



# Fence Permit

PERMIT # 15311

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

FEE \$10.00

Property Address: 2836 Margo Ct Grand Junction CO 81501  
 Property Tax No: 2913-192-47-003  
 Subdivision: Summer glen  
 Property Owner: Cosh Kamplain  
 Owner's Telephone: 314-2542  
 Owner's Address: 2836 Margo Ct GJ CO 81501  
 Contractor's Name: ~~Arac Homes~~ owner  
 Contractor's Telephone: \_\_\_\_\_  
 Contractor's Address: \_\_\_\_\_  
 Fence Material & Height: 6 foot and 30 inch Cedar fence

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>R-8</u>	SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS _____	Side <u>0</u> from PL Rear <u>0</u> 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).

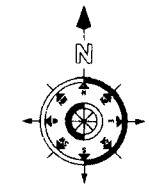
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Cosh Kamplain Date 7/19/07  
 Community Development's Approval Judson A. Pisci Date 7/19/07  
 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)

COPY



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

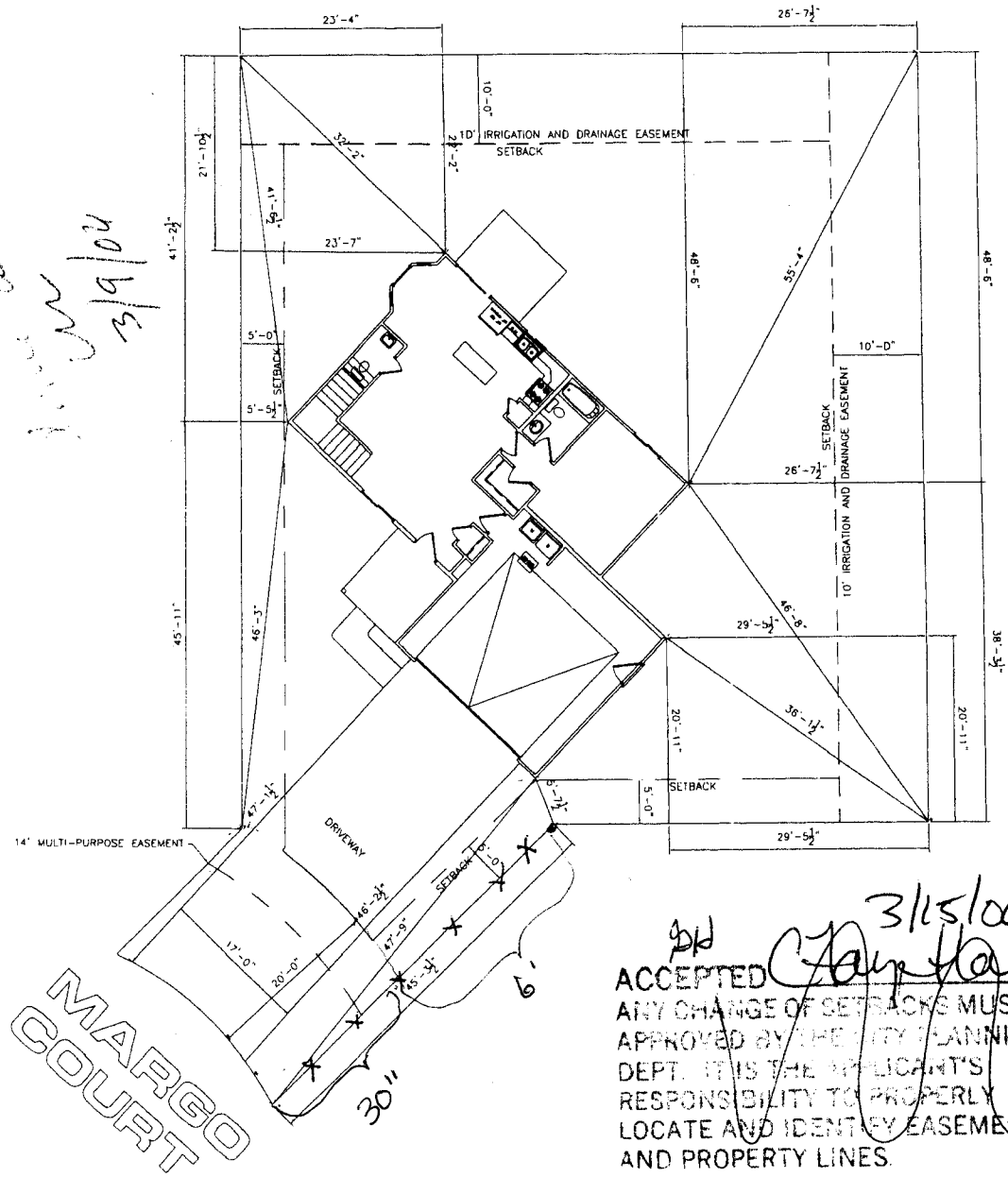
**NOTICE:**  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.  
2. USE OF THIS PLAN CONSTITUTES BUILDING AND OR HOME OWNER ACCEPTANCE OF THESE TERMS.  
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.  
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
5. THIS PLAN HAS NOT BEEN ENGINEERED BY ANYBODY. 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
LDT 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"



*Handwritten:* 2/19/02  
MARGO

*Handwritten:* 2836 Margo Ct.

*Handwritten:* Solid 30 inches

*Handwritten:* 3/15/06  
ACCEPTED *Chap Hall*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Handwritten:* JWA  
7/19/02

**MARGO COURT**