

FEE \$10:00

PERMIT # 14839

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 295 Gill Creek Ct.
Property Tax No: 2943 - 301 - 800 - 028
Subdivision: Unaweeep height
Property Owner: TJ + Jamie Satterfield
Owner's Telephone: 970 - 2314-7385
Owner's Address: 295 Gill Creek Ct
Contractor's Name: Pinnacle Homes
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: 6ft vinyl white/brown

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 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 Jan. 5 06
Community Development's Approval [Signature] Date 1-5-06
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)

*Alisa Chapman 5/17/05*

ACCEPTED  
ANY CHANGES  
CITY PLANNING  
DEPARTMENT'S  
PROPERLY  
PROPERTY LINES

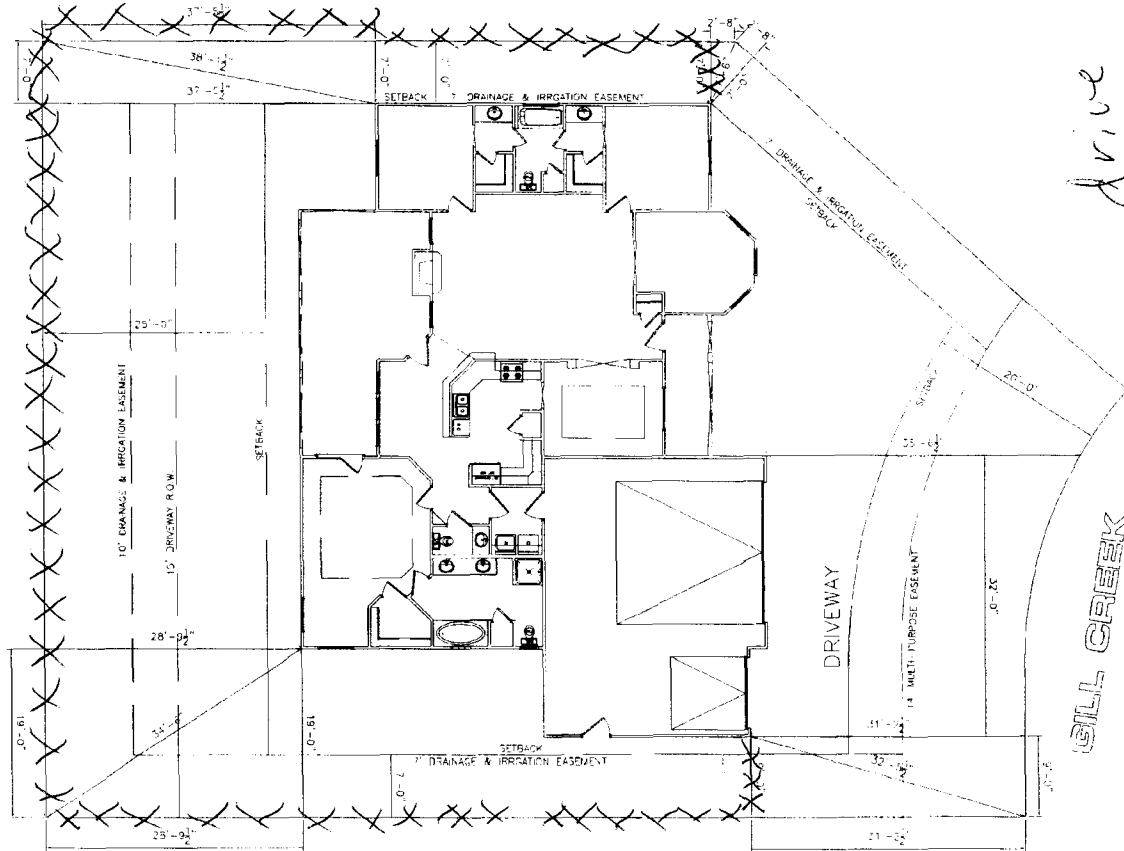


NOTE:  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:  
DIMENSION LINES ARE PULLED FROM  
EDGE OF BRICK EDGE OF TO BRICK EDGE  
EXISTS. DIMENSIONS WILL BE FROM EDGE  
OF FOUNDATION.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
BLOCK NUMBER	3
LOT NUMBER	28
STREET ADDRESS	295 GILL CREEK COURT
COUNTY	MEHA
GARAGE SQ. FT.	774 SF
LIVING SQ. FT.	1972 SF
LOT SIZE	9378 SF
I.C.P.	MIN - 4663.5 - MAX - 4665.5
SETBACKS 1:5FD	FRONT 25' SIDES 7' REAR 25'



SCALE: 1"=20'-0"

*drive on on 5/17/05*