

FEE \$10.00

PERMIT # 14474

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2836 Margo CT
Property Tax No: 2943-192-47-003
Subdivision: Summer Glen
Property Owner: Joshua Kumpkin
Owner's Telephone: (970) 314-2542
Owner's Address: 2836 margo ct
Contractor's Name: self
Contractor's Telephone: self
Contractor's Address: self
Fence Material & Height: cedar 6' 48" cedar split rail

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 from property line (PL) or from center of ROW, whichever is greater.
SPECIAL CONDITIONS
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).

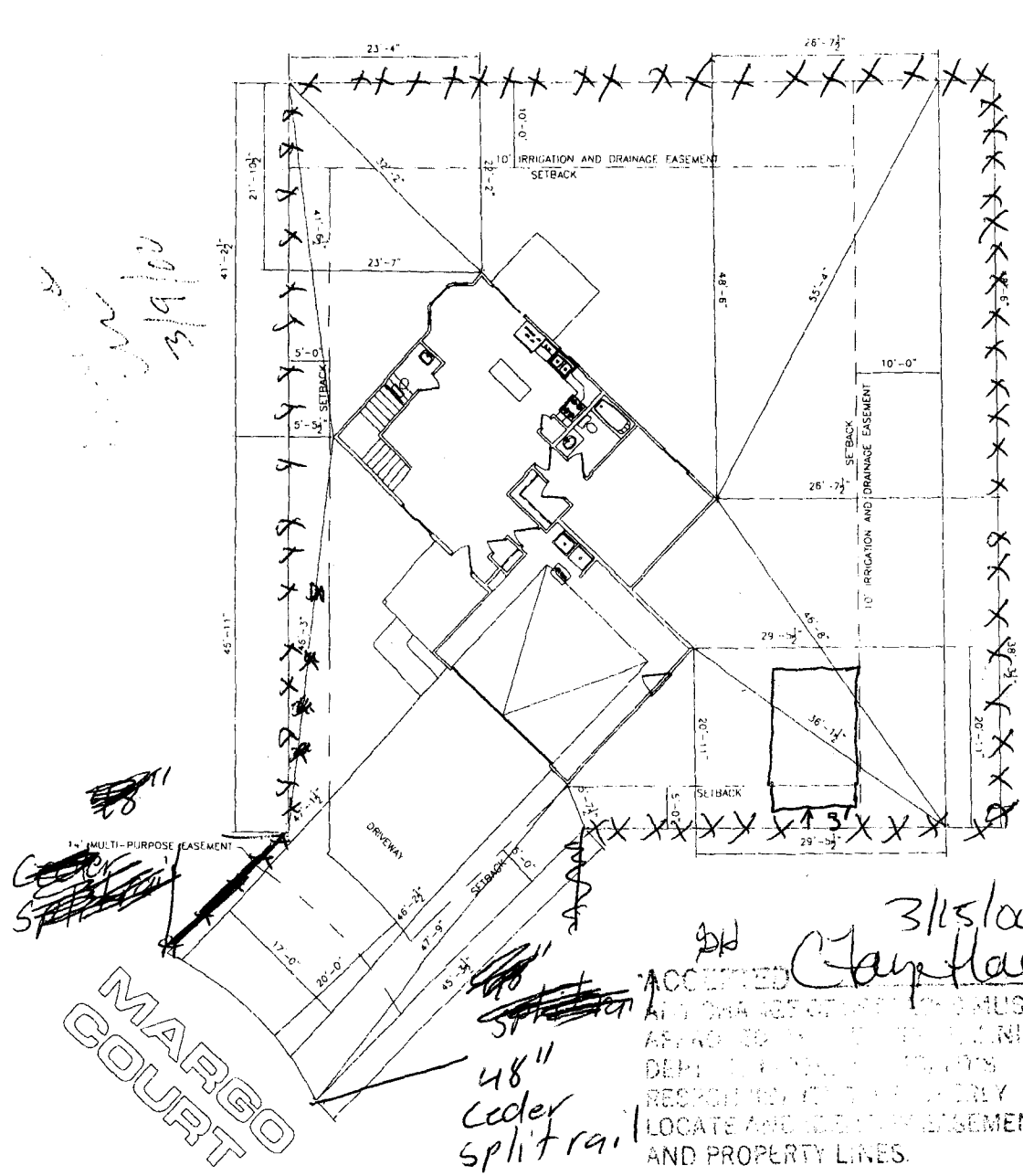
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 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 Joshua Kumpkin Date 11-28-06
Community Development's Approval Bayleen Henderson Date 11-28-06
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)

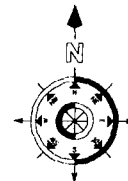
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)



Handwritten notes:
 3/9/00
 11/15/00

Handwritten notes:
 48" Cedar split rail
 MARGO COURT

Handwritten notes:
 3/15/00
 Clay Hall
 ACCEPTED
 ANY CHANGES OF LINE OR SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THE PLANNING DEPT. IS NOT RESPONSIBLE FOR LOCATING AND IDENTIFYING 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.

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNER'S ACCEPTANCE OF THESE ITEMS.
 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 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	EVERGREEN
FILING NUMBER	1
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	2836 MARGO CT
COUNTY	MESA
GARAGE SQ. FT.	258
COVERED ENTRY SQ. FT.	84
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1436
FLAT WORK SQ. FT.	
LOT SIZE	7534.7 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"