

FEE \$10.00

PERMIT # 14177

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 286 Snyder Creek Dr.
Property Tax No: 2943-301-98-003
Subdivision: UNWEEP HEIGHTS
Property Owner: Pinnacle Homes
Owner's Telephone: 216-7828
Owner's Address: 3111 F Rd GJ 81503
Contractor's Name: Bookcliff Fence & Vinyl
Contractor's Telephone: 216-7659
Contractor's Address: 2834 B3 Rd GJ 81500
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 none
SETBACKS: Front 20 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 [Signature]
Community Development's Approval [Signature]
City Engineer's Approval (if required)

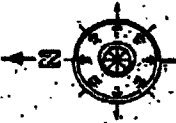
Date 8/29/06
Date 8/24/06
Date

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)

523-5272

A.H. Henry
& Bob



ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

ALL LINES ARE TO BE CONSIDERED AS LOCAL BOUNDARY LINES.

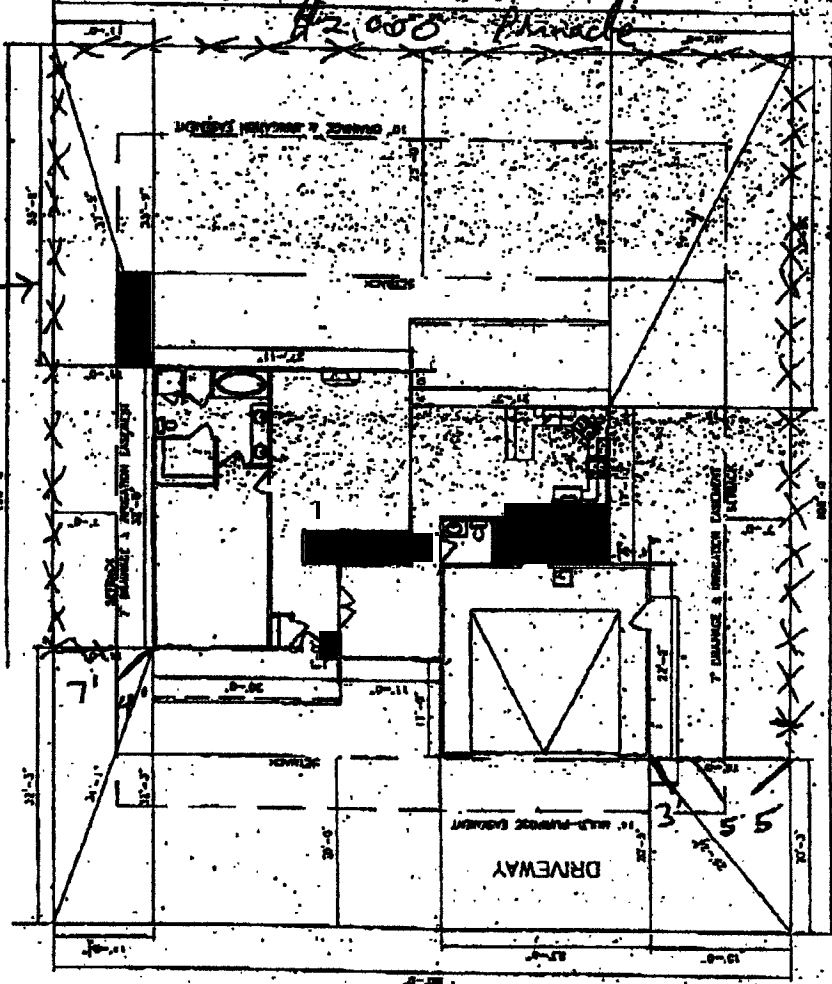
ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE ROAD UNLESS OTHERWISE SPECIFIED.

NOTE:
BUILDER TO VERIFY
ALL SETBACKS AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION.

OWNER	ALLEN & ALLEN
OWNER'S ADDRESS	286 SNYDER CREEK DRIVE
CITY	ROSELAND, N.C.
STATE	NC
ZIP	28154
DATE	08/23/06
DRAWN BY	ALLEN & ALLEN
CHECKED BY	ALLEN & ALLEN
SCALE	AS SHOWN
PROJECT NO.	286-0601
DATE PLOTTED	08/23/06
PLANT	PLANT 01
SCALE	SCALE 1"=20'-0"

SCALE 1"=20'-0"

6' white Vinyl
New Fence & Front
Gates
2-5'
1-4'
1-3'



ACCEPTED 8/24/06
MUST BE
APPROPRIATE
RESUBMIT TO CORRECTLY
LOCAL CODES, EASEMENTS
AND PROPERTY LINES.

SNYDER CREEK DRIVE

286 Snyder Creek
Due by 8/30

TO Feb
8/16