

FEE \$10.00

(2)

PERMIT # 13818

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 288 Gill Creek Ct.
Property Tax No: 2943-301-80-020
Subdivision: Uniweep Heights
Property Owner: Erick and Bernadette Hembrickson
Owner's Telephone: 970-243-7820
Owner's Address: 288 Gill Creek Ct.
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: Vinyl (white) Solid 6'

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.

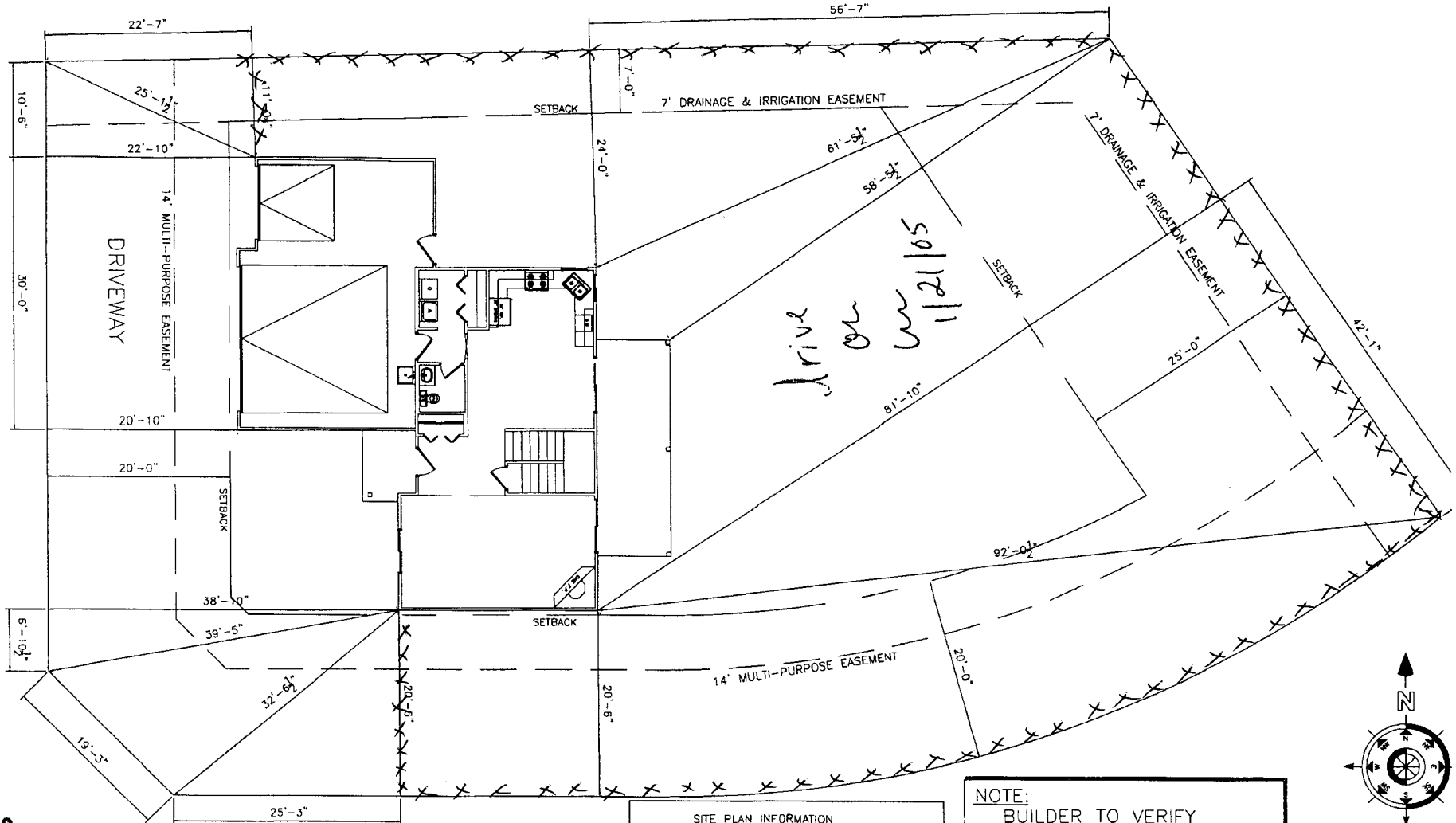
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature [Signature] Date 6/30/05
Community Development's Approval [Signature] Date 6/30/05
City Engineer's Approval (if required) [Signature] Date 6/30/05

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)

GILL CREEK CT.



LOBE CREEK CT.

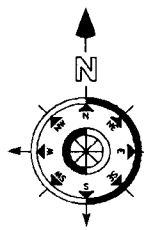
SCALE: 1/16" = 1'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
LOT NUMBER	20
BLOCK NUMBER	3
STREET ADDRESS	288 GILL CREEK COURT
COUNTY	MESA
GARAGE SQ. FT.	610 SF
COVERED ENTRY SQ. FT.	46 SF
COVERED PATIO SQ. FT.	192 SF
MAIN LIVING SQ. FT.	786 SF
UPPER LIVING SQ. FT.	721 SF
TOTAL LIVING SQ. FT.	1507 SF
LOT SIZE	10754 SF
FRONT	20'
SETBACKS USED	SIDES 7' REAR 25'

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

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.



1-24-05
ACCEPTED 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.