

FEE \$10.00

PERMIT # 12739



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2857 Unaweeep Ave

PROPERTY TAX NO: 2943-301-00-162

SUBDIVISION: Unaweeep Heights

PROPERTY OWNER: Pinnacle Homes Inc.

OWNER'S PHONE: 241-6646

OWNER'S ADDRESS: 3111 F Rd GJS CO 81504

CONTRACTOR NAME: Boolecliff Fence & Vinyl

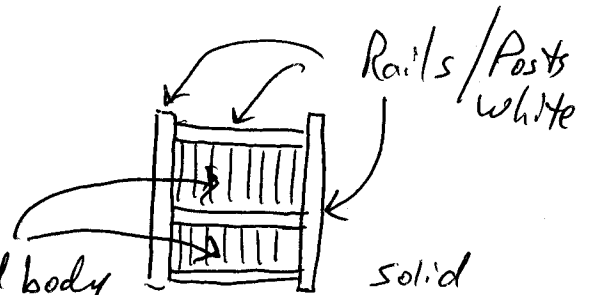
CONTRACTOR'S PHONE: 216-7828

CONTRACTOR'S ADDRESS: 2834 B 3/10 GJS CO 81503

FENCE MATERIAL & HEIGHT: 6' Vinyl-White w/ sand 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 SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater.

SPECIAL CONDITIONS per approved plan

file# FP-2003-165 / Keep out of site triangle. Side _____ from PL Rear _____ from PL

(24" X 36" sheet in file)

APPROVED ONLY AS NOTED

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.

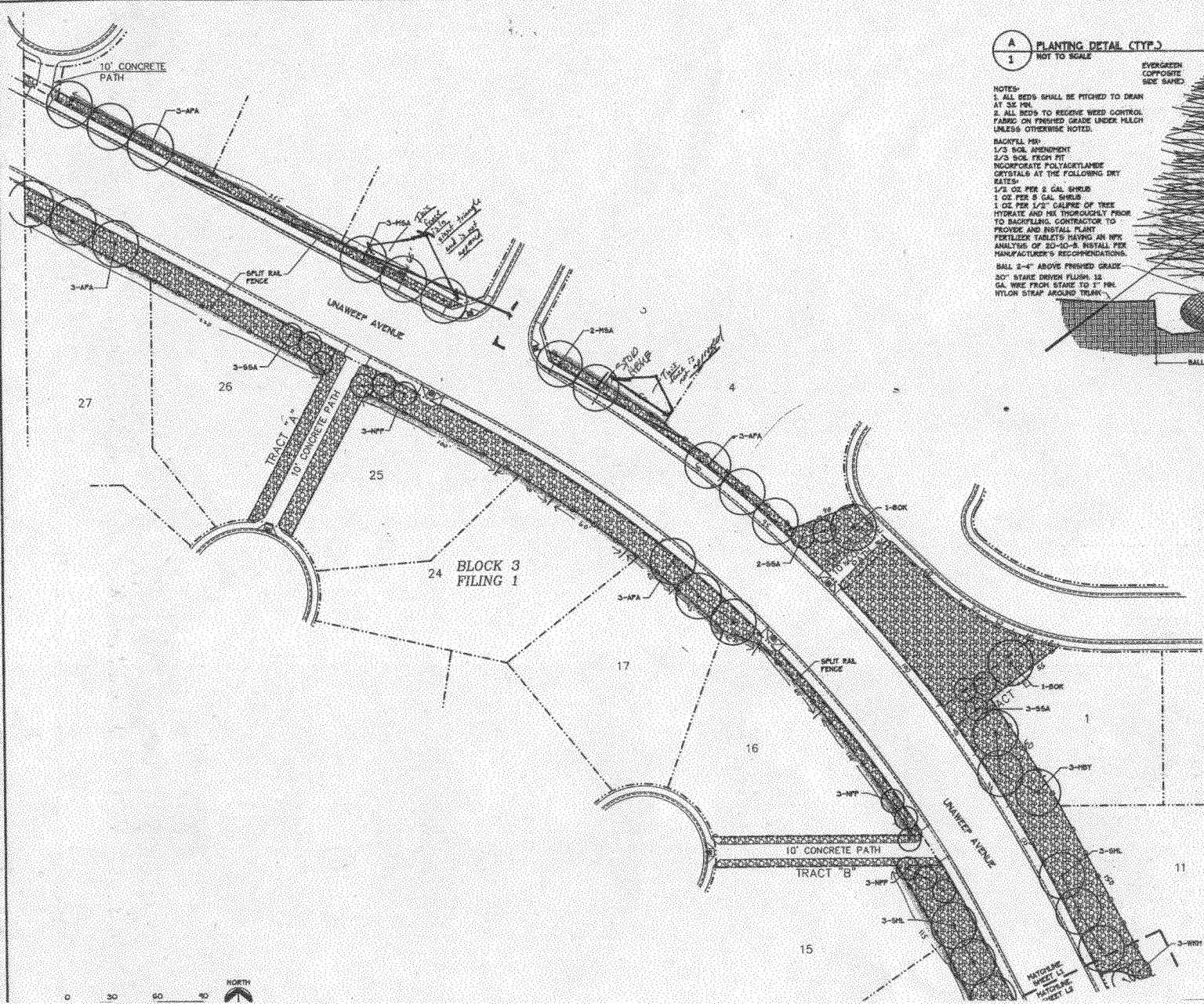
Applicant's Signature Paul Coley Date 2/9/04

Community Development's Approval Lou V. Brown Date 2/10/04

City Engineer's Approval (if required) Uma C. Smith Date 2/11/04

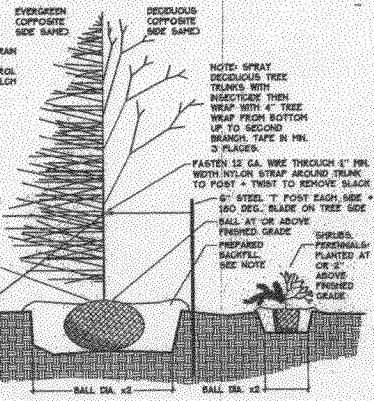
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

UNA WEEP HEIGHTS
GRAND JUNCTION, COLORADO



A
1 PLANTING DETAIL (TYP.)
NOT TO SCALE

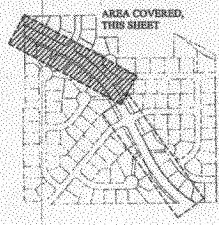
NOTES:
1. ALL BEDS SHALL BE FITTED TO DRAIN AT 3% MIN.
2. ALL BEDS TO RECEIVE WEED CONTROL FABRIC ON FINISHED GRADE UNDER MULCH UNLESS OTHERWISE NOTED.
BACKFILL MIX:
1/3 SOIL AMENDMENT
2/3 SOIL FROM PIT
INCORPORATE POLYACRYLAMIC CRYSTALLS AT THE FOLLOWING DRY RATES:
1/2 OZ PER 5 GAL SHUB
1 OZ PER 5 GAL SHUB
1 OZ PER 1/2" CALIPRE OF TREE
HYDRATE AND MIX THOROUGHLY FROM TO BACKFILLING CONTRACTOR TO PROVIDE AND INSTALL PLANT FERTILIZER TABLETS HAVING AN NPK ANALYSIS OF 20-10-5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
BALL 2"-4" ABOVE FINISHED GRADE
30" STAKE DRIVEN FLUSH 18" GA. WIRE FROM STAKE TO 1" MIN. NYLON STRAP AROUND TRUNK



LEGEND

- PERSONAL
 - DECIDUOUS SHUB
 - EVERGREEN SHUB
 - DECIDUOUS TREE
 - LANDSCAPE ROCK
 - OPEN SPLIT RAIL FENCE
- NOTE: SEE SHEET 9 FOR PLANT LIST

LOCATOR MAP
NO SCALE



DRAWN BY	ME
CHECKED	CS
JOB NO.	0344
DATE	10.05.00
REVISIONS	

DRAWING NO.
0344-10-28-00-1

SHEET NO.	1 OF 2
STATUS	
○ DRAFT	
● PRELIMINARY	
○ BID	
○ CONSTRUCTION	
○ AS BUILT	

CHAVONNE & ASSOC'S, INC.
LANDSCAPE AND PLANNING ENGINEERS
1400 GRAND AVENUE
GRAND JUNCTION, CO 81501
PH: 870-841-8745
FAX: 870-841-8750

24" x 36" copy in file

