

FEE \$10.00

PERMIT # 14288

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2872 Grizzly Court
Property Tax No: 2943-301-98-008
Subdivision: Unawee Heights
Property Owner: Pinnacle Homes
Owner's Telephone: 241-6646
Owner's Address: 3111 F Rd GJ
Contractor's Name: Bookcliff Fence & Vinyl
Contractor's Telephone: 216-7828
Contractor's Address: 2834 B.3 Rd GJ
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
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 Robert B. Balda Date 10/16/06
Community Development's Approval [Signature] Date 10/16/06
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)

COPY

due 8/14

Drive OK 3/17/08

SCALE: 1"=20'-0"

REMARKS USED
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Henry

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White
Viny

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

NEED TO VERIFY ALL SETBACKS AND EASEMENTS PRIOR TO CONSTRUCTION

THE PART OF THE PROPERTY NOT SHOWN HEREIN IS NOT PART OF THIS PROJECT

THIS PLAN IS THE PROPERTY OF THE APPLICANT AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE APPLICANT

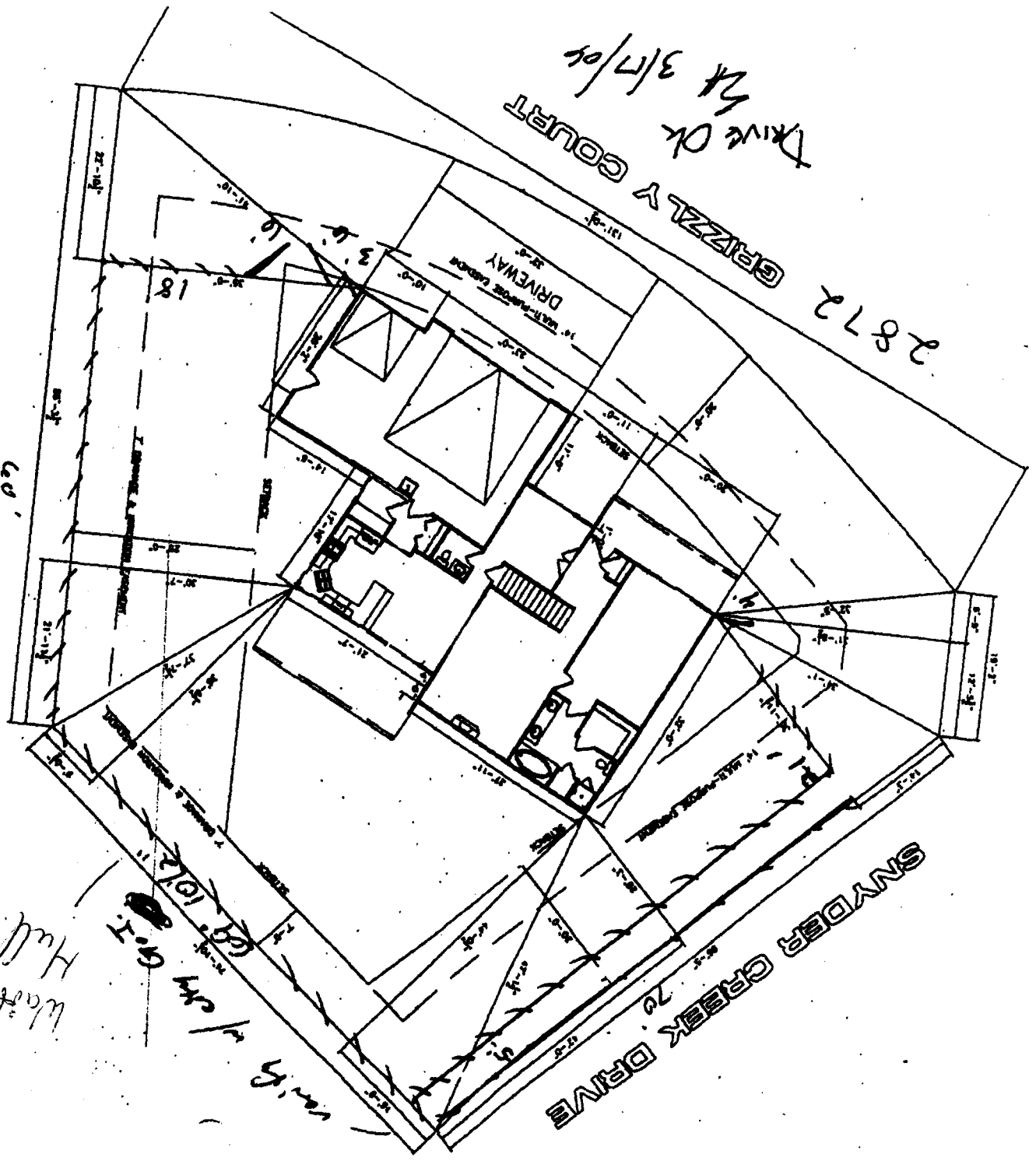
ACCEPTED NAC Jay Hall
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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(60' setback)



2872

GRIZZLY COURT

SNYDER CREEK DRIVE

DRIVEWAY