

FEE \$10.00

PERMIT # 12484

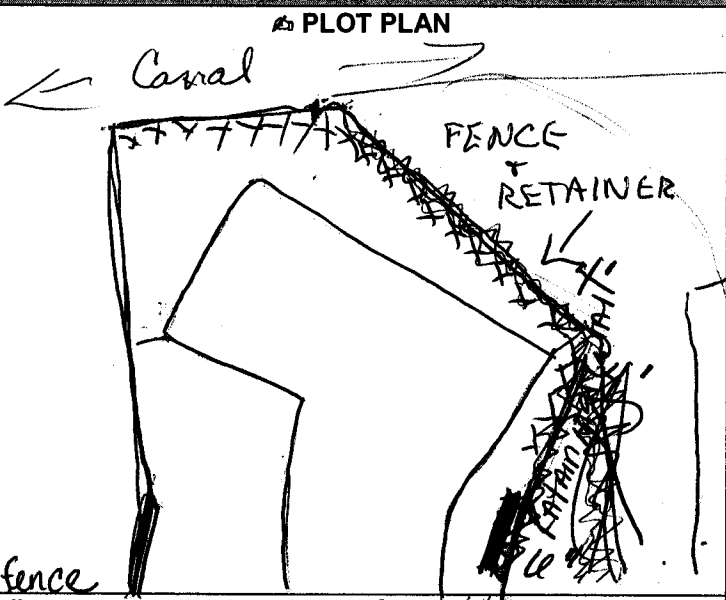


FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 2509 FALLS VIEW CIR
 PROPERTY TAX NO: 7, 2945-032-56-014
 SUBDIVISION: MOONROGE FALLS
 PROPERTY OWNER: ERNEST + SHIRLEY HELMEDACH
 OWNER'S PHONE: 245-4385
 OWNER'S ADDRESS: 670 CROSSING ST. GJ. 81505
 CONTRACTOR NAME: OWNER
 CONTRACTOR'S PHONE: 245-4385
 CONTRACTOR'S ADDRESS:
 FENCE MATERIAL & HEIGHT: 4' to 6" RETAINER + FENCE 6' fence



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & 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 PD SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS _____ from center of ROW, whichever is greater.
 Side 10' from PL Rear 20' 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 Shirley Helmedach Date _____
 Community Development's Approval Lou V. Brown Date 7-30-03
 City Engineer's Approval (if required) Laura C. Lambert Date 7-29-03
with attached conditions

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)

Moonridge Falls Homeowners Association
P.O. Box 1701
Grand Junction, Colorado 81502

July 29, 2003

Mr. & Mrs. Ernest H. Helmedach 245-4385
670 Crossing St.
Grand Junction, CO 81505

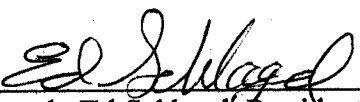
Dear Mr. & Mrs. Helmedach,

This is to advise you that the Moonridge Falls Home Owners Association's Architectural Control Committee have conducted an on site review of your plans for the construction of a retaining wall at 2509 Falls View Circle.

This is to confirm that your intent is to place a concrete footer along the Northeast and Northwest boundaries of your property. This footer is to extend approximately ten inches past your property line into the two adjacent common areas that are owned by the association and will be no higher than ground level. Upon this footer, you will place a concrete retaining wall which will be set back on the footer to your property line, so the wall will be entirely on your property. This wall will conform in height to the final grade of your property and allow for proper drainage away from your house.

We find that the plans are acceptable with our guidelines and grant you a waiver as to the ten inch encroachment of the retaining wall footer. You are hereby approved to proceed with construction in accordance with the above stated plans. Questions or comments may be submitted to me at 241-0011.

Sincerely yours,


Signed: Ed Schlagel, President - Moonridge Falls H.O.A.


Signed:

Signed:

Fence Permit
2509 Falls View Circle

Engineering Permit Requirements

1. If the City should need to remove, repair, later or maintain the storm drain located in the adjacent Homeowner's Association Tract, the City may need to remove encroaching improvements. The cost of reconstruction of the encroaching improvements will be not be reimbursed to the owner.
2. The City will perform a grading and drainage inspection on the Tract and lot within 45 days of the issuance of the permit. Call Laura Lamberty at 256-4155 for inspection.





← Ditch Rd

8'50"

6' scalloped
cedar

6'5"

16'
6' to 4'
scalloped

ex
Concrete
Retaining
wall

Fence will sit
insidewall

112'

N →

36"
scalloped

ex
cedar
fence

Mr + Mrs Helmedach
2509 Falls View Circle
House GT Co

67'

67'

10'6"

6'WS
42" Tall
Brick wall

Front

4'WS
6' scalloped cedar

Long
Driveway



Fallsviewcircle

September 29, 2005

Ernie and Shirley Helmedach
2509 Falls View Circle
Grand Junction, CO 81505

Regarding: Permit Conditions for 2509 Falls View Circle
(Rescinding Special Engineering Conditions)

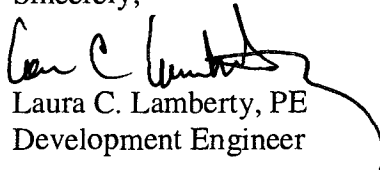
Dear Mr. and Mrs. Helmedach:

The Special Engineering Conditions required as part of Fence Permit 12484 issued July 29, 2003 are hereby rescinded. These requirements were placed in error and are not required as the storm drain in the adjacent Homeowner's Association Tract is the maintenance and operation responsibility of the Moonridge Falls Home Owners Association.

This letter will be placed in the permit file and officially rescinds those special conditions.

My apologies for the error and resulting trouble.

Sincerely,


Laura C. Lamberty, PE
Development Engineer