

FEE \$10.00

2

PERMIT # 13606

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 298 Gill Creek Court
Property Tax No: 2943-301-86-025
Subdivision: Unawake Heights
Property Owner: Pinnacle Homes
Owner's Telephone: 244-6646
Owner's Address: 3111 F Rd
Contractor's Name: Bookcliff Fence + Vinyl
Contractor's Telephone: 216-7828
Contractor's Address: 2834 B.3 Rd
Fence Material & Height: Vinyl 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
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).

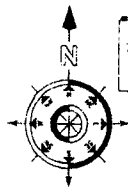
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Robert B. [Signature] Date 4/4/05
Community Development's Approval Gayleen Henderson Date 4-4-05
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)

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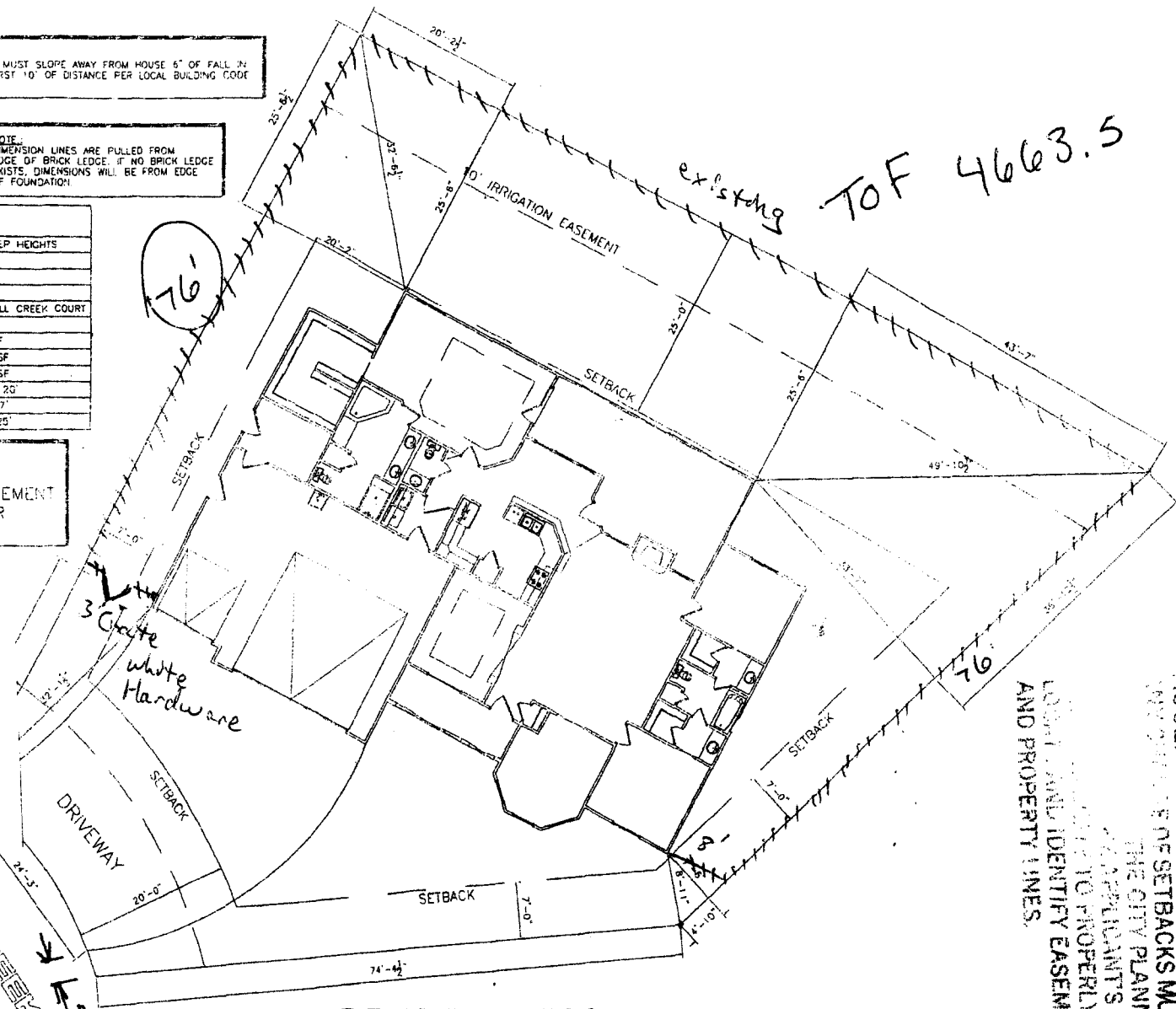
NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
BLOCK NUMBER	3
LOT NUMBER	25
STREET ADDRESS	298 GILL CREEK COURT
COUNTY	MESA
GARAGE SQ. FT.	771 SF
LMHG SQ. FT.	2168 SF
LOT SIZE	9384 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

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

White Fence



existing TOF 4663.5

76'

ACCEPTED *[Signature]* 12-13-24
 THE CITY PLANNING DEPARTMENT
 LOCAL AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE: 1"=20'

298 GILL CREEK COURT
 12-10-09
[Handwritten signature]