

FEE \$10.00

Q

PERMIT # 13694

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 294 Gill Creek Court
Property Tax No: 2943-301-86-023
Subdivision: Unawee Heights
Property Owner: Missouri McCoy
Owner's Telephone: 970 257701
Owner's Address: 294 Gill Creek Ct
Contractor's Name: Missouri McCoy
Contractor's Telephone: same
Contractor's Address: same
Fence Material & Height: 6' white vinyl fence

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 RSE-4
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or
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.

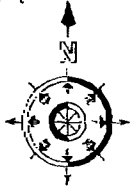
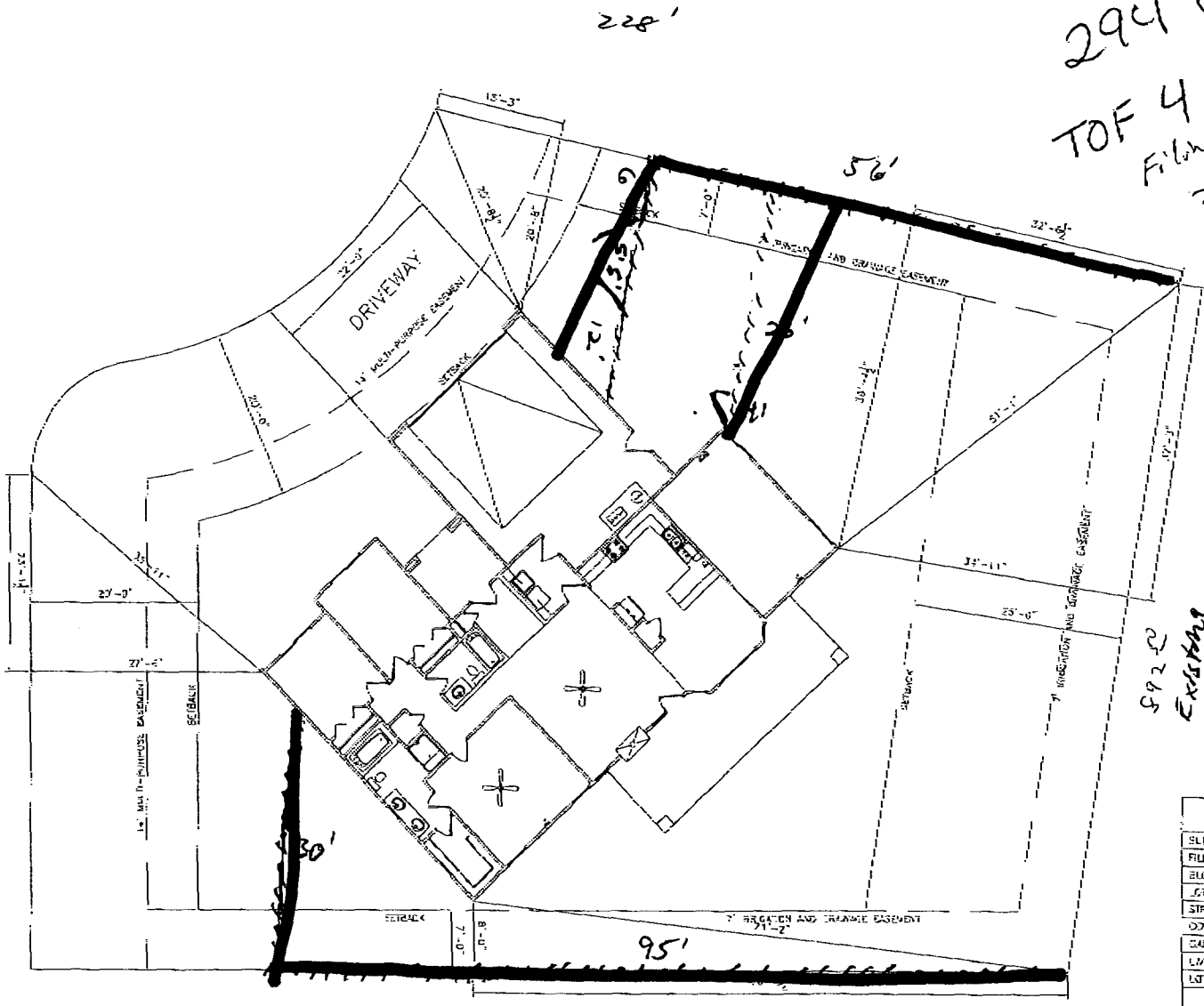
Applicant's Signature [Signature] Date 4/15/05
Community Development's Approval [Signature] Date 4/15/05
City Engineer's Approval (if required) Date

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)

294 Gill Creek Ct
 TOF 4663.0
 FILING 2 Lot 23 Blocks
 294 330186

GILL CREEK COURT



NOTE:
 GRACE MUST SLOPE AWAY FROM HOUSE 2" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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.

SITE PLAN INFORMATION	
SUBMISSION NAME	UNWEED HEIGHTS
FILING NUMBER	2
BLOCK NUMBER	3
LOT NUMBER	23
STREET ADDRESS	294 GILL CREEK COURT
COUNTY	MESA
GARAGE SQ. FT.	346 SF
LIVING SQ. FT.	1672 SF
LOT SIZE	11,230 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 22'

SCALE: 1"=20'

12/19/28

592
 25765
 Easement