

FEE \$10.00

PERMIT # 13353



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

①

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS:	2869 Fall Creek
PROPERTY TAX NO:	2943-301-00162
SUBDIVISION:	Unawee Heights
PROPERTY OWNER:	David Morgan
OWNER'S PHONE:	433-2154
OWNER'S ADDRESS:	Same
CONTRACTOR NAME:	Boeckhoff Fence & Vinyl
CONTRACTOR'S PHONE:	216-7828
CONTRACTOR'S ADDRESS:	2834 B3/10 G3 CO 81503
FENCE MATERIAL & HEIGHT:	Whit/Tan vinyl 6'

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 20' from property line (PL) or
 SPECIAL CONDITIONS _____ 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 Lohr

Community Development's Approval C. Faye Hall

City Engineer's Approval (if required) _____

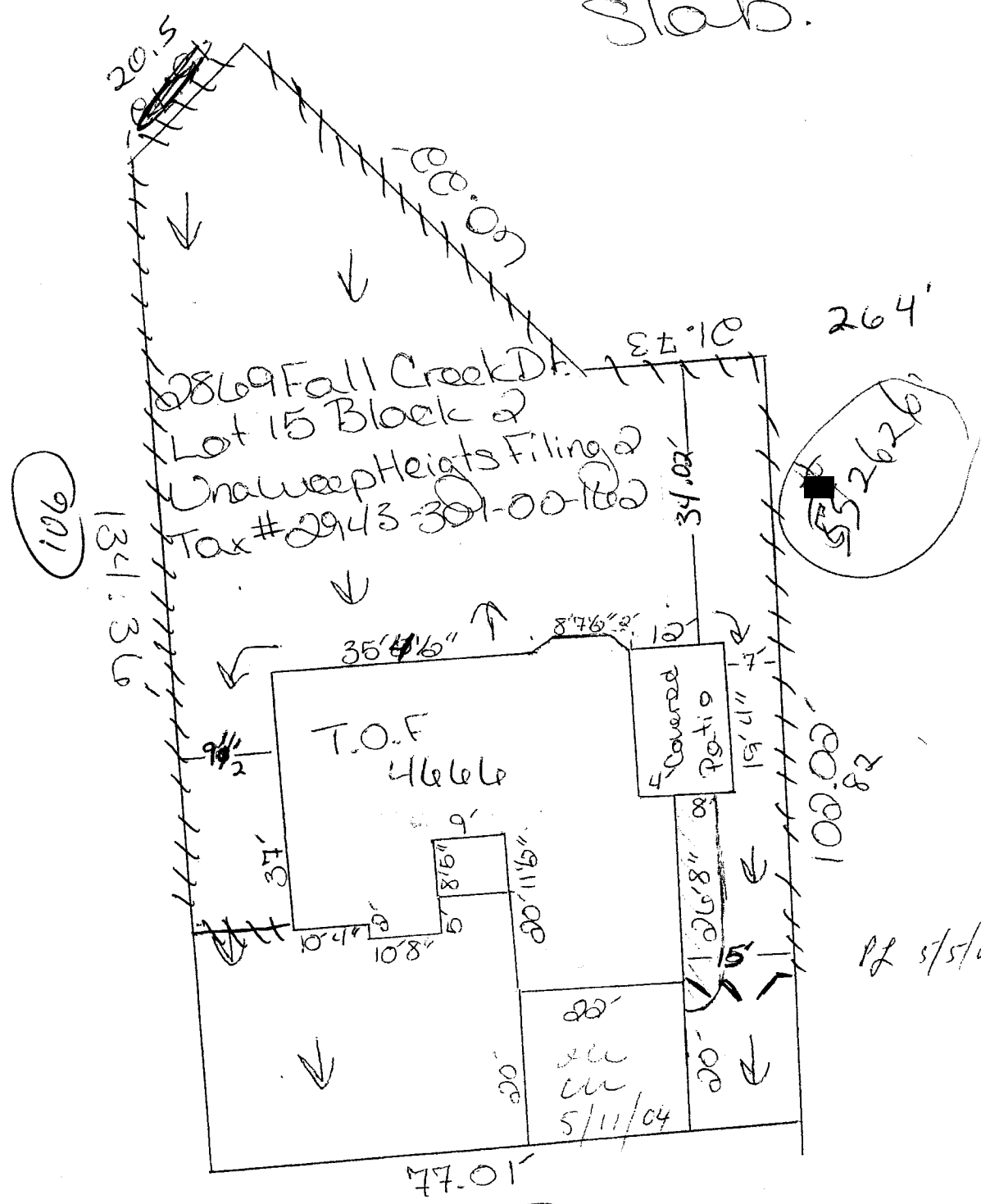
Date 10/1/04

Date 10/1/04

Date _____

5-17-04 Daylen Henderson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE ALL EASEMENTS
 AND PROPERTY LINES.

Saphire Plus
 Garage Right
 Stucco ~~Front~~ Full
 Slab.
 BKG 5/17/04



2869 Fall Creek Drive