

FEE \$10.00

PERMIT # 10534

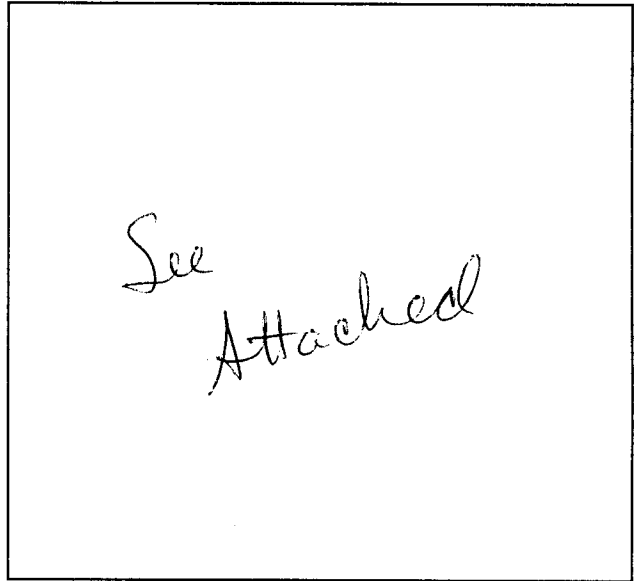


FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 547 Pinnacle Ct
TAX SCHEDULE NO 2945-083-27-000
PROPERTY OWNER William Graves
OWNER'S PHONE 257-1586
OWNER'S ADDRESS 547 Pinnacle Ct
CONTRACTOR SELF
CONTRACTOR'S PHONE
CONTRACTOR'S ADDRESS
FENCE MATERIAL Cedar
FENCE HEIGHT 6' + 4' 3-Rail Split-Rail



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5
SPECIAL CONDITIONS ACC approval req'd.

SETBACKS: Front 20' for 6' fence from property line (PL) or 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 5-5-5B 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.

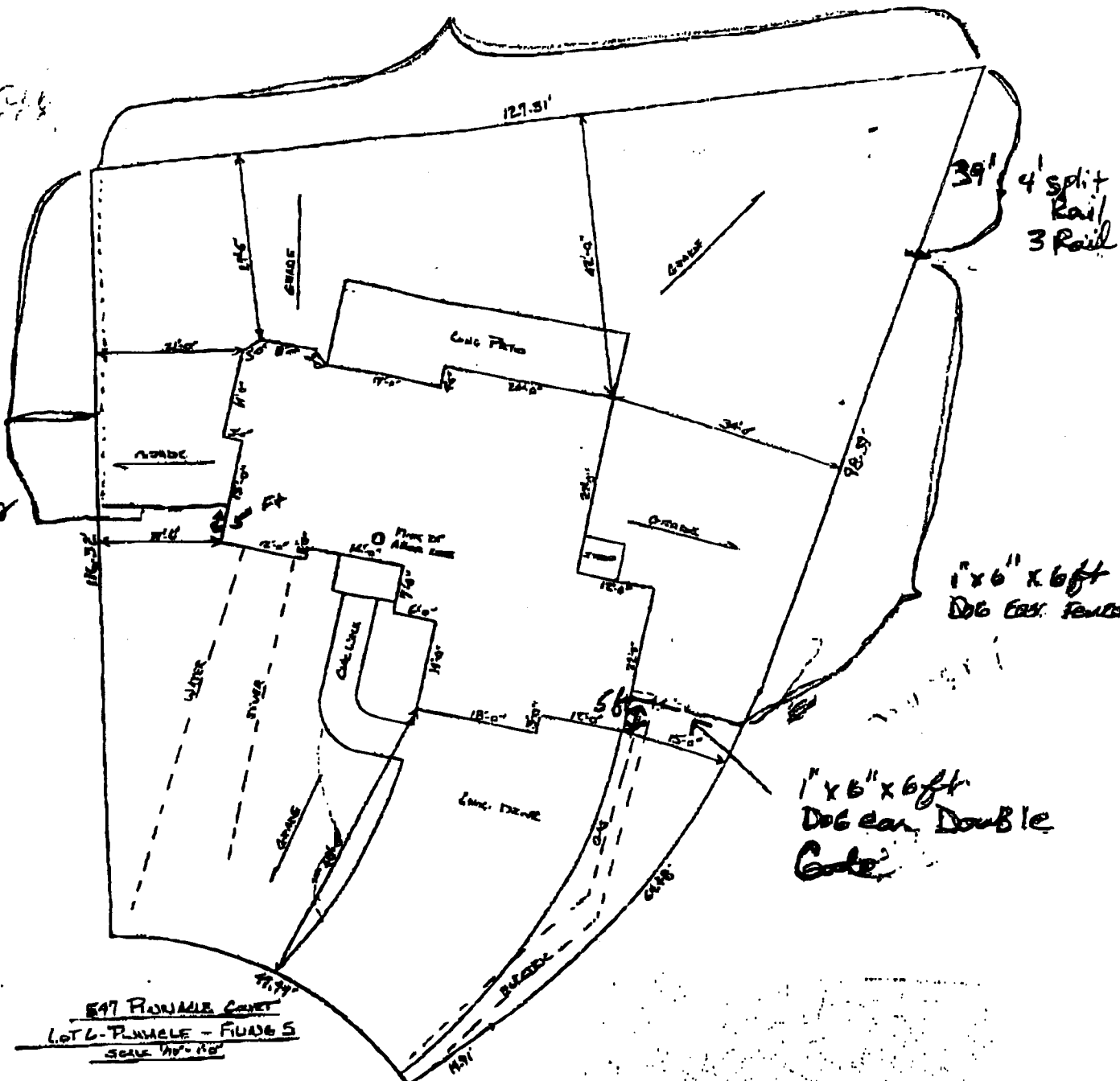
Applicant's Signature [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

Date 11/3/98
Date 11-3-98
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

4' split Rail - 3 Rail

11' x 6' x 6 ft
Dog ear
fence
ALL ready
There



547 PINNACLE COURT
LOT 6 - PINNACLE - PHASE 5
SCALE 1/8" = 1'-0"

APPROVED SUBJECT TO
CONDITIONS DATED 6-7-98
Julie Butcher
BY CHAIRMAN - SOUTH RIM
ARCHITECTURAL CONTROL COMMITTEE

Julie
Butcher

Fencing Plan from
Bill Greaves

547 Pinnacle Ct