

FEE \$10.00

PERMIT # 11748



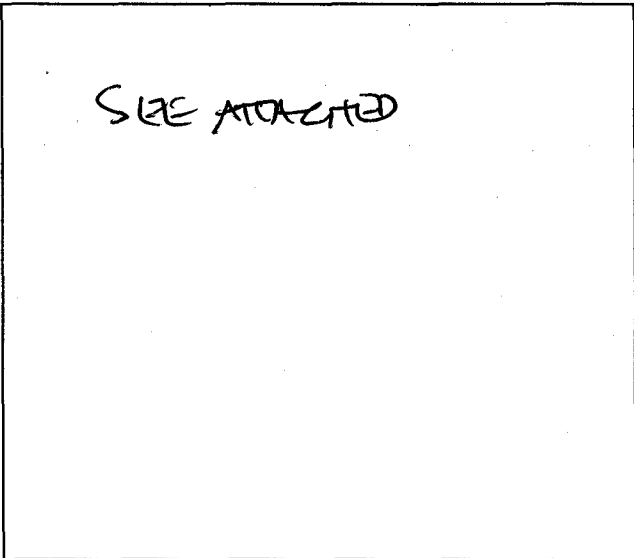
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Ac

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2827 B.4
TAX SCHEDULE NO 2943-303-64-002
PROPERTY OWNER Pinnacle Homes Inc.
OWNER'S PHONE 241-6646
OWNER'S ADDRESS 518 28 Rd Ste. 4 107 G.J CO 81501
CONTRACTOR same
CONTRACTOR'S PHONE same
CONTRACTOR'S ADDRESS same
FENCE MATERIAL Vinyl
FENCE HEIGHT 6'



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 RMF-5
SPECIAL CONDITIONS FENCE ALONG ABUTMENT
MUST BE 5' FROM SIDEWALK
SETBACKS: Front from property line (PL) or
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 Paul Labig Date 5/8/02
Community Development's Approval Bill N... Date 5-14-02
City Engineer's Approval (if required) [Signature] Date 5-14-02

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

82.45

82'

85.11'

NOTE:

THIS FENCE MUST BE SET BACK 5' FROM SIDEWALK

30'

25'

10'

6'

15'

50'

26'

15'

83.64

17.45'

6' High Vinyl

30'

EE EE  
14' Gate

17'

APPROVED FOR CONSTRUCTION

Bill N. M. 5-14-02

Community Development Department

Date

74.6'

Arlington Drive

20'

Driveway

20'

2827 B.4 Road 68.93 ← B.4 Road →

Lot 1 Block 3 Filing 2 Arrowhead Acres II

# 2943-303-64-002

North



Pinnacle Homes Inc.  
518 28 Road Suite A-107  
Grand Junction, CO 81501  
Phone: (970)-241-6646  
Fax: (970)-242-5689

Mr. Mike McDill  
250 N. 5th Street  
Grand Junction, CO 81501

Dear Mr. McDill,

I am writing this letter on behalf of Pinnacle Homes, Inc. in regards to three properties that we have received fencing violations on in Arrowhead Acres II.

The three addresses are:  
2826 B.4 Road, 2827 B.4 Road, and 2840 Maverick Drive.

The violations are concerning the five foot side setback that was changed after we had started installing in Arrowhead Acres II, but before we had finished the three houses in question. Pinnacle Homes, Inc. was made aware of the new ordinance at the time we picked up the fencing permits, however our installer continued installing off of existing fence lines and according to the old setbacks in the manner he was accustomed. He did not notify us until after the fence was in that he had not followed the new setback.

We would request a variance on these three houses so the fences can remain where they are based on the following:

The installer did install according to the old setbacks and there are no other problems with obstructed views, etc.

The fence matches the other installations in the subdivision prior to the change. The homeowners have been in their homes for over three months now, and have landscaped according to what they believe is their fence line.

Your consideration is appreciated, and we assure you that any fence installed in the future will be in accordance with the new city setbacks. If you have any questions, or if there is anything further that we can do to expedite the process, please call us.

Sincerely,

Bill Grace