



Fence Permit

PERMIT # 15272 *PH*

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

FEE \$10.00

Property Address: 2868 Rock Creek
 Property Tax No: 2943-301-33-002
 Subdivision: Unawap Heights
 Property Owner: Penelope Hornes
 Owner's Telephone: 241-6646
 Owner's Address: 311 7 Road 81503
 Contractor's Name: Bookoff Fence & Vinyl
 Contractor's Telephone: 216-4828
 Contractor's Address: 4601 Washburn
 Fence Material & Height: Vinyl 60

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 <u>R-4</u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____	_____ 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 Bookoff Date 8/17/07
 Community Development's Approval Wendy Spure Date 9/17/07
 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)

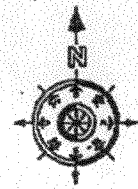
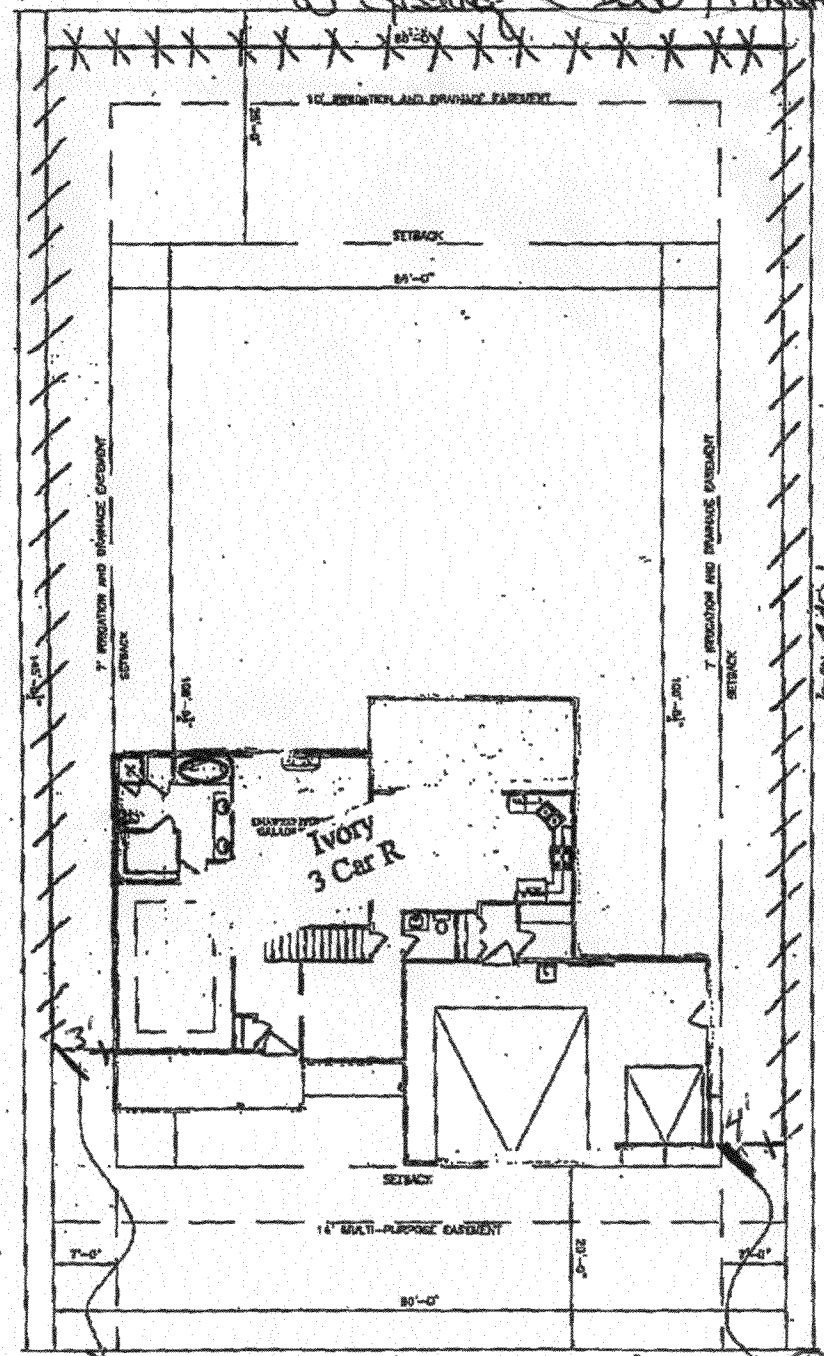
(White: Community Development)

(Yellow: Applicant)

(Pink: Code Enforcement)

80' Existing (1005) Pinnacle

222



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

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

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 5" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTES:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL SETBACKS
 AND EASEMENTS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN IDENTIFIES BUILDING AND SETBACKS ACCORDANCE OF LOCAL ZONING
 3. ALL DIMENSIONS ARE TO EDGE OF BUILDING UNLESS OTHER WISE NOTED.
 4. SETBACKS AND EASEMENTS TO BE MAINTAINED AT ALL TIMES.
 5. THIS PLAN HAS NOT BEEN EXAMINED BY ANY AGENCY. SEE EASEMENTS SHOWN BY DOTTED
 FOR EXISTING USES.

SITE PLAN INFORMATION	
MUNICIPALITY NAME	UNSWEEP HEIGHTS
PLAT NUMBER	3
LOT NUMBER	2
BLOCK NUMBER	1
STREET ADDRESS	?
CITY/TOWN	NEHA
GARAGE SQ. FT.	?
COVERED ENTRY SQ. FT.	?
EXPOSED PORCH SQ. FT.	?
LOT SQ. FT.	?
LOT SIZE	11804 SF
T.O.F.	MIN. - 7777 - MAX. - 7777
SETBACKS USED	FRONT 20'
	SIDE 7'
	REAR 25'

SCALE: 1"=20'-0"

Approx

Top

Due
8/22

Gates
1-3'
1-4'

2808 Rock Crk.

2808 Rock Creek

ROCK CREEK DR.

8' B. 94074

A.H.
Henry