

FEE \$10.00

PERMIT # 14167

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 393 1/2 Summer Glen Dr 81501
Property Tax No: 2943-192-50-020
Subdivision: Summer Glen
Property Owner: Dennis Wilkinson
Owner's Telephone: 640-4418
Owner's Address: 393 1/2 Summer Glen Dr 81501
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 6 ft Cedar

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 RMFS
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or 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).

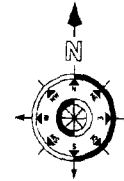
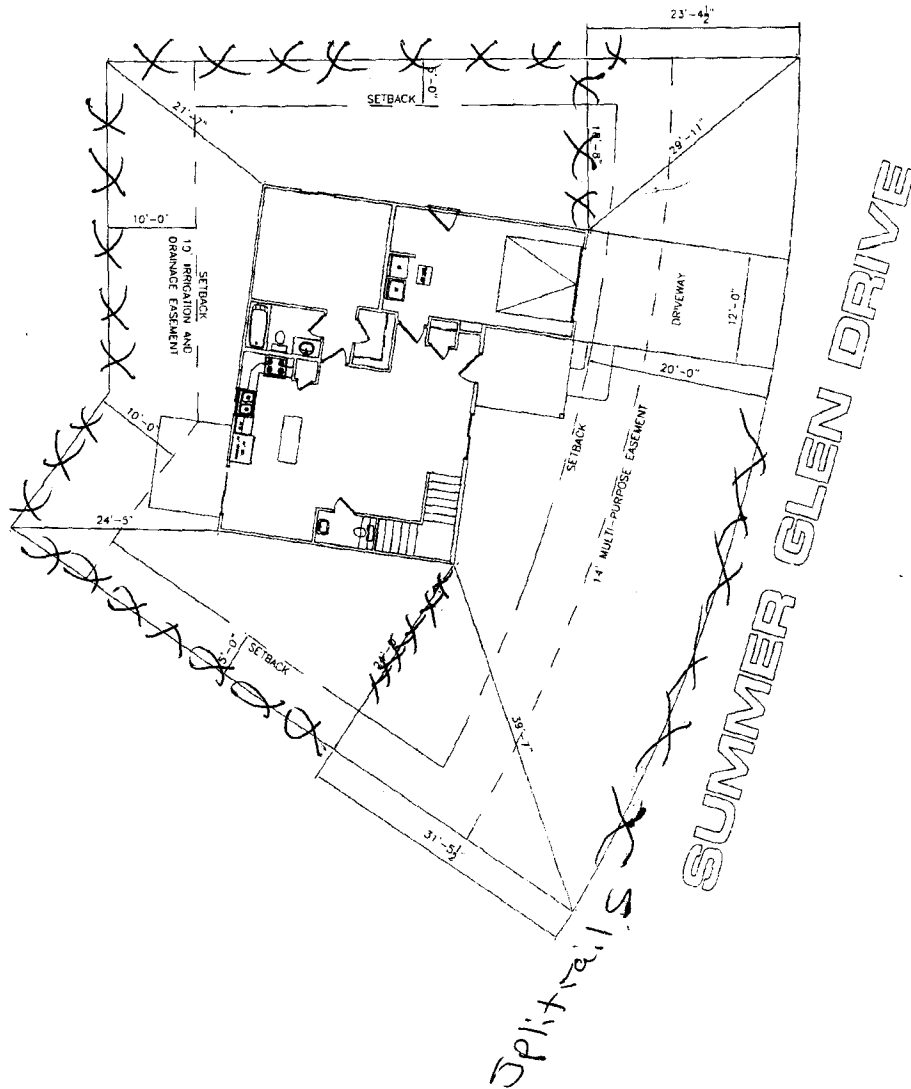
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 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 Coranne Miles Date Aug 11, 2006
Community Development's Approval [Signature] Date 8/11/06
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: Customer) (Pink: Code Enforcement)

3-24-06 *Bayle Handman*
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT.
 THIS PLAN IS SUBJECT TO ALL CITY
 LOCAL ORDINANCES, 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.

DISCLAIMER:
 1. I, THE ARCHITECT, AM NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR OTHERS.
 2. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS SHOWN OTHERWISE.
 3. THE PLAN HAS NOT BEEN ENGINEERED BY ANYONE. USE 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	EVERGREEN
FILING NUMBER	1
LOT NUMBER	20
BLOCK NUMBER	5
STREET ADDRESS	393 1/2 SUMMER GLEN DR
COUNTY	MESA
GARAGE SQ. FT.	258
COVERED ENTRY SQ. FT.	84
COVERED PATIO SQ. FT.	N/A
LYING SQ. FT.	1436
LOT SIZE	5576.3 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"