

FEE \$10.00

PERMIT # 14197

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2870 GRIZZLY COURT
Property Tax No: 2943-301-97-006
Subdivision: UNWEG HEIGHTS
Property Owner: PINNACLE HOMES
Owner's Telephone: 216-7828
Owner's Address: 3111 F Rd GT 81503
Contractor's Name: BOOKCLIFF FENCE + VINYL
Contractor's Telephone: 216-7659
Contractor's Address: 2834 B.3 Rd GT 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 RSK-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.

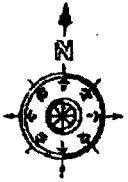
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Robert B. Loring
Community Development's Approval [Signature]
City Engineer's Approval (if required)

Date 9/11/06
Date 9/11/06
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)



NOTE:
 1. ALL DIMENSIONS OF THIS PLAN OR HEREIN TO BE IN ACCORDANCE WITH THE CITY OF DENVER.
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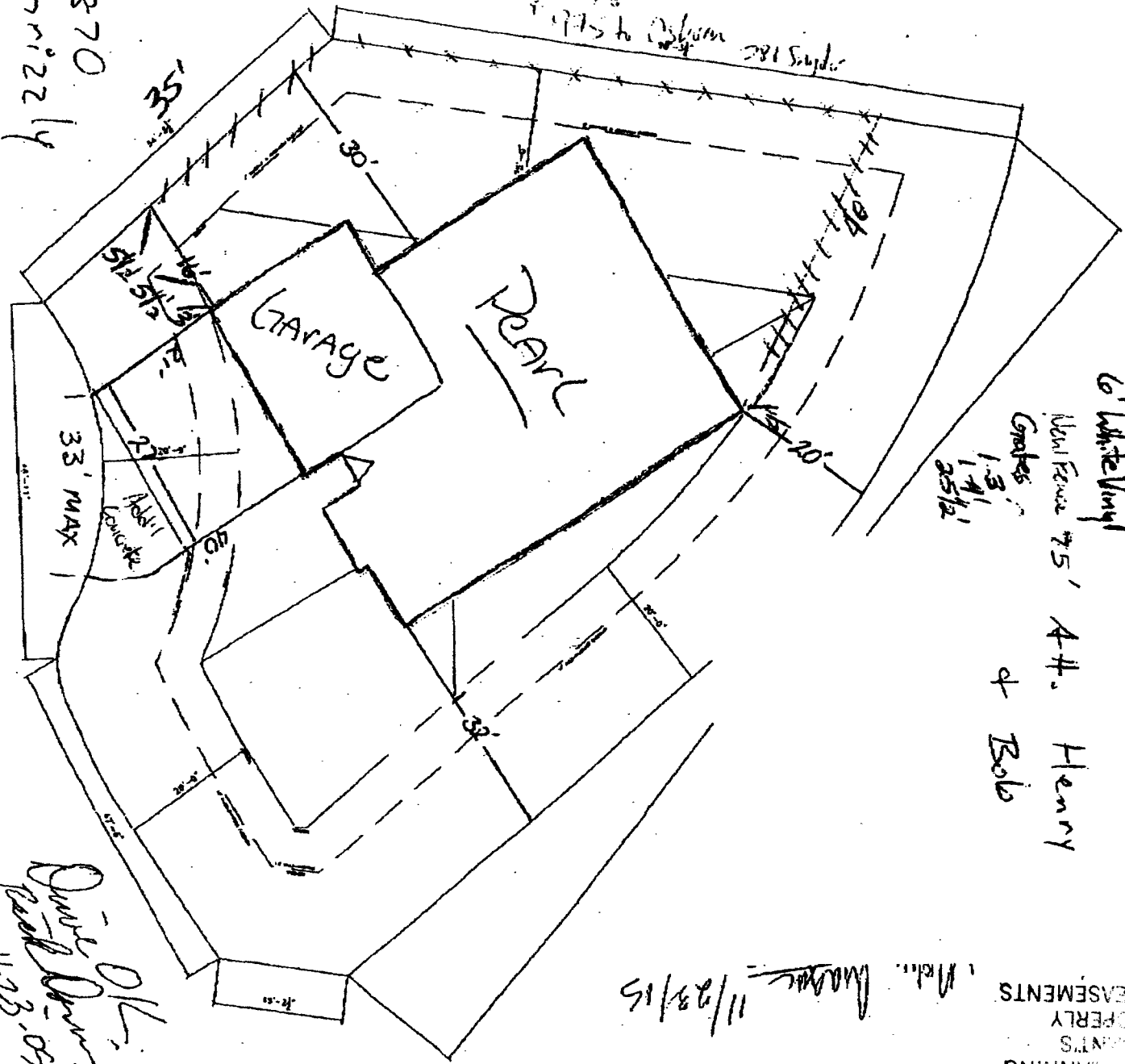
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NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	CHURCH ON THE ROCK
PLAT NUMBER	0
LOT NUMBER	0
BLOCK NUMBER	3
STREET ADDRESS	2870 Grizzly Ct
COUNTY	WYCO
GARAGE SQ. FT.	?
COVERED ENTRY SQ. FT.	?
COVERED PATIO SQ. FT.	?
LIVING SQ. FT.	?
LOT SIZE	11513 SF
T.O.F.	?
SETBACKS USED	FRONT 15'
	SIDES 7'
	REAR 15'

SCALE: 1"=20'-0"

2870
Grizzly



6' White Vinyl
 1.3'
 1.4'
 2.5'
 7.5' A.H.
 Henry
 & Bob

OK
 Dave
 11-23-05

11/23/15

ACCEPTED
 ANY CHANGES MUST BE APPROVED BY THE PLANNING DEPT. OF THE CITY OF DENVER. RESPONSIBILITY FOR PROPERLY LOCATING AND SETTING EASEMENTS AND PROPERTY LINES.