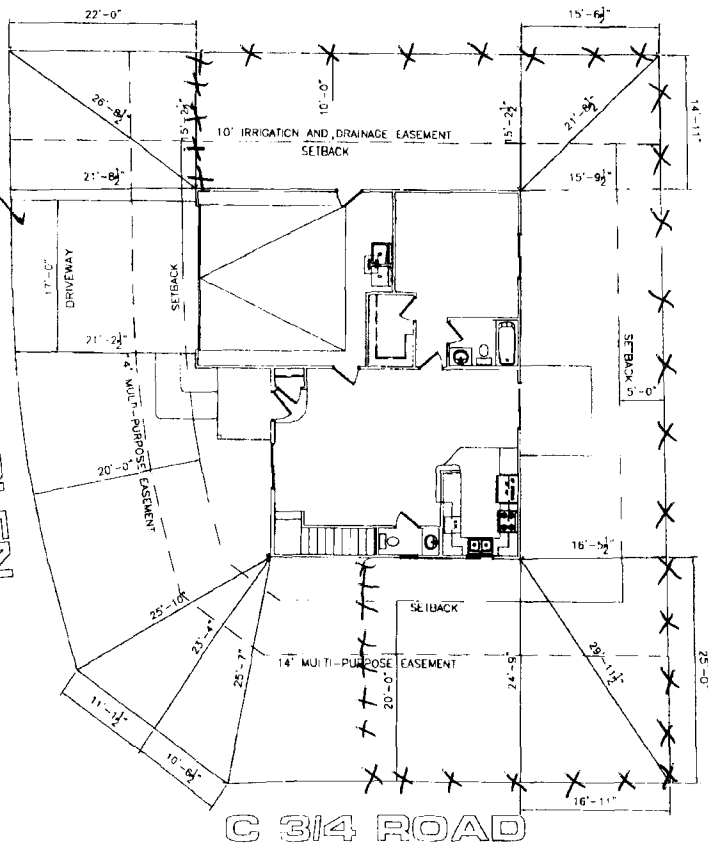
Building Department
 31170

Notes:
 6' tall white vinyl fence,
 1. Full length along back of residence property line.
 2. Fence along south end of property approx. 25' length. The fence will turn and run up to the bathroom window with a gate.
 3. The north end of the property will run the length of approx. 42' will end at the corner of the house by the garage the fence will connect to the house via a gate.

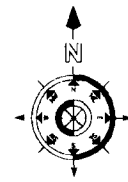
Note. I may run a vinyl post and rail fence across the edge of the front yard

drive on 5/15/04

SUMMER GLEN DRIVE



C 314 ROAD



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

- NOTES:**
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND CONDITIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNER'S 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 AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMER GLEN
PLAN NAME	LYNWOOD
FILING NUMBER	1
LOT NUMBER	10
BLOCK NUMBER	4
STREET ADDRESS	376 SUMMER GLEN DR.
COUNTY	MESA
GARAGE SQ. FT.	4:5
COVERED ENTRY SQ. FT.	48
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1274
LOT SIZE	5728.9 SQ. FT.
	FRONT 20'
SETBACKS USED	SIDES 5'
	REAR 10'

SCALE: 1" = 20'-0"

6/15/04

SA Wilson

ACCEPTED FOR RECORD
ANY OTHER PLANS MUST BE
APPROVED BY THE CITY'S
PLANNING DEPARTMENT
PERMITS
ASSESSMENTS
AND INSPECTION