

FEE \$10.00

PERMIT # 12941



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 298 Roddy Pitch
PROPERTY TAX NO: 2943-301-82-001
SUBDIVISION: Unawsep Heights Flng 1
PROPERTY OWNER: Pinnacle Homes Inc
OWNER'S PHONE: 241-6646
OWNER'S ADDRESS: 3111 F Rd GJ 81504
CONTRACTOR NAME: Bodecliff Fence & Vinyl
CONTRACTOR'S PHONE: 216-7828
CONTRACTOR'S ADDRESS: 2834 B3/10 Rd 81503
FENCE MATERIAL & HEIGHT: 6' Vinyl Wht-Tan body

PLOT PLAN

see attached

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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4
SPECIAL CONDITIONS Fence must be 5' from sidewalk.
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
Side 0' from PL Rear 0' from PL

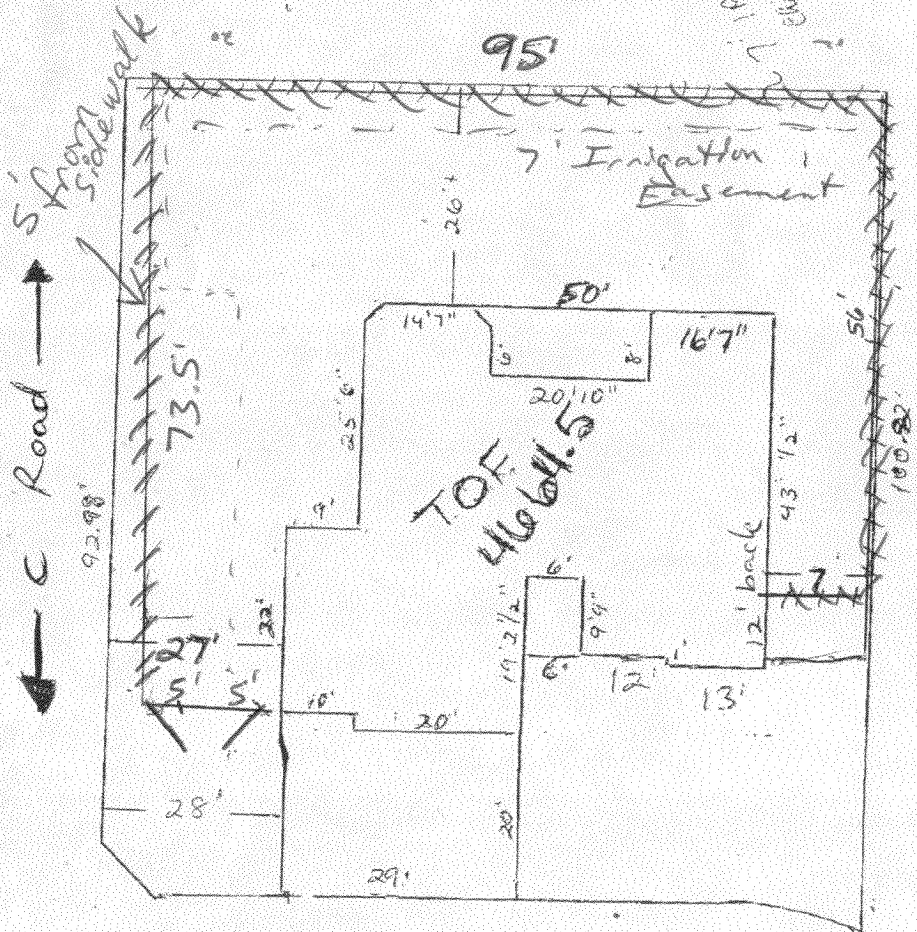
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 Labrie Date 6/3/04
Community Development's Approval C Jane Hall Date 6/4/04
City Engineer's Approval (if required) [Signature] Date 6/4/04

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)



← Rocky Pitch Road →

N ↑

Rocky Pitch  
Circuit

Dave

**FXED**  
12/01

298 Rocky Pitch Rd.

Lot 1 Block 2

Unawep Heights

Filing 1

Burgers

Tax # 2943-301-00-162  
2943 301-00-3254

# 298 Rocky Pitch Road



SCALE 1 : 360



*OK  
OK  
6/4/04*

