

FEE \$10.00

PERMIT # 14133

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2886 Fall Creek
Property Tax No: 29043-301-96-007
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: 216-7659
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
SPECIAL CONDITIONS
SETBACKS: Front \_\_\_\_\_ 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 Bolger Date 5-8-06
Community Development's Approval Payton Henderson Date 5-8-06
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)

Total #1 \$4,000

6' white

Andrews  
COPY

Crates - 2 - 4.6"  
1 - 4"  
1 - 3"

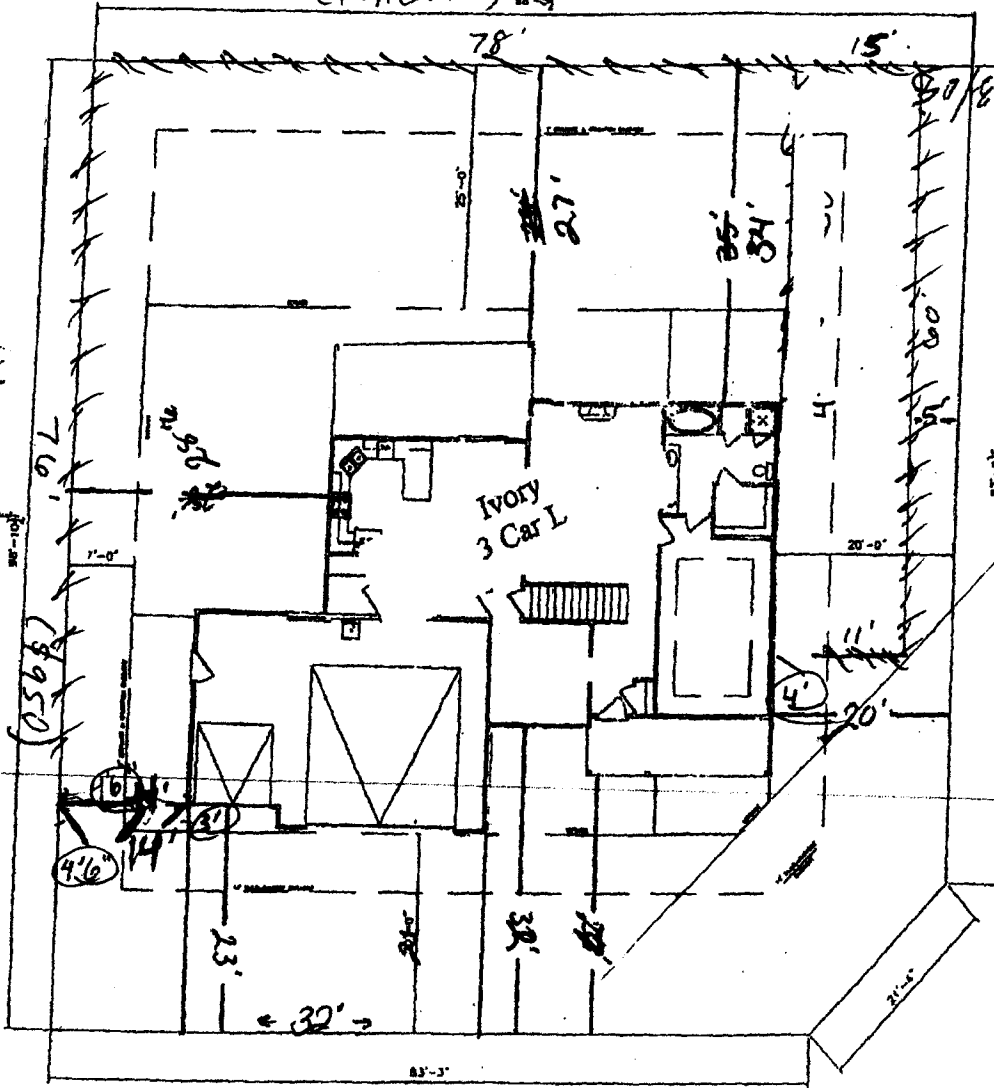
\$1460

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

White/  
Tan  
On Two Sides  
\$222

Divide of  
11-2-05

(\$1,116,250) or so



Snyder Creek Dr.

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

NOTE: ALL DIMENSIONS OF THIS PLAN ARE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE BRICK LEDGE, UNLESS OTHERWISE SPECIFIED. THE APPLICANT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND EASEMENTS.

NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 4" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE: EASEMENT 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	UNWAPEP HEIGHTS
PLAT NUMBER	4
LOT NUMBER	7
BLOCK NUMBER	2
STREET ADDRESS	7
COUNTY	MESA
GARAGE SQ. FT.	7
COVERED ENTRY SQ. FT.	7
COVERED PATIO SQ. FT.	7
LIVING SQ. FT.	7
LOT SIZE	3616 SF
T.O.F.	7
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1" = 20'

House { Width 64'  
Depth 50'

2886 Fall Creek Dr.  
Finish 5/10/06  
Thurs. 5/11/06

Amended ~~2886 Fall Creek~~  
931d 12-7-05