

FEE \$10.00

PERMIT # 14199

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2872 Grizzly Ct.
Property Tax No: 2943-301-98-008
Subdivision: Unawsep Heights
Property Owner: Pinnacle Homes
Owner's Telephone: 216-7828
Owner's Address: 3111 F Rd GJ 81503
Contractor's Name: Bookcliff Fence + Vinyl
Contractor's Telephone: 216-7659
Contractor's Address: 2834 B.3 Rd GJ 81503
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 Rst-4
SPECIAL CONDITIONS none
SETBACKS: Front 20 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.

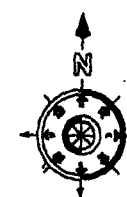
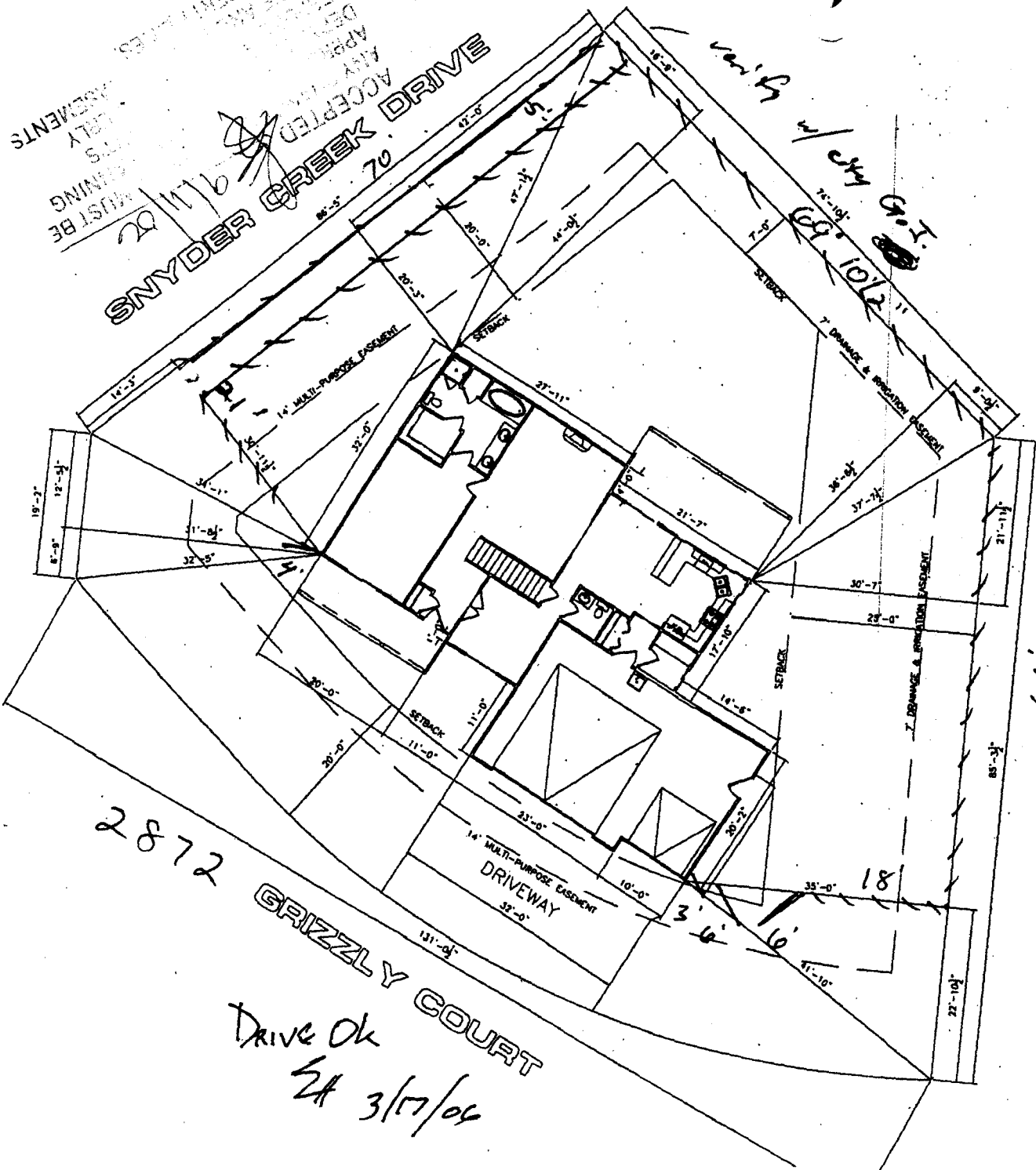
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Robert B. Salinas Date 9/4/06
Community Development's Approval [Signature] Date 9/12/06
City Engineer's Approval (if required) [Signature] 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)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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NOTES:
 1. ALL DIMENSIONS & EASEMENTS TO BE SHOWN IN EVERY CASE.
 2. SET OF THIS PLAN CONTAINS SEVEN (7) COPIES. ORIGINAL TO BE KEPT AT ALL TIMES.
 3. ALL DIMENSIONS ARE TO BE FROM EDGE OF BRICK LEDGE UNLESS OTHERWISE NOTED.
 4. DIMENSIONS MAY BE FROM FACE OF CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.
 5. SETBACKS ARE TO BE FROM PROPERTY LINES UNLESS OTHERWISE NOTED.
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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
PLAT NUMBER	4
LOT NUMBER	8
BLOCK NUMBER	4
STREET ADDRESS	2872 GRIZZLY CT.
COUNTY	MEHA
GARAGE SQ. FT.	700 SF
COVERED ENTRY SQ. FT.	121 SF
COVERED PATIO SQ. FT.	218 SF
LIVING SQ. FT.	2999 SF
LOT SIZE	10798 SF
T.O.F.	MIN.-4667.5-MAX.-4669.5
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

SCALE: 1"=20'-0"

60' (of 750' total/panels)

6' white vinyl
 2-6'
 1-4'
 1-3'
 A.A. Bob

due 8/14

COPY

DRIVE OK
 3/17/04

2872 GRIZZLY COURT