



Fence Permit

PERMIT # 15186

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 2828 Margo Ct

Property Tax No: 2943-192-50-017

Subdivision: Summer Glen

Property Owner: Kevin Scott McClain

Owner's Telephone: 970-314-2989

Owner's Address: 2828 Margo Ct CO

Contractor's Name: _____

Contractor's Telephone: _____

Contractor's Address: _____

Fence Material & Height: Wood 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 <u>Rmf-8</u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	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 04/19/07

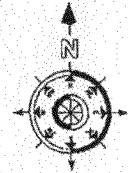
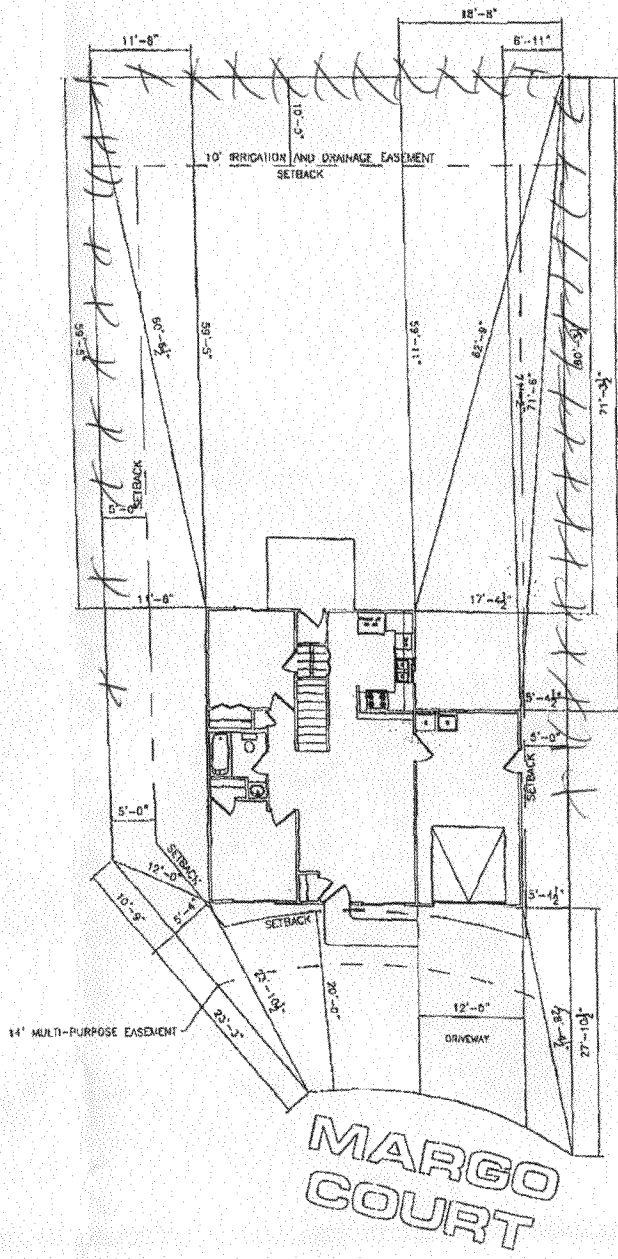
Community Development's Approval Gayleen Henderson Date 4-19-07

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: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

2828 Margo Ct.



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


NOTE:
 1. IT IS THE RESPONSIBILITY OF THE SUBMITTER OR OWNER TO VERIFY ALL DETAILS
 AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES WAIVER AND OR IMPLICIT ACCEPTANCE OF THESE TERMS
 3. ALL DIMENSIONS ARE TO LINE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. QUALITY AND BE CAREFUL TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS BEEN REVIEWED BY APPROVED. SEE SEPARATE ORDINANCE BY OTHER
 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	
SUBMISSION NAME	SUMMER GLEN
PLAN NAME	VICTORIA
FILING NUMBER	1
LOT NUMBER	17
BLOCK NUMBER	5
STREET ADDRESS	2828 MARGO COURT
COUNTY	MESA
GARAGE SQ. FT.	264
COVERED ENTRY SQ. FT.	N/A
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1375
LOT SIZE	5804.6 SQ. FT.
SETBACKS USED	FRONT 20' SIDES 5' REAR 10'

SCALE: 1" = 20'-0"

Accepted By: 
 Date: 3-7-08

Handwritten signature or notes on the left margin.