

FEE \$10.00

PERMIT # 14065

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2868 Arrastra
Property Tax No: 2943-301-95-007
Subdivision: UNAWEEP HEIGHTS
Property Owner: PINNACLE HOMES
Owner's Telephone: 216-7828
Owner's Address: 3111 F Rd GJ 81503
Contractor's Name: BOOKLIFF FENCE & VINYL
Contractor's Telephone: 216-7659
Contractor's Address: 2834 B.3 Rd GJ 81503
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 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).

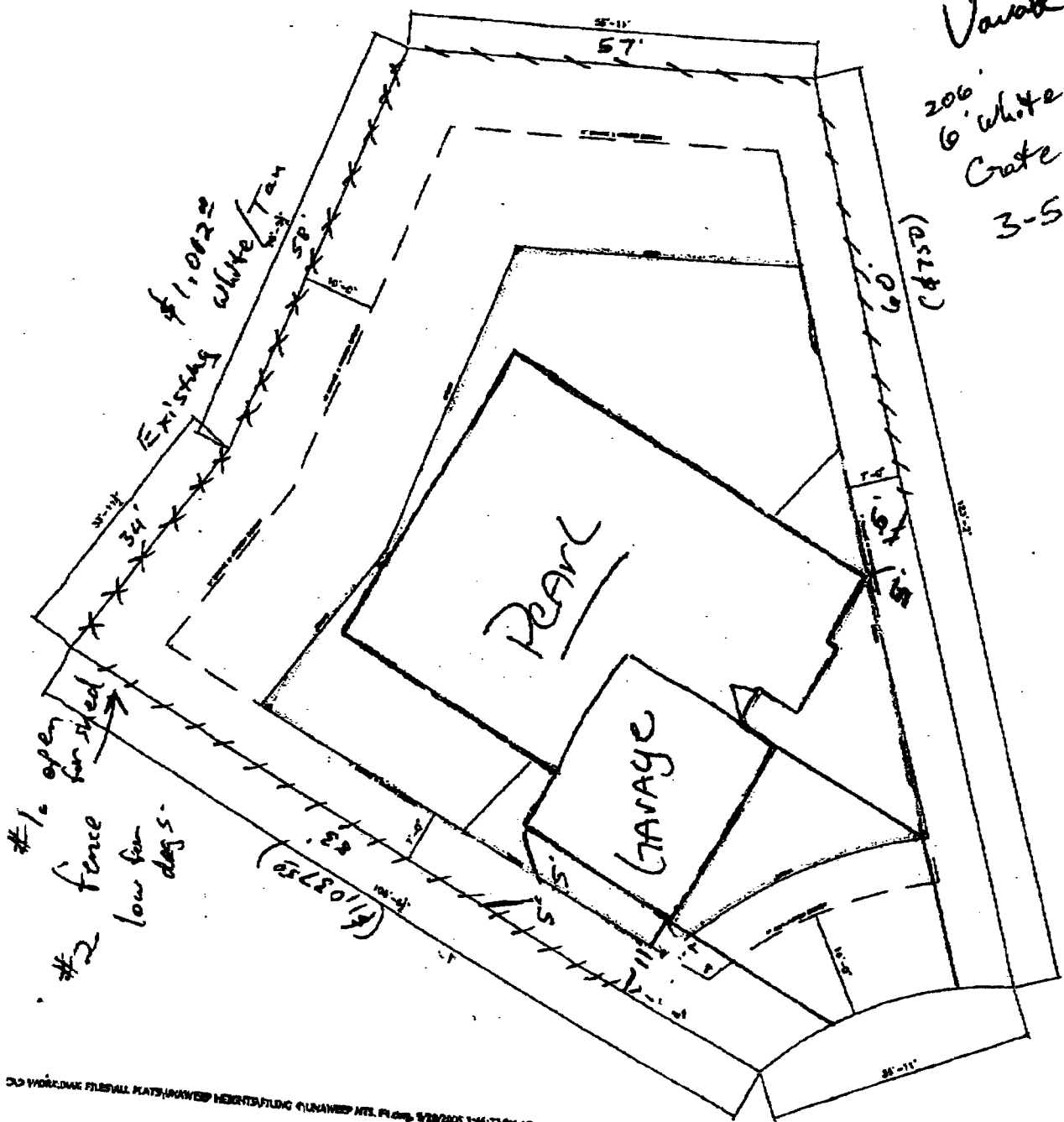
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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] Date 7-5-06
Community Development's Approval [Signature] Date 7/5/06
City Engineer's Approval (if required) [Signature] 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)



Vanok  
 206  
 6' white vinyl  
 Gate S  
 3-5'

7/13

Att.  
 Bob  
 523-5272

10/10/09  
 7/13  
 [Signature]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE  
 DATE 10/10/09 BY [Signature]

**BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION**

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNIMPROVED LOTS
PLAT NUMBER	1
LOT NUMBER	2
BLOCK NUMBER	1
STREET ADDRESS	2868 ARRATA
COUNTY	DELAWARE
GARAGE SQ. FT.	1056 SF
COVERED PORCH SQ. FT.	7
COVERED PATIO SQ. FT.	7
LIVING SQ. FT.	7
LOT SIZE	1056 SF
T.O.F.	7
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

**SCALE: 1"=20'-0"**

2868 ARRATA