

FEE \$10.00

PERMIT # 14722

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 284 Gill Creek Ct - G.J. CO 81503
Property Tax No: Lot 10 Blk 3 2943-301-86-010
Subdivision: Unaweep Heights Filing II
Property Owner: Mr. Hutchison
Owner's Telephone: 261-6918
Owner's Address: same
Contractor's Name: Bookcliff Fence & Vinyl
Contractor's Telephone: 216-7828
Contractor's Address: 2834 B 3/10 Rd. GJ CO 81503
Fence Material & Height: 6' White Vinyl

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
SPECIAL CONDITIONS
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater. Side from PL Rear 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.

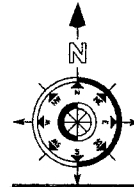
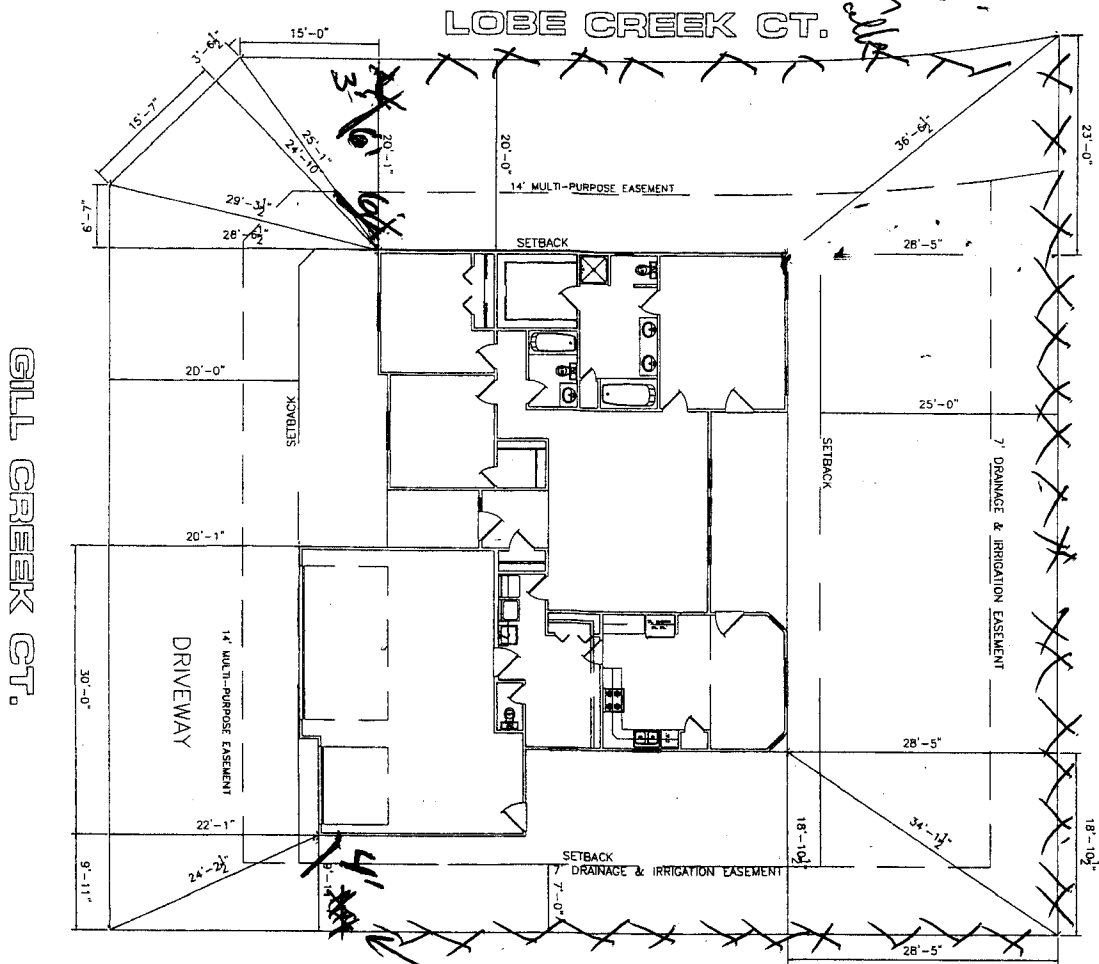
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Paul Cable Date 9/23/05
Community Development's Approval Dayleen Henderson Date 9-23-05
City Engineer's Approval (if required) Lane C Umbreit Date 9/23/05

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)

284 Gill Creek Ct.

ACCEPTED *7/1/05*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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

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

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

SITE PLAN INFORMATION	
SUBMISSION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
LOT NUMBER	10
BLOCK NUMBER	3
STREET ADDRESS	284 GILL CREEK
COUNTY	MESA
GARAGE SQ. FT.	636 SF
COVERED ENTRY SQ. FT.	58 SF
COVERED PATIO SQ. FT.	169 SF
LIVING SQ. FT.	1728 SF
LOT SIZE	9038 SF
T.O.F.	MIN-4662.5-MAX-4664.5
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

*Mr. Hutchinson  
 261-9698*

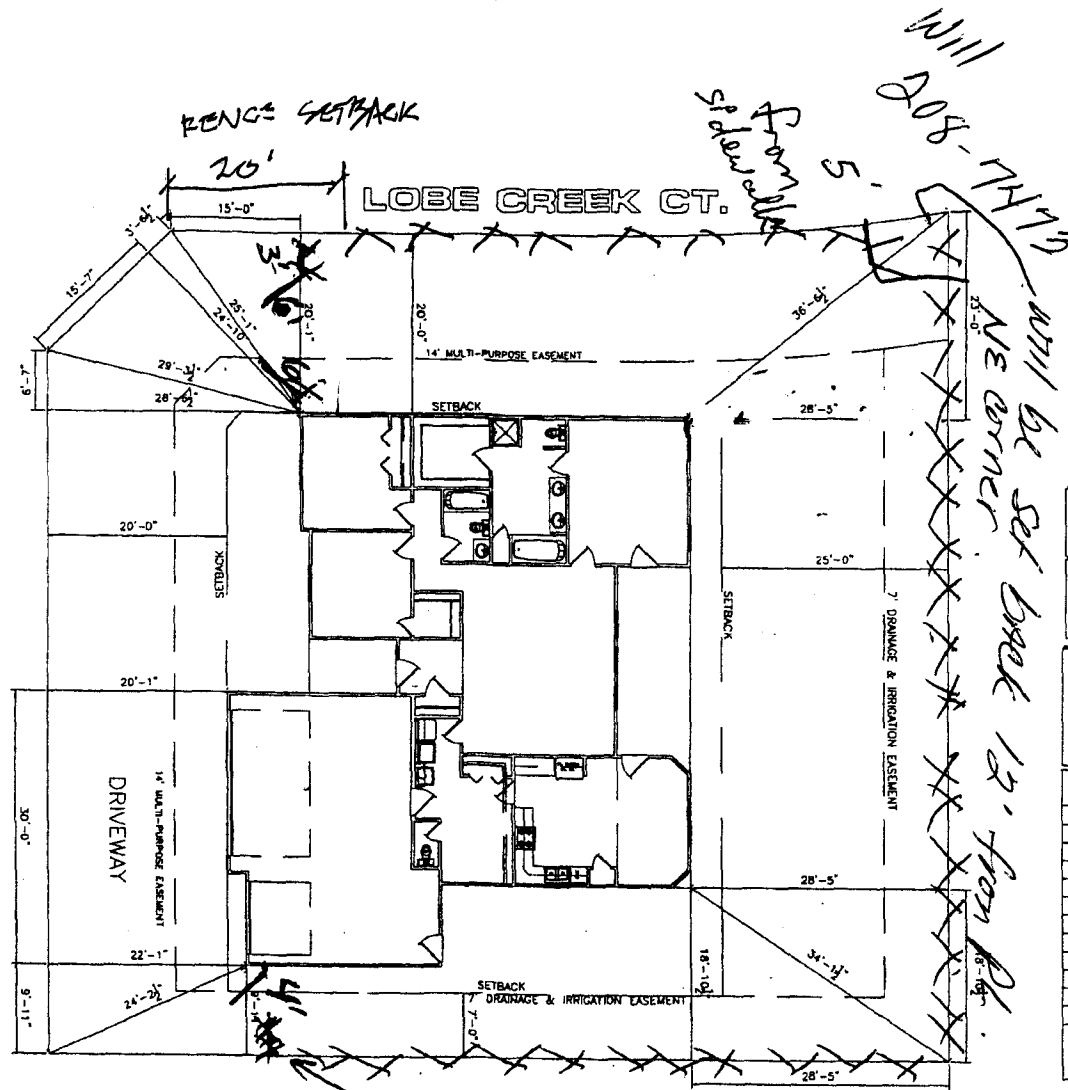
*DRIVE OK  
 4/1/05  
 match fence*

SCALE: 1"=20'-0"

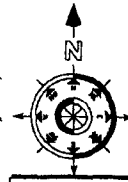
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ACCEPTED *Cy Jam Hill* 1/15/05  
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GILL CREEK CT.



Will 208-7479  
 NE corner will be set back 13' from Pt.  
 5' from Pt.  
 13' from Pt.



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 7/1/05  
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