

FEE \$10.00

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PERMIT # 13421

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2872 Lobe Creek Cr I CO 81523
Property Tax No: 2943-301-86-018
Subdivision: Unaweeep Heights
Property Owner: Tammy Fletcher
Owner's Telephone: 241-8555 work
Owner's Address: same
Contractor's Name: Bookhoff Fence & Umyl
Contractor's Telephone: 216-7828
Contractor's Address: 2834 B 3/10 Rd Cr I CO 81503
Fence Material & Height: 6' White Umyl

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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
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 Daly Date 12-3-07
Community Development's Approval [Signature] Date 12/3/07
City Engineer's Approval (if required) 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)

close 12/1/05

Alissa Moore 10/1/04

McCoy 257-7014

\$692.50

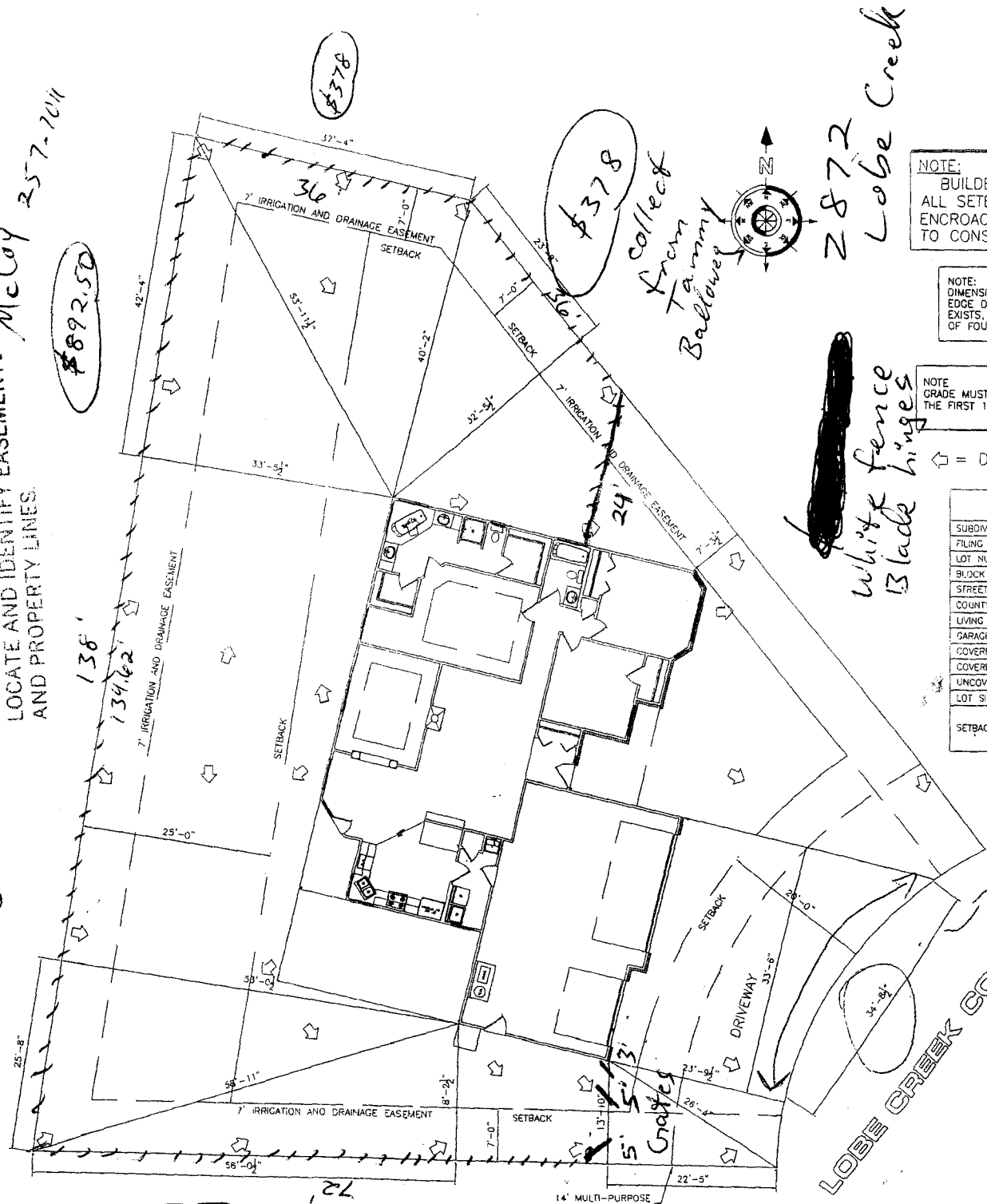
\$378

\$378

2872 Lobe Creek

ACCEPTED SETBACKS MUST BE ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Rarner - 556.50 Shared w/ neighbor



collect from Tammy Ballouey

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

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

NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

← = DRAINAGE ARROWS

| SITE PLAN INFORMATION | |
|-------------------------|-----------------------|
| SUBDIVISION NAME | UNASWEPT HEIGHTS |
| FILING NUMBER | 2 |
| LOT NUMBER | 18 |
| BLOCK NUMBER | 3 |
| STREET ADDRESS | 2872 LOBE CREEK COURT |
| COUNTY | VEVA |
| LIVING SQ. FT. | 1695 SF |
| GARAGE SQ. FT. | 712 SF |
| COVERED PORCH SQ. FT. | 91 SF |
| COVERED PATIO SQ. FT. | 99 SF |
| UNCOVERED PATIO SQ. FT. | 306 SF |
| LOT SIZE | 11,141 SF |
| | FRONT 20' |
| SETBACKS USED | SIDES 7' |
| | REAR 25' |

White fence Blade hinges

LOBE CREEK COURT drive 32' max

OK with width restricted as noted 9/28/04

25LB SCALE: 1" = 20'-0"