

FEE \$10.00

PERMIT # 13906

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: UNAWEEP Heights Subdivision Filing #4
Property Tax No: 2943-801-82-004
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 20' from property line (PL) or from center of ROW, whichever is greater.
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).

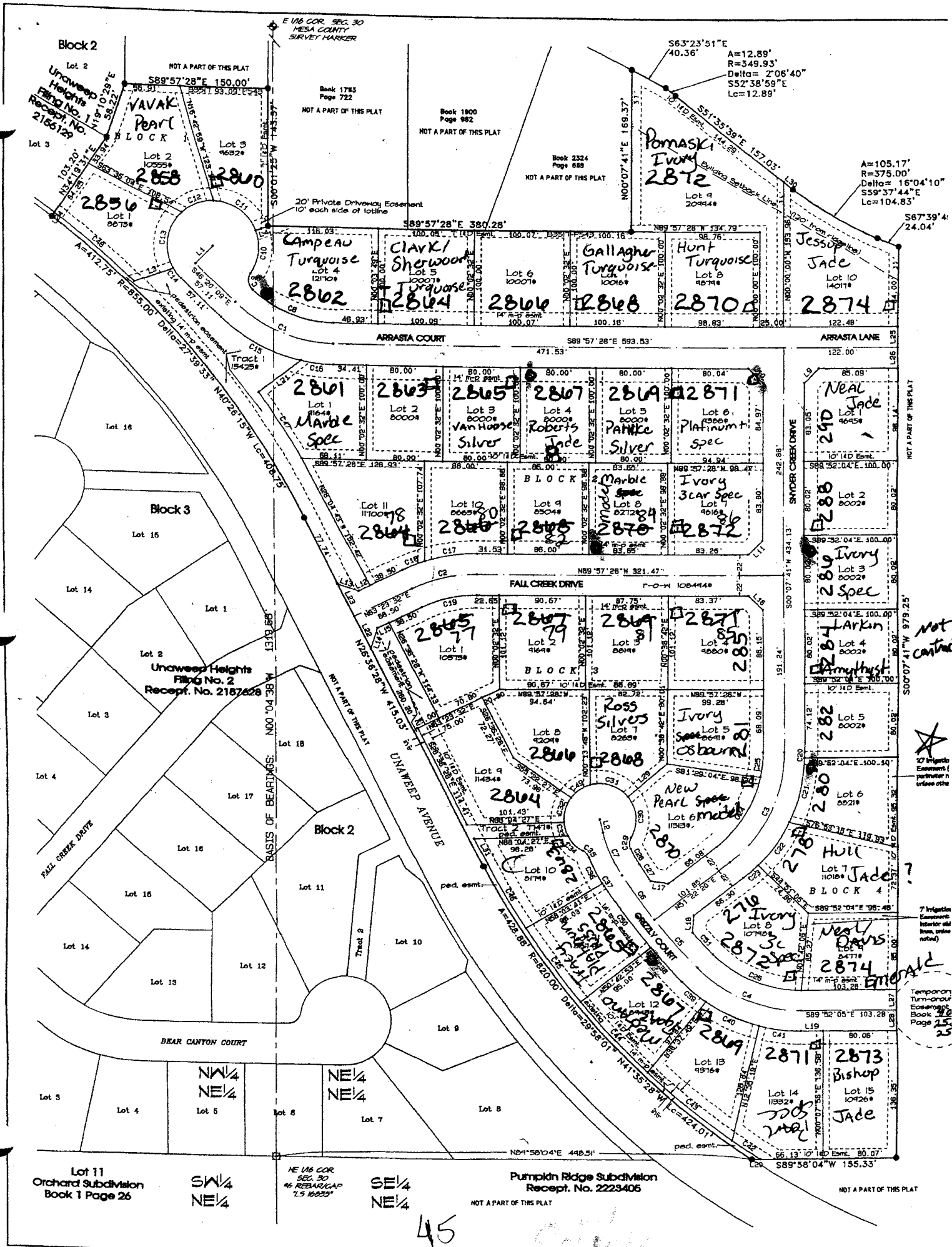
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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. Salas Date 3-23-06
Community Development's Approval [Signature] Date 3/23/06
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)



A=12.89'
R=345.93'
Delta= 2°06'40"
SS2°38'59"E
Lc=12.89'

A=105.17'
R=375.00'
Delta= 15°04'10"
SS9°37'44"E
Lc=104.83'

NOT A PART OF THIS PLAT

NOT A PART OF THIS PLAT

17 Irrigation Easements (particulars in unfiled notes)

Temporary Turn-around Easement Book 228 Page 25, 25

Block 2
Unawsep Heights Filing No. 1 Receipt No. 2156129

Book 1783 Page 722
NOT A PART OF THIS PLAT

Book 1900 Page 882
NOT A PART OF THIS PLAT

Book 2324 Page 688
NOT A PART OF THIS PLAT

20' Private Driveway Easement 10' each side of lotline

ARRASTA COURT

ARRASTA LANE

FALL CREEK DRIVE

UNAWSEP AVENUE

BEAR CANYON COURT

Lot 11 Orchard Subdivision Book 1 Page 26

NW 1/4 NE 1/4

NE 1/6 COR SEC. 30 1/4 REBAR/CAP 15 10000'

SE 1/4 NE 1/4

Pumpkin Ridge Subdivision Receipt No. 2223405

NOT A PART OF THIS PLAT

45