

FEE \$10.00

PERMIT # 13355



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

10

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 276 Grill Creek
PROPERTY TAX NO: 2943-301-86-007
SUBDIVISION: Unaweep Heights
PROPERTY OWNER: Mr. Ken Orlover
OWNER'S PHONE:
OWNER'S ADDRESS: same
CONTRACTOR NAME: Bookedoff Fence & Vinyl
CONTRACTOR'S PHONE: 216-7828
CONTRACTOR'S ADDRESS: 2834 B2/10 Cr J CO 81503
FENCE MATERIAL & HEIGHT: white vinyl 6' 4' open picket in front yard
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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

PLOT PLAN

See Attached

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4
SPECIAL CONDITIONS 5' from back of walk
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
Side 0' from PL Rear 0' 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 Paul Cole
Community Development's Approval C. Jaze Hall
City Engineer's Approval (if required) [Signature]
Date 10/1/04
Date 10/2/04
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)

White Fence
Black Hinges

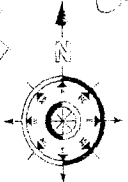
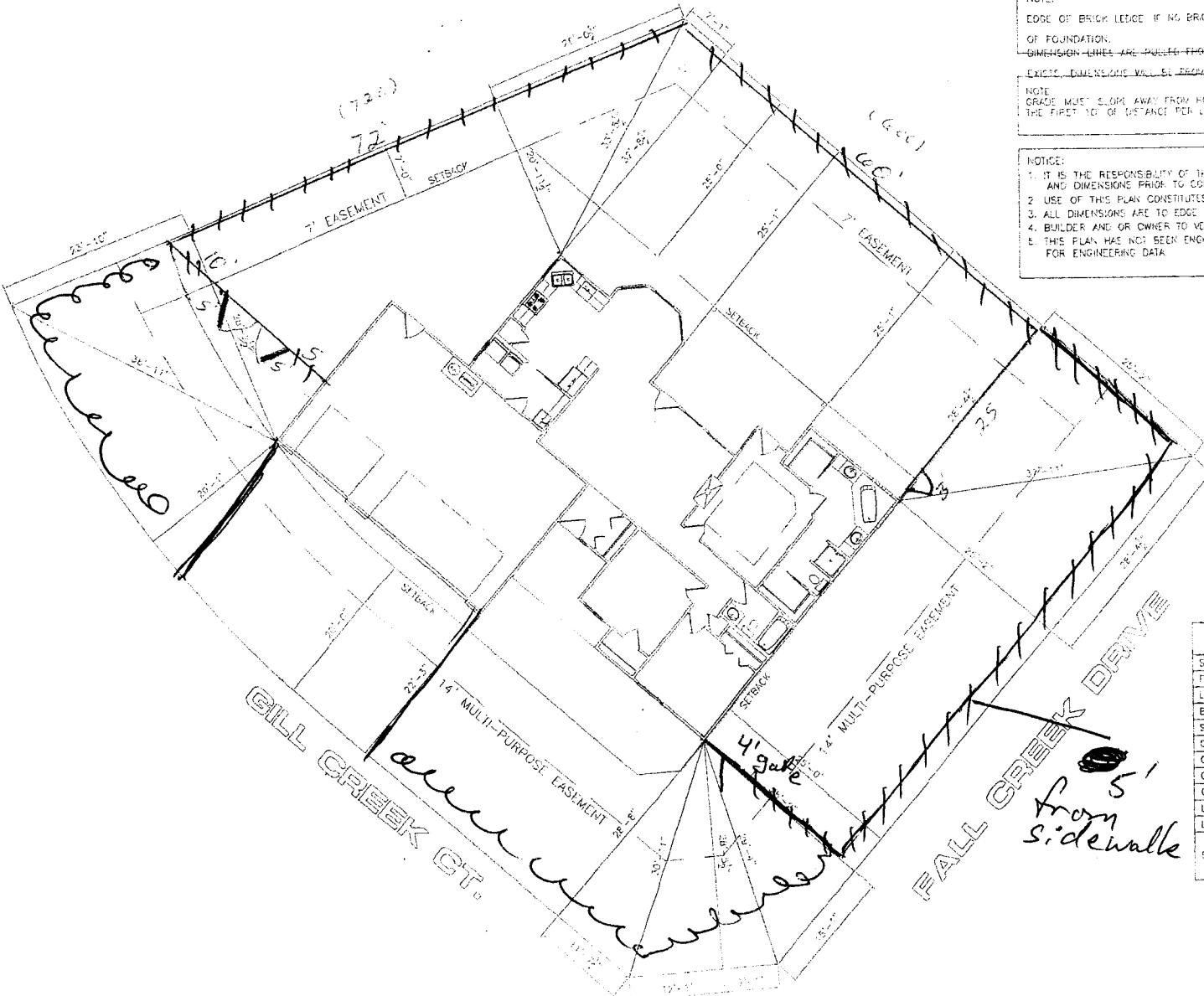
NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

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

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 1" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

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 BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE TERMS
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS
FOR ENGINEERING DATA.

Fixed \$10
A.H.N.
Jan -
Mr. Glover
upgrade



Fence 174' 3480
Crests 2-5' 943
1-3' 20

Permit
\$4,443⁰⁰
Mr. Glover

SITE PLAN INFORMATION	
SUBMISSION NAME	UNRAVELED HEIGHTS
FILING NUMBER	2
LOT NUMBER	7
BLOCK NUMBER	3
STREET ADDRESS	9
COUNTY	MESA
GARAGE SQ. FT.	756
COVERED ENTRY SQ. FT.	90
COVERED PATIO SQ. FT.	211
LIVING SQ. FT.	1436
LOT SIZE	10056
SETBACKS USED:	FRONT 20'
	SIDES 7' AND 25'
	REAR 25'

276
Gill Creek