

FEE \$10.00

PERMIT #

14506

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2879 Fall Creek Dr

Property Tax No:

Subdivision: UNAWEEP HEIGHTS

Property Owner: PINNACLE HOMES

Owner's Telephone: 291-6646

Owner's Address: 3111 F Rd

Contractor's Name: BOOKLIFE 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 from center of ROW, whichever is greater.
Side 6 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 at the owner's cost.

Applicant's Signature Robert B Labig

Date 1/16/07

Community Development's Approval Judith A. Pen

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)

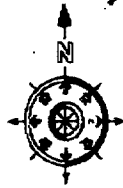
(Pink: Code Enforcement)

2879 Fall Creek Drive

78620

Attn: Henry

Fall Creek Drive



NOTES:

1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
2. SETBACKS ARE TO BE MAINTAINED AS SHOWN TO MEET ALL CODES.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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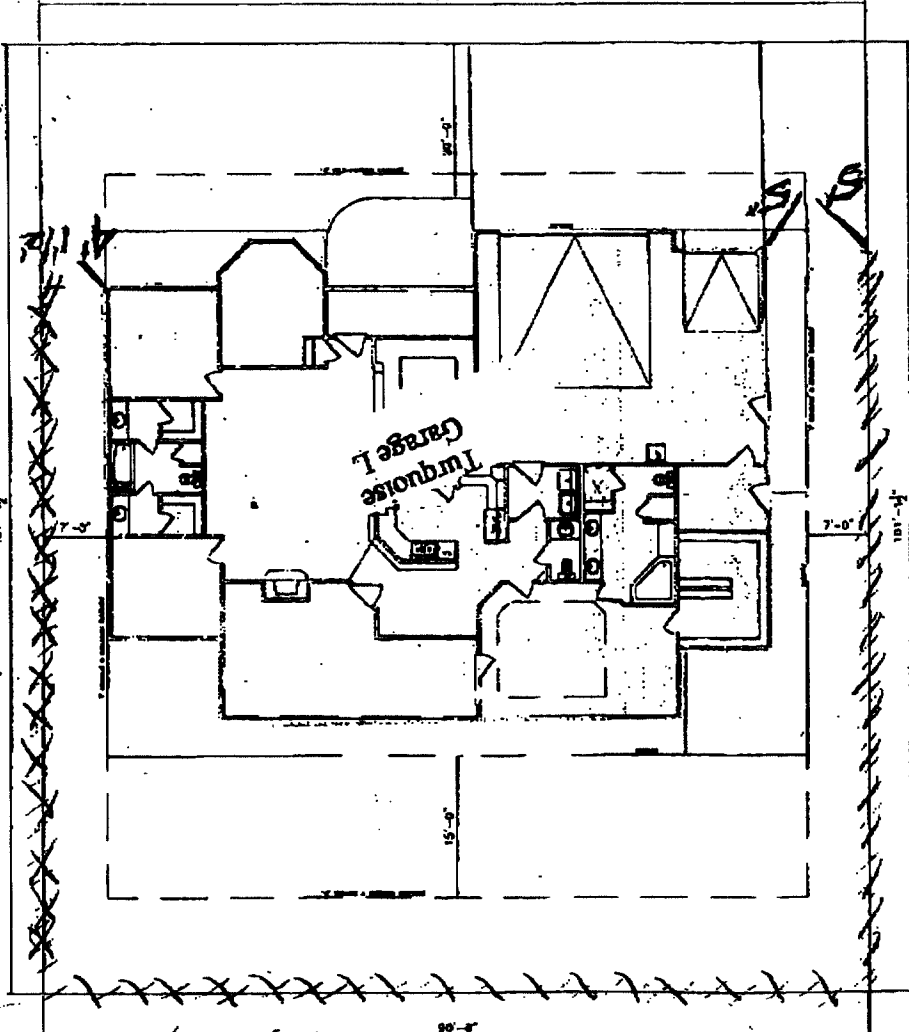
NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 3" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
FOUNDATION LINES ARE PULLED FROM SIDE OF BRICK LEAVE. IF NO BRICK LEAVE 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	UNWEAP HEIGHTS
PLANNING NUMBER	6
LOT NUMBER	3
BLOCK NUMBER	3
STREET ADDRESS	?
COUNTY	MESA
GARAGE SQ. FT.	?
COVERED ENTRY SQ. FT.	?
COVERED PATIO SQ. FT.	?
LAVER SQ. FT.	?
LOT SIZE	2160 SF
T.O.F.	?
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"



Grades 1-4', 2-5'

6' White Vinyl

(950.00)

76'

(1612.50)

18'

(1137.50)

9'

Simone due 1/17