

FEE \$10.00

PERMIT # 14507

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2878 Fall Creek Dr
Property Tax No: 2943 - 301 - 96 - 011
Subdivision: UNAWEEP HEIGHTS
Property Owner: PINNACLE HOMES
Owner's Telephone: 241 - 6646
Owner's Address: 3111 F Rd
Contractor's Name: BARKLIF FENCE + VINYL
Contractor's Telephone: 216 - 7828
Contractor's Address: 461 WASHBURN ST
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.

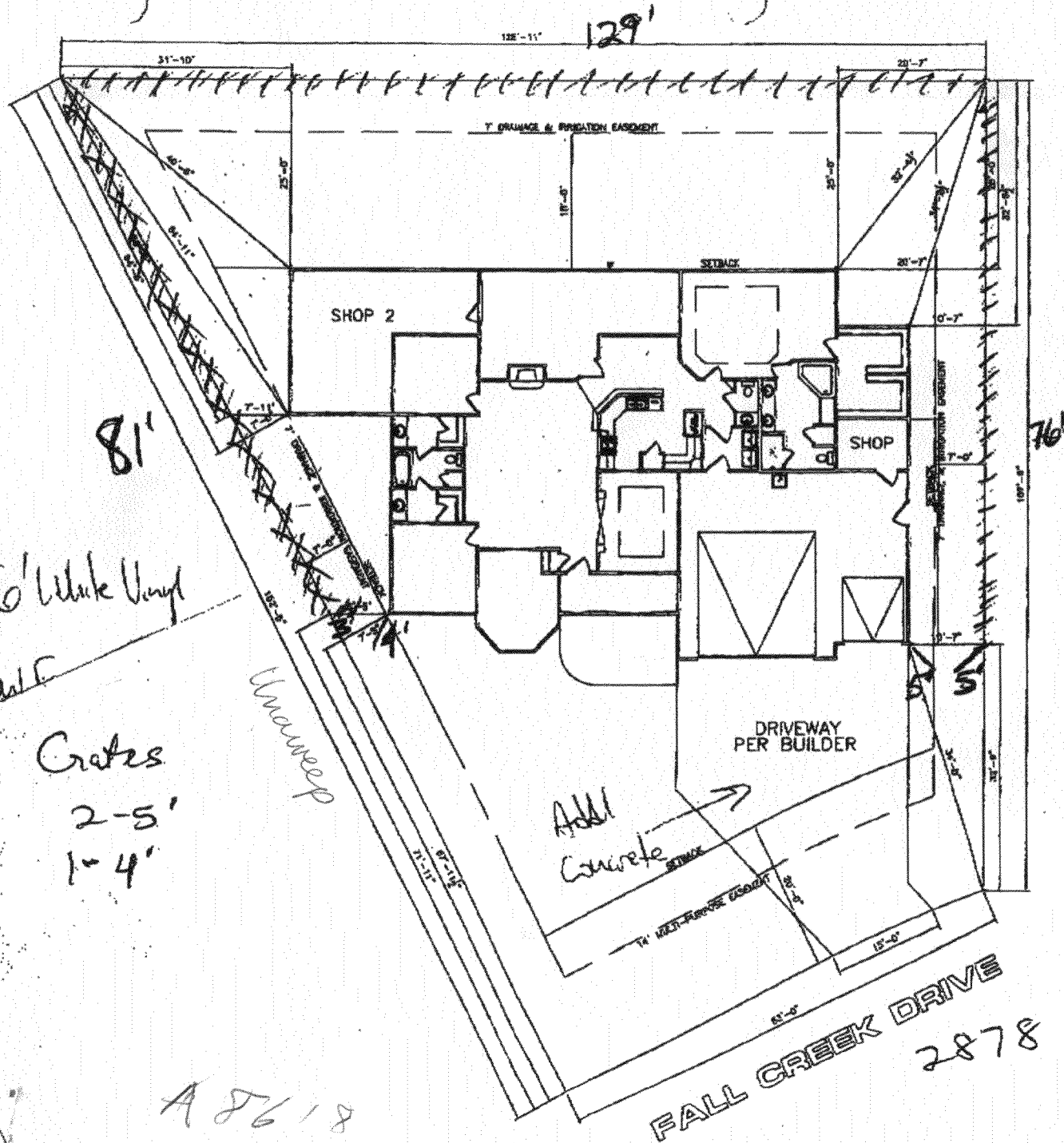
Applicant's Signature Robert B Lally Date 1/16/07
Community Development's Approval [Signature] Date 1-16-07
City Engineer's Approval (if required) Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

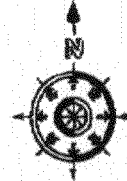
(White: Planning)

(Yellow: Customer)

(Pink: Code Enforcement)



due 1/18
 Rozicka



NOTES:
 1. ALL DIMENSIONS OF SETBACKS ARE GIVEN TO CENTER OF CURVE.
 2. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS NOTED OTHERWISE.

NOTE:
 GROUND MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 FOUNDATION LINES ARE FILLED FROM EDGE OF BRICK BENCH. IF NO BRICK LEADGE EXIST, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNWEEP HEIGHTS
PLAT NUMBER	4
LOT NUMBER	11
BLOCK NUMBER	2
STREET ADDRESS	2878 FALL CREEK DR.
CITY	MESA
GARAGE & SHED SQ. FT.	830 SF
SHOP 2 SQ. FT.	380 SF
COVERED ENTRY SQ. FT.	78 SF
COVERED PATIO SQ. FT.	385 SF
LIVING SQ. FT.	2180 SF
LOT SIZE	11700 SF
T.O.F.	MIN-4667-MAX-4882
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

6' White Vinyl Deck
 Crates
 2-5'
 1-4'

A 8/6/18

FALL CREEK DRIVE
 2878

Fall Creek

Attn. Henry