

FEE \$10.00

PERMIT # 14457

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2826 S Forest Lane
Property Tax No: 2943-192-47-009
Subdivision: Summer Glen
Property Owner: Nate Miller
Owner's Telephone: 970-260-7142
Owner's Address: 2997 Summerbrook Dr
Contractor's Name: Same as owner
Contractor's Telephone: Same
Contractor's Address: Same
Fence Material & Height: 6' Cedar Privacy

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 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).

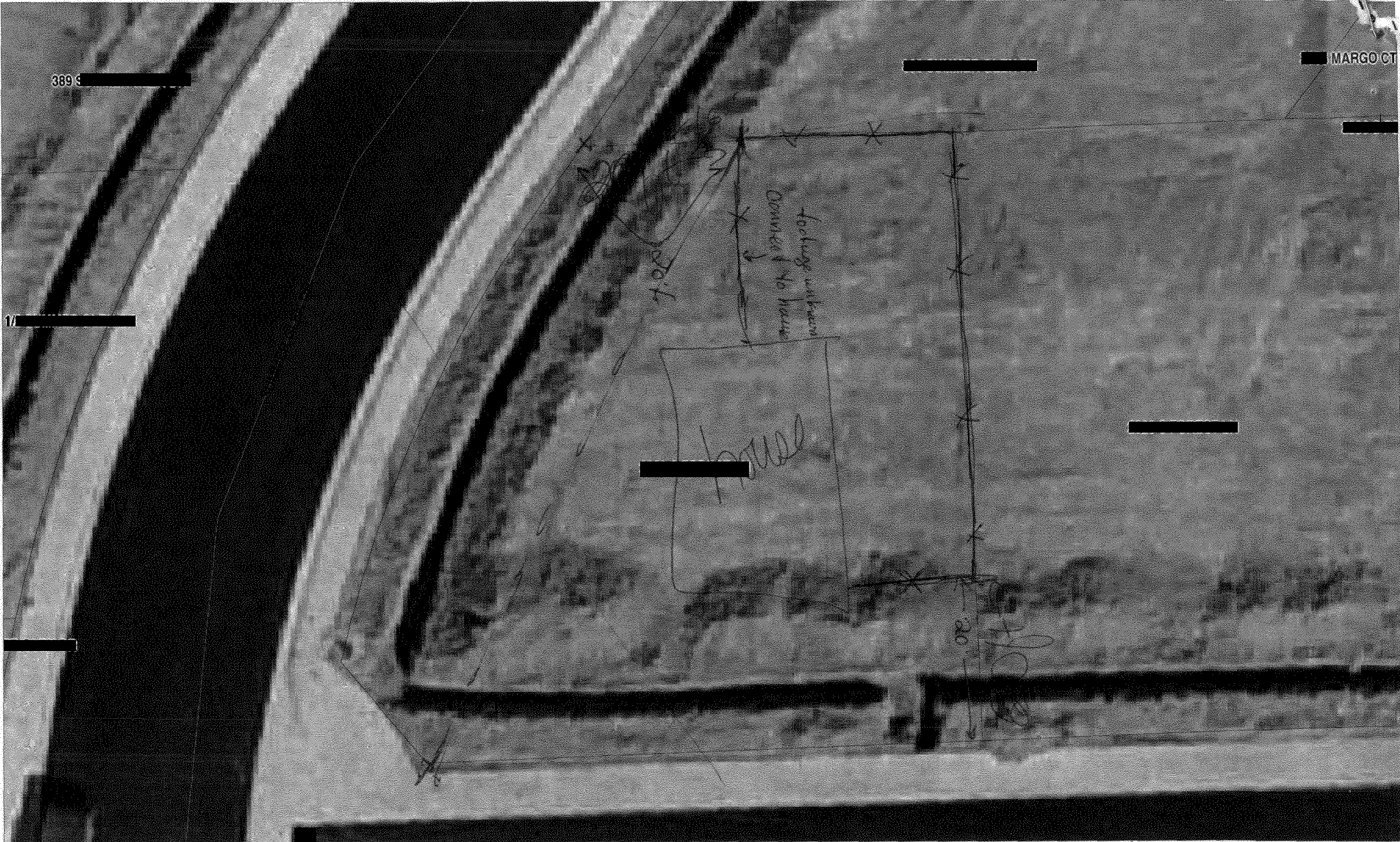
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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: [Signature] Date: 11/6/06
Community Development's Approval: [Signature] Date: 11/6/06
City Engineer's Approval (if required): Revised on 11/8/06 NA Date: _____

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

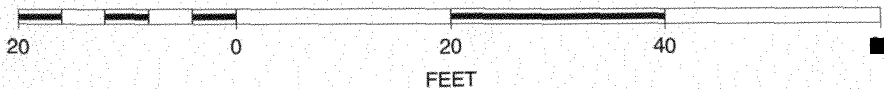
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



MARGO CT

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SC [redacted] : [redacted]



Christa
260-7142

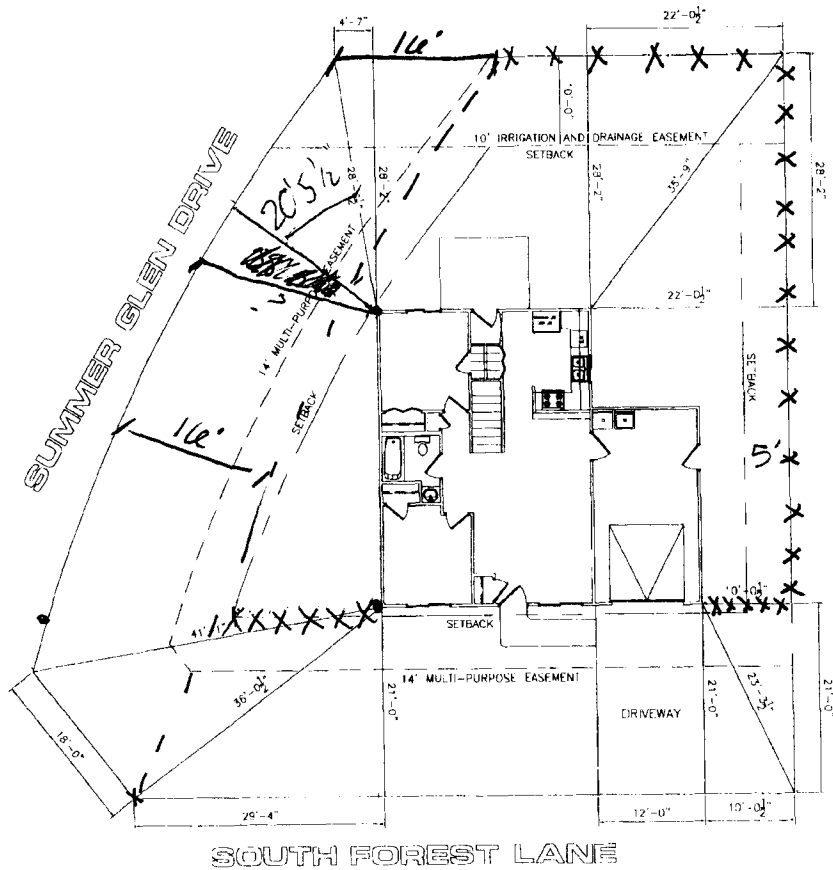
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SCALE 1 : 341

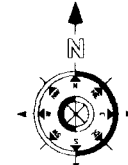




Handwritten notes:
 4-14-06
 [Signature]
 OK

Handwritten: 4-17-06

ACCEPTED
 ANY CHANGES OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANTS RESUBMITTING 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.

NOTES:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES NOTICE AND ASSUMES ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO FOOT OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER HAS TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY ANYONE! 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	VICTORIA
FILING NUMBER	1
LOT NUMBER	9
BLOCK NUMBER	2
STREET ADDRESS	7826 S. FOREST LN.
COUNTY	MESA
GARAGE SQ. FT.	264
COVERED ENTRY SQ. FT.	N/A
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1375
LOT SIZE	6017.6 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 0'