

FEE \$10.00

PERMIT # 14686

FENCE PERMIT @
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2869 LobeCreek Ct.

Property Tax No: 2943-301-86-073

Subdivision: Unaweepe Heights

Property Owner: Shaunti Kelley

Owner's Telephone: 243-0850

Owner's Address: same

Contractor's Name:

Contractor's Telephone:

Contractor's Address:

Fence Material & Height: plastic / PVC, 6 FT

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 _____ from center of ROW, whichever is greater.

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 Shaunti Kelley

Date 8/18/05

Community Development's Approval [Signature]

Date 8/18/05

City Engineer's Approval (if required)

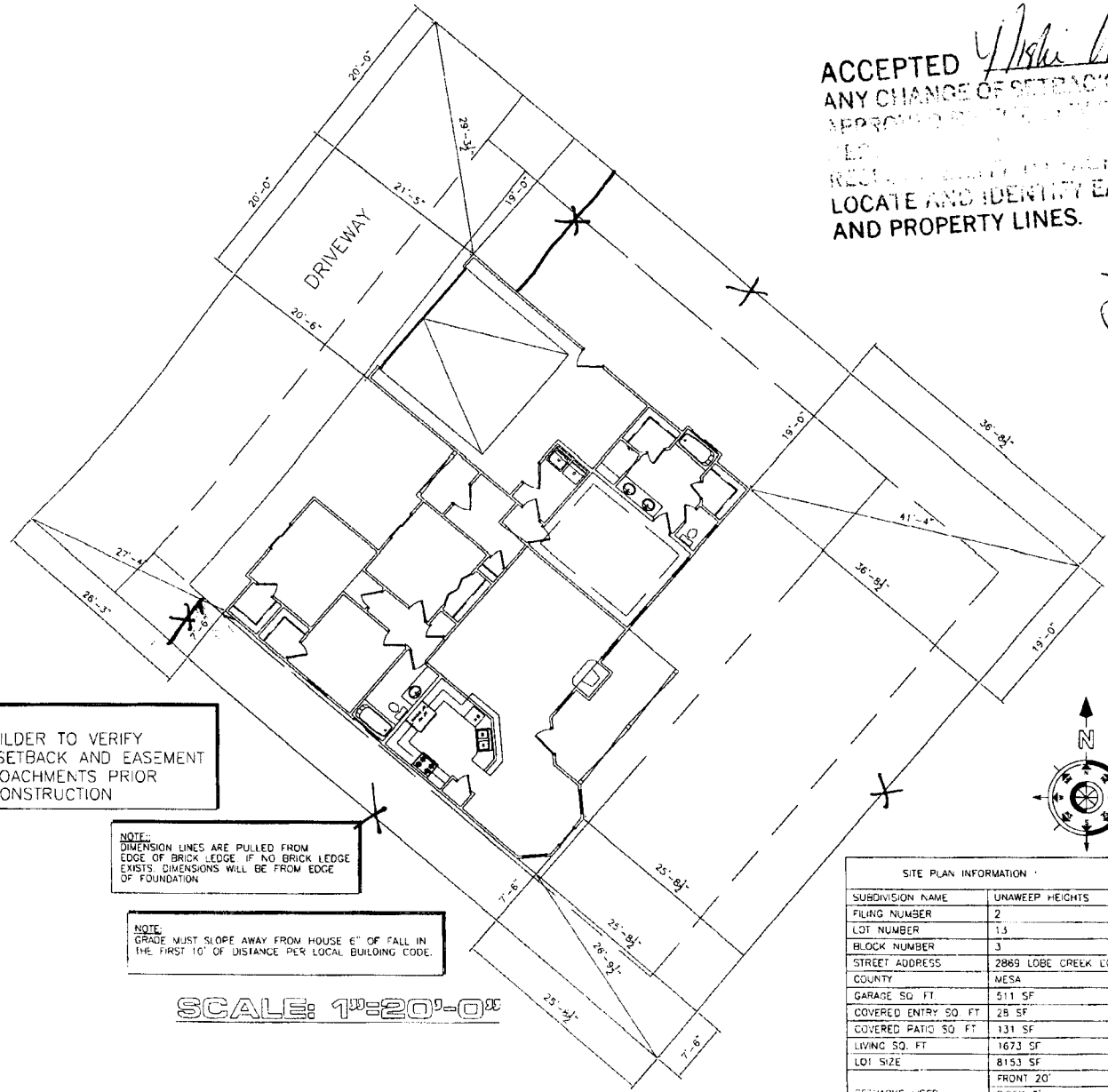
Date

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)

ACCEPTED *Yishi Bagon 3/10/05*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. PLEASE LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

David Young
3-14-05

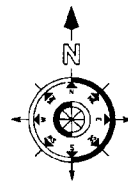


NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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.

SCALE: 1"=20'-0"



SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FLING NUMBER	2
LOT NUMBER	13
BLOCK NUMBER	3
STREET ADDRESS	2869 LOBE CREEK COURT
COUNTY	MESA
GARAGE SQ. FT.	511 SF
COVERED ENTRY SQ. FT.	28 SF
COVERED PATIO SQ. FT.	131 SF
LIVING SQ. FT.	1673 SF
LOT SIZE	8153 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'