

FEE \$10.00

PERMIT # 14490

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2826 margo ct.

Property Tax No: 2943-192-50-016

Subdivision: Summer Glen

Property Owner: Kirk & Ada Fisher

Owner's Telephone: 985-1643

Owner's Address: 2826 margo ct.

Contractor's Name:

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: 6' 0"

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 [Signature]

Date 1-2-07

Community Development's Approval [Signature]

Date 1-3-07

City Engineer's Approval (if required)

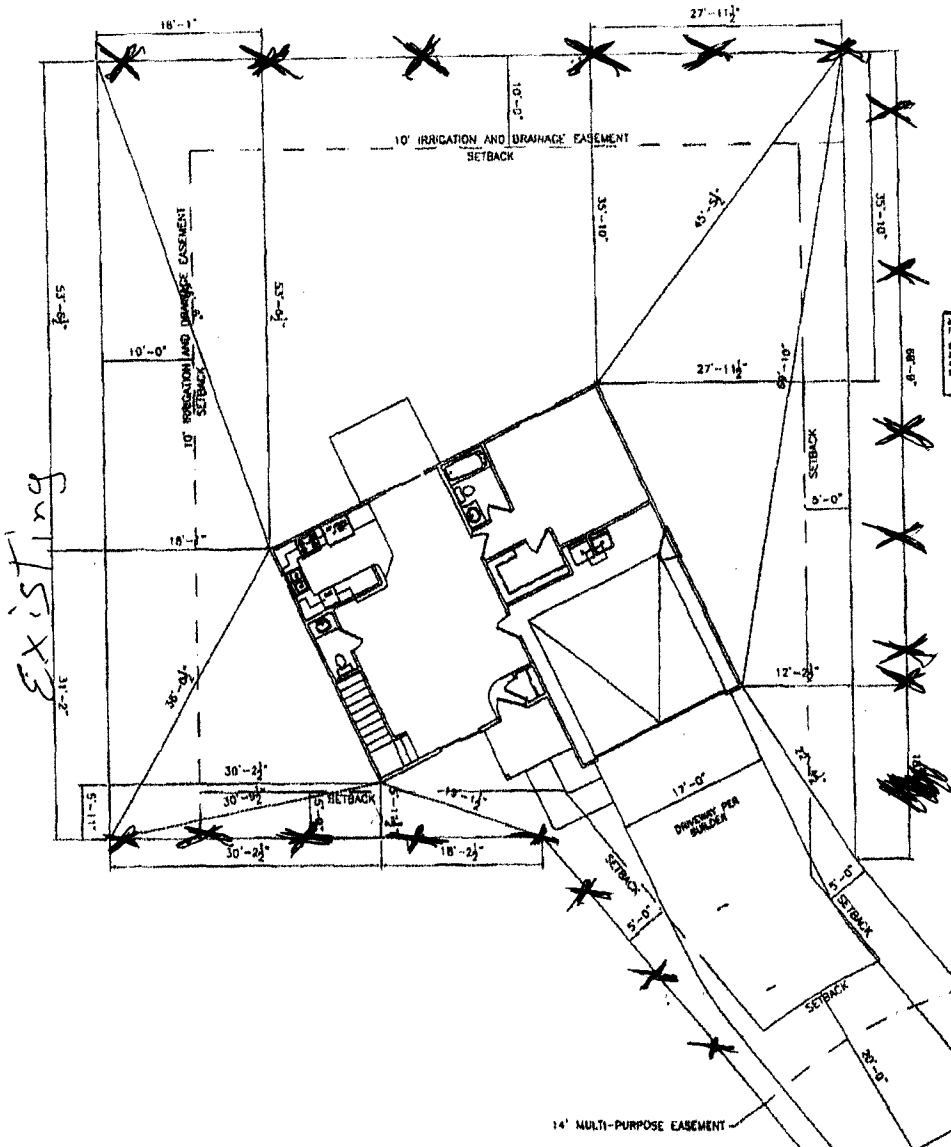
Date

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

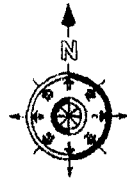
(White: Planning)

(Yellow: Customer)

(Pink: Code Enforcement)



Existing



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

- NOTES:
1. IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL SETBACKS AND ENCROACHMENTS PRIOR TO CONSTRUCTION.
  2. ONE OF THE FOUR QUARTERS SHOWN AND TO WHAT CORNER ADJACENT TO THEM.
  3. ALL ENCROACHMENTS ARE TO BE MADE OF REINFORCED CONCRETE WITH REBAR.
  4. BUILDER AND OWNER TO VERIFY ALL SETBACKS AND ENCROACHMENTS.
  5. THE PLAN AND SETBACK DIMENSIONS ARE APPROXIMATE. SEE SURVEY DRAWING BY OTHER FOR EXACT DIMENSIONS.

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	18
BLOCK NUMBER	3
STREET ADDRESS	2826 MARGO COURT
COUNTY	MESA
GARAGE SQ. FT.	415
COVERED ENTRY SQ. FT.	48
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1274
LOT SIZE	8128.6 SQ. FT.
SETBACKS USED	FRONT 30' SIDES 0' REAR 10'

SCALE: 1" = 20'-0"

MARGO COURT

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Subdivision: Summer Glen

Property Owner: Kirk & Ada Fisher

Owner's Telephone: 985-1643

Owner's Address: 2826 margo ct.

Contractor's Name:

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: 6' 0" and 4' and up to 6'

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 SPECIAL CONDITIONS from center of ROW, whichever is greater. Side from PL Rear from PL

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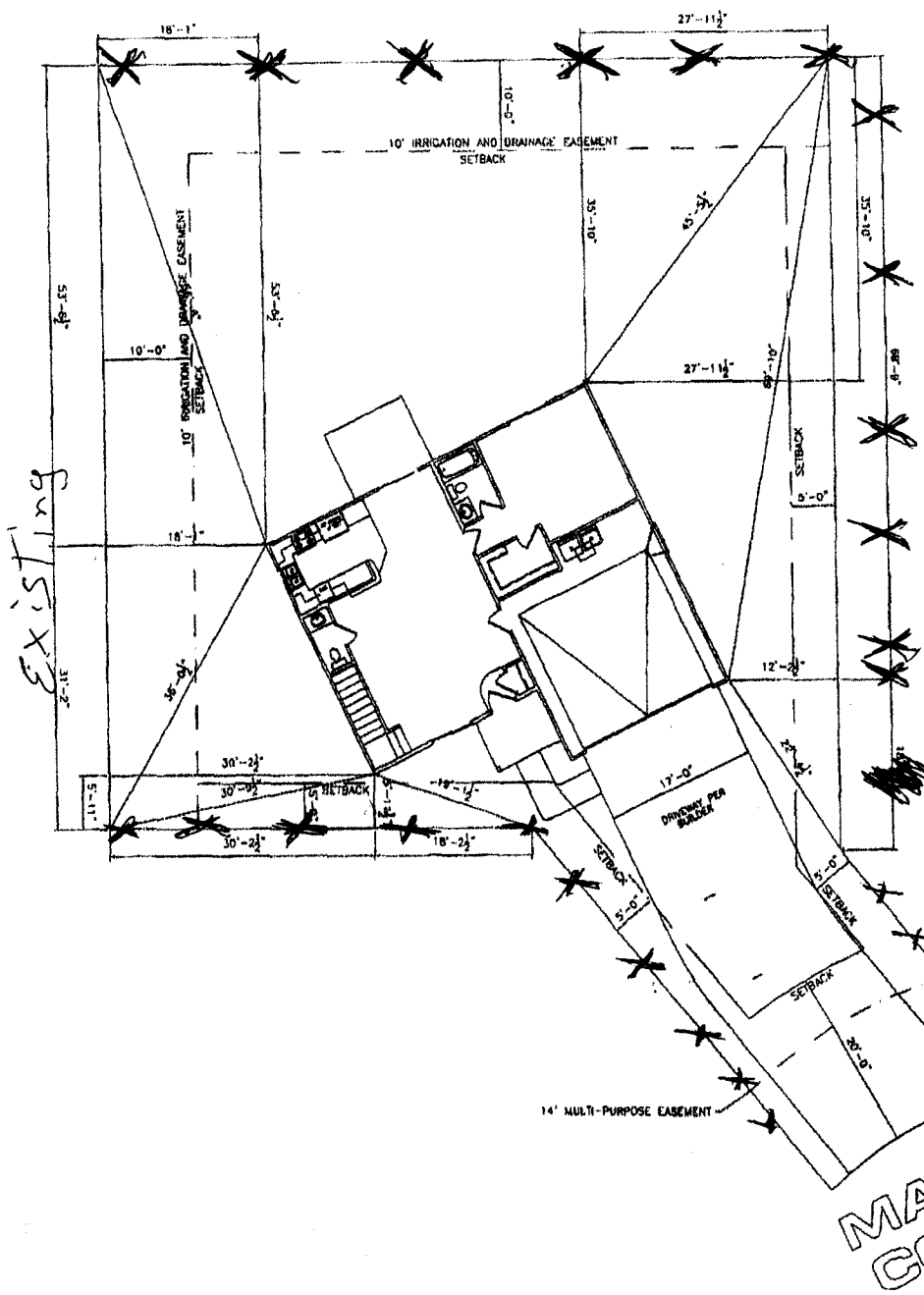
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Applicant's Signature [Signature] Date 1-2-07

Community Development's Approval [Signature] Date 1-3-07

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



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

- NOTES:**
1. ALL DIMENSIONS OF THE HOUSE OR OTHER TO MEET ALL SETBACKS.
  2. ALL DIMENSIONS MUST BE CONSTRUCTION.
  3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
  4. HOUSE AND ALL CONCRETE TO MEET ALL SETBACKS AND EASEMENTS.
  5. THIS PLAN HAS NOT BEEN CONSIDERED BY AIRBORNE. SEE ESTATEMENT ISSUED BY OFFICE FOR CONSTRUCTION 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

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**MARGO COURT**

