

FEE \$10.00

PERMIT # 14134

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2867 ARROYO
Property Tax No: 2943-301-96-004
Subdivision: LINAWEEP 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: 216-7859
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 Blakey Date 5-8-06
Community Development's Approval Gaylen Henderson Date 5-8-06
City Engineer's Approval (if required) Date

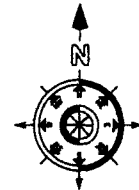
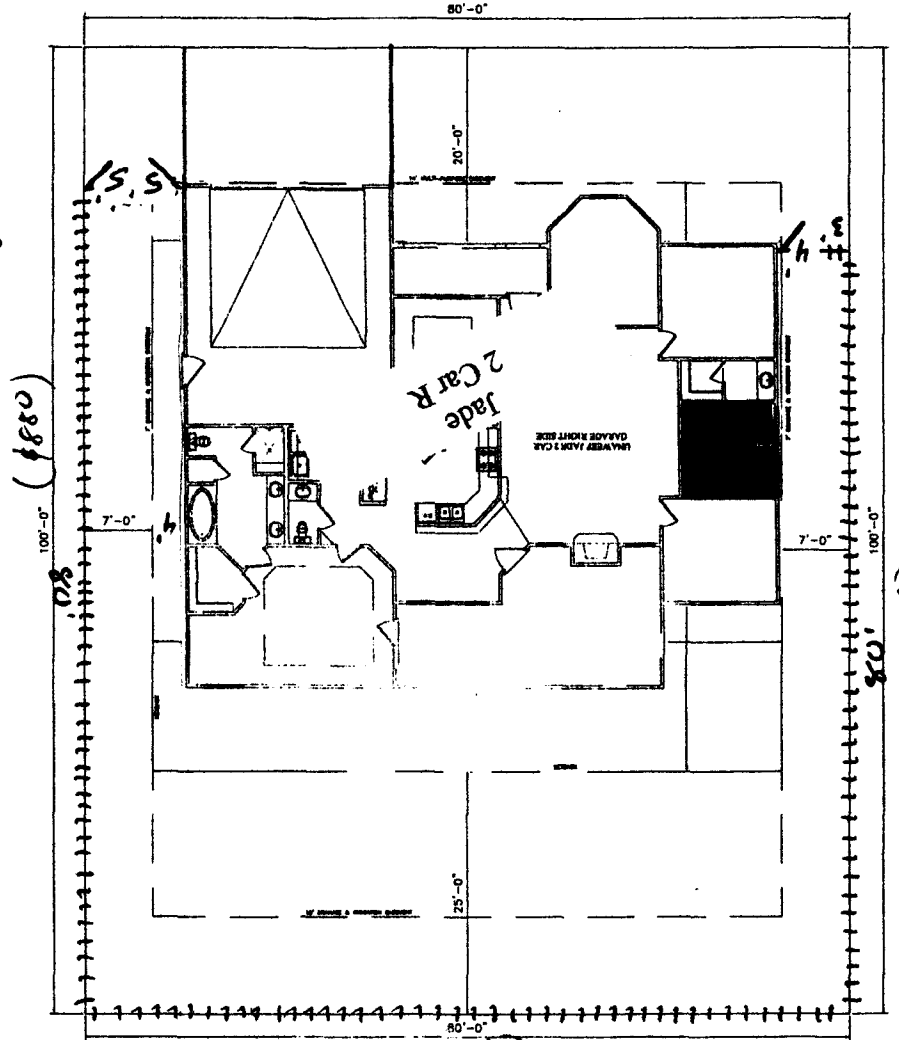
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

1000

finish 4/25?  
due Monday  
5/8

~~Singer Creek Ct~~  
2867 Annasta

Contracted  
per Table



**NOTES:**

1. THIS IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDING AND OR HOME OWNER ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS SHOWN OTHERWISE.
4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND ENCROACHMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY ARCHITECT. SEE SEPARATE DRAWINGS BY OWNER FOR ENGINEERING DATA.

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

**NOTE:**  
DIMENSION 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	UNAWEEP HEIGHTS
FILE NUMBER	4
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	?
COUNTY	MESA
GARAGE SQ. FT.	?
COVERED ENTRY SQ. FT.	?
COVERED PATIO SQ. FT.	?
LIVING SQ. FT.	?
LOT SIZE	8000 SF
T.O.F.	?
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

SCALE: 1" = 10'-0"

Roberts  
6 White Vinyl

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