

FEE \$10.00.

PERMIT #

13907

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2862 ARRATA DR

Property Tax No: 2943-301-95-004

Subdivision: UNAWEEP HEIGHTS

Property Owner: Pinnacle Homes

Owner's Telephone: 216-7828

Owner's Address: 3111 F Rd

Contractor's Name: BOOKCLIFF FENCE + VINYL

Contractor's Telephone: 216-7859

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 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 across 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 3-23-06

Community Development's Approval [Signature]

Date 3-23-06

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)



Fence Permit

PERMIT # 14900

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 2862 ARRASTA CT

Property Tax No: _____

Subdivision: UNAWEEP HEIGHTS

Property Owner: P.G. CAMPEAU

Owner's Telephone: _____

Owner's Address: 2862 ARRASTA

Contractor's Name: BECKCLIFF FENCE + VINYL

Contractor's Telephone: 216-7828

Contractor's Address: 461 WASHBURN

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.

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ZONE R-4 SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS Has moved fence _____ from center of ROW, whichever is greater.
10'6" back to accommodate access easement Side _____ from PL Rear _____ from PL
per revised plan for city code enforcement

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).

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Applicant's Signature Robert B. Campau Date 6/5/07

Community Development's Approval [Signature] Date 6/5/07

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)

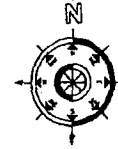
(White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

Blocked easement
call for storage

CC: Gandy / ED
PERMIT
B & G

WHITE ONLY

REVISED 01/5/07
ACCEPTED NAC/1/18/07
ANY CHANGE OF SETBACK MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 72' white 216' white/tan



~~Grates~~

NOTE:
1. ALL DIMENSIONS OF THIS PLAN SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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

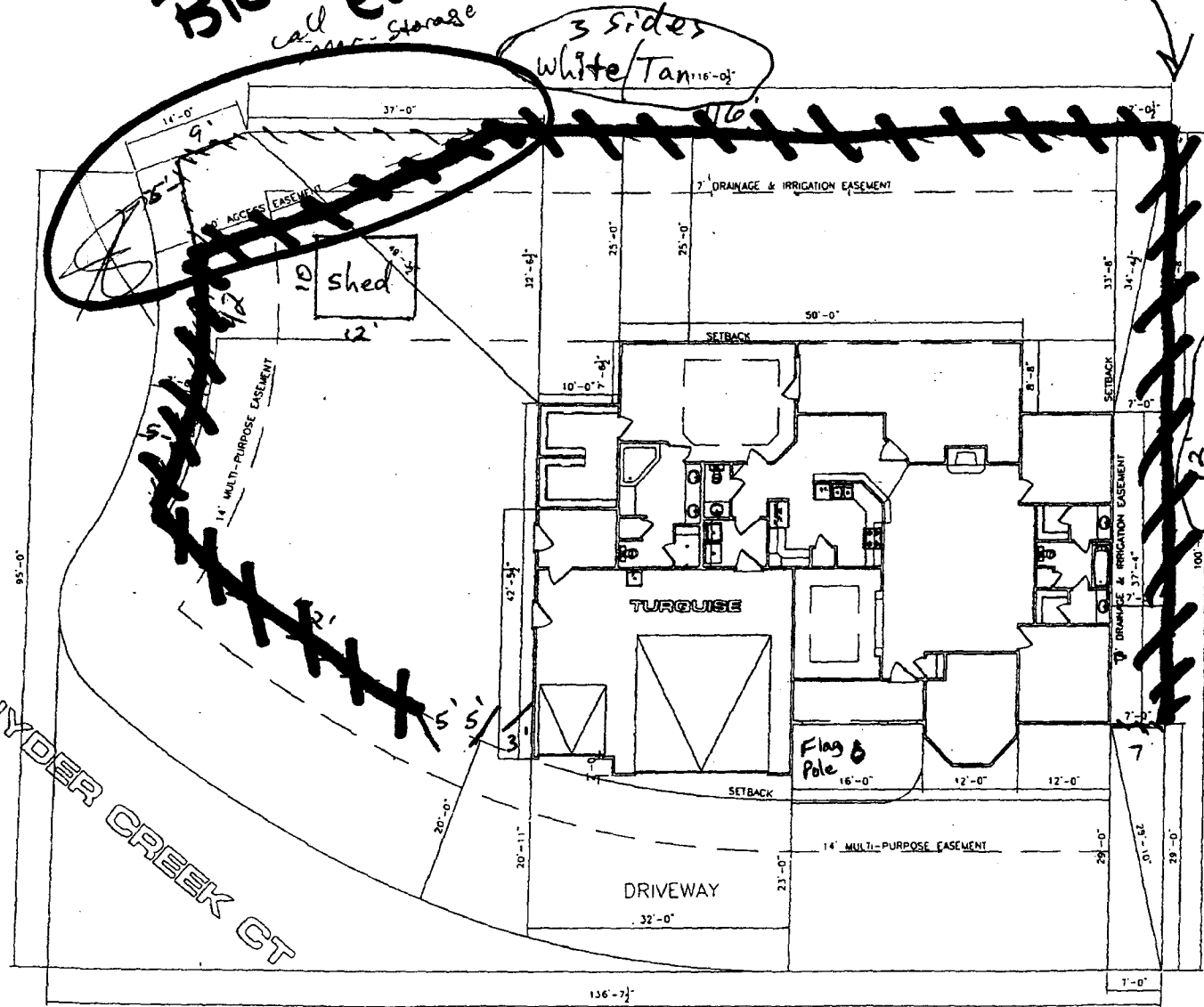
NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	4
LOT NUMBER	4
BLOCK NUMBER	1
STREET ADDRESS	2862 ARRASTA CT
COUNTY	MESA
GARAGE SQ. FT.	841 SF
COVERED ENTRY SQ. FT.	86 SF
COVERED PATIO SQ. FT.	328 SF
LIVING SQ. FT.	2088 SF
LOT SIZE	12170 SF
T.O.F.	MIN - 4666 - MAX - 4668
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

Done OK
RAD
11-22-05

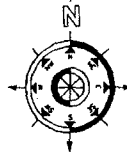


Campeau 2862 Arrasta Contracted due 4/10

CC: Gary / ED
 PERMIT
 B & G

WHITE ONLY

ACCEPTED NAC/1/22/11/22/105
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Grates

NOTE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL ENCROACHMENTS ARE TO EDGE OF FOUNDATION UNLESS OTHER WERE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY A PROFESSIONAL ENGINEER. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:
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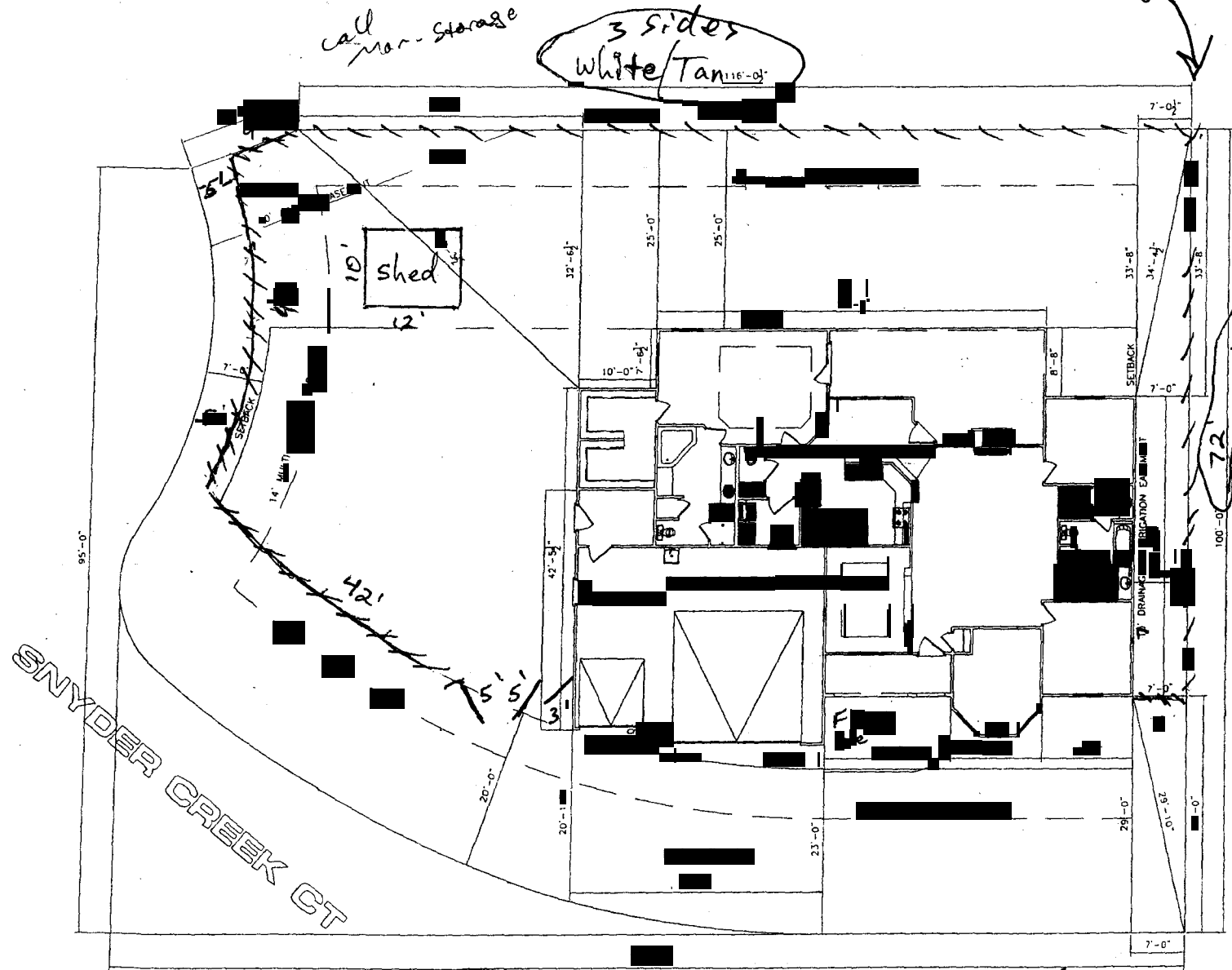
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LOT SIZE	12170 SF
T.O.F.	MIN - 4666 - MAX - 4668
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

Done OK
 RAD
 11-22-11



Campeau
 2862 Arrasta Contracting
 due 4/10



PUBLIC WORKS & PLANNING

June 1, 2007

Paul G. Campeau
Joann Campeau
2862 Arrasta Ct.
Grand Junction, CO 81503-3540

Mr. and Mrs. Campeau:

Mesa County Assessor records show that you own the property at 2862 Arrasta Ct; tax parcel number 2943-301-95-004. On March 23, 2006, a City of Grand Junction permit was issued to construct a fence on this property. A copy of the permit showing issuance to the owner at the time, Pinnacle Homes, is included with this letter. The permit was issued in error.

It has come to the attention of this department that the fence permit was issued to allow the fence to block a ten foot (10') access easement located at the northwest corner of the property. Fences are allowed in easements, but are not allowed to block an access easement. The permit is hereby revoked.

To correct the blocked access, the fence can be removed entirely or the fence can be relocated to clear the ten foot (10') access easement and a fence permit can be issued for the relocated fence. The access easement is highlighted on the site plan included. Please bring this letter to the Planning Division in City Hall, first floor, 250 North 5th Street with a site plan showing the fence relocated not to block the easement and a new permit can be issued. The normal permit fee of \$10.00 will be waived.

Thank you for responding to this letter and taking steps to correct the blocked easement within ten (10) days of the date of this letter, no later than June 16, 2007. I apologize for any inconvenience correcting the placement of the fence may cause. Failure to respond to this letter will result in enforcement action for removal of the fence from an access easement. Please call 244-1446 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Ivy Williams".

Ivy Williams
Development Services Supervisor

Cc. Randy Keller, Code Enforcement

As requested, Randy Keller from Code Enforcement will be in touch to meet with you and show you the problem.

FEE \$10.00

PERMIT # 13907

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

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Fence Material & Height: VINYL - 6'

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ZONE RSF-4
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Community Development's Approval [Signature] Date 3-23-06
City Engineer's Approval (if required) Date

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