

FEE \$10.00

PERMIT # 13342



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 332 Red Ridge
PROPERTY TAX NO: 2945-194-49-006
SUBDIVISION: Redlands Mesa 2
PROPERTY OWNER: Chuck Daniels
OWNER'S PHONE: 270-2778 cell
OWNER'S ADDRESS: 332 Red Ridge
CONTRACTOR NAME: Conquest
CONTRACTOR'S PHONE: 243-1242
CONTRACTOR'S ADDRESS: 1111 S. 12th
FENCE MATERIAL & HEIGHT: stucco/stone 6'
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.

PLOT PLAN
see attached

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or
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).

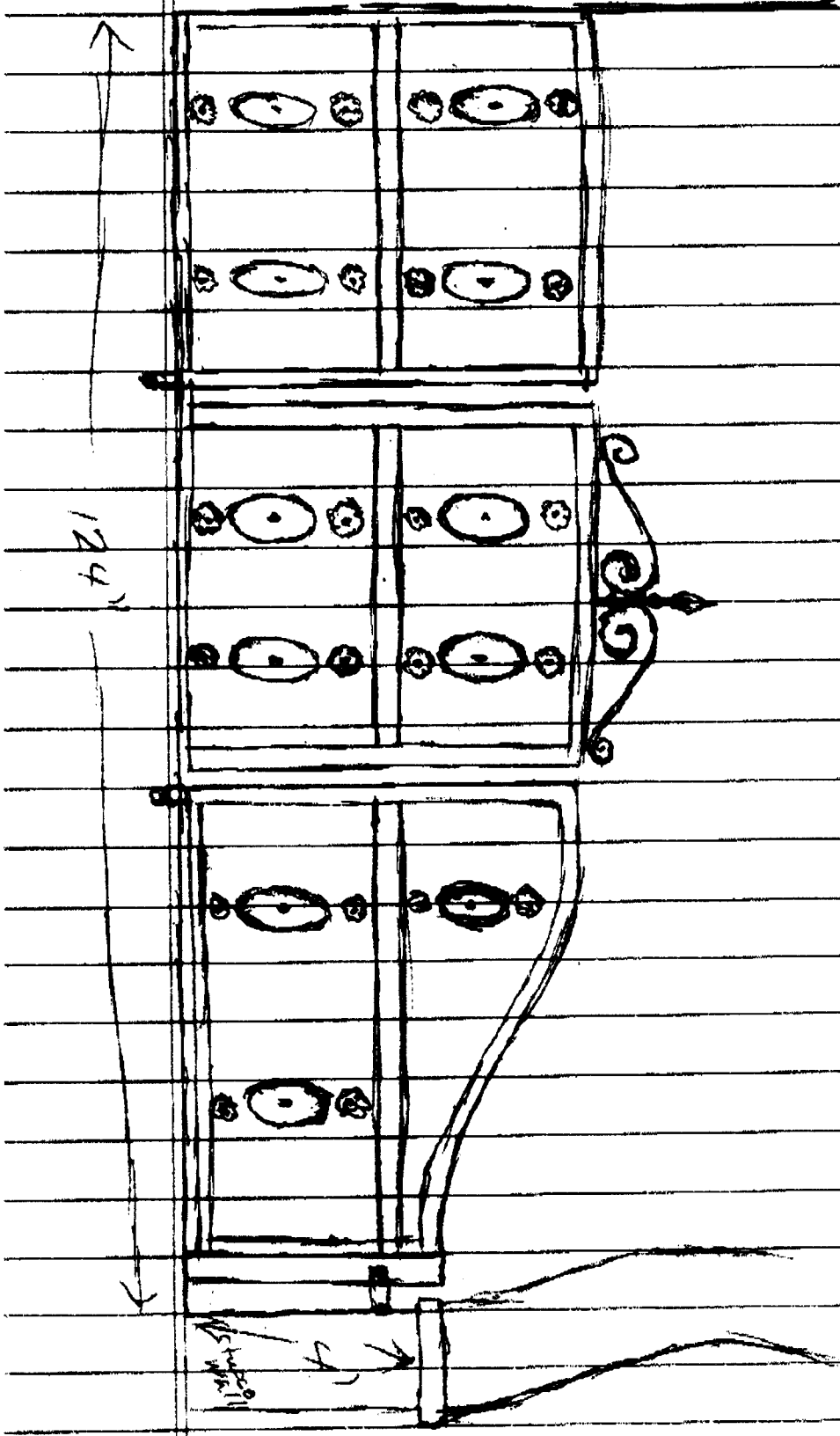
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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.

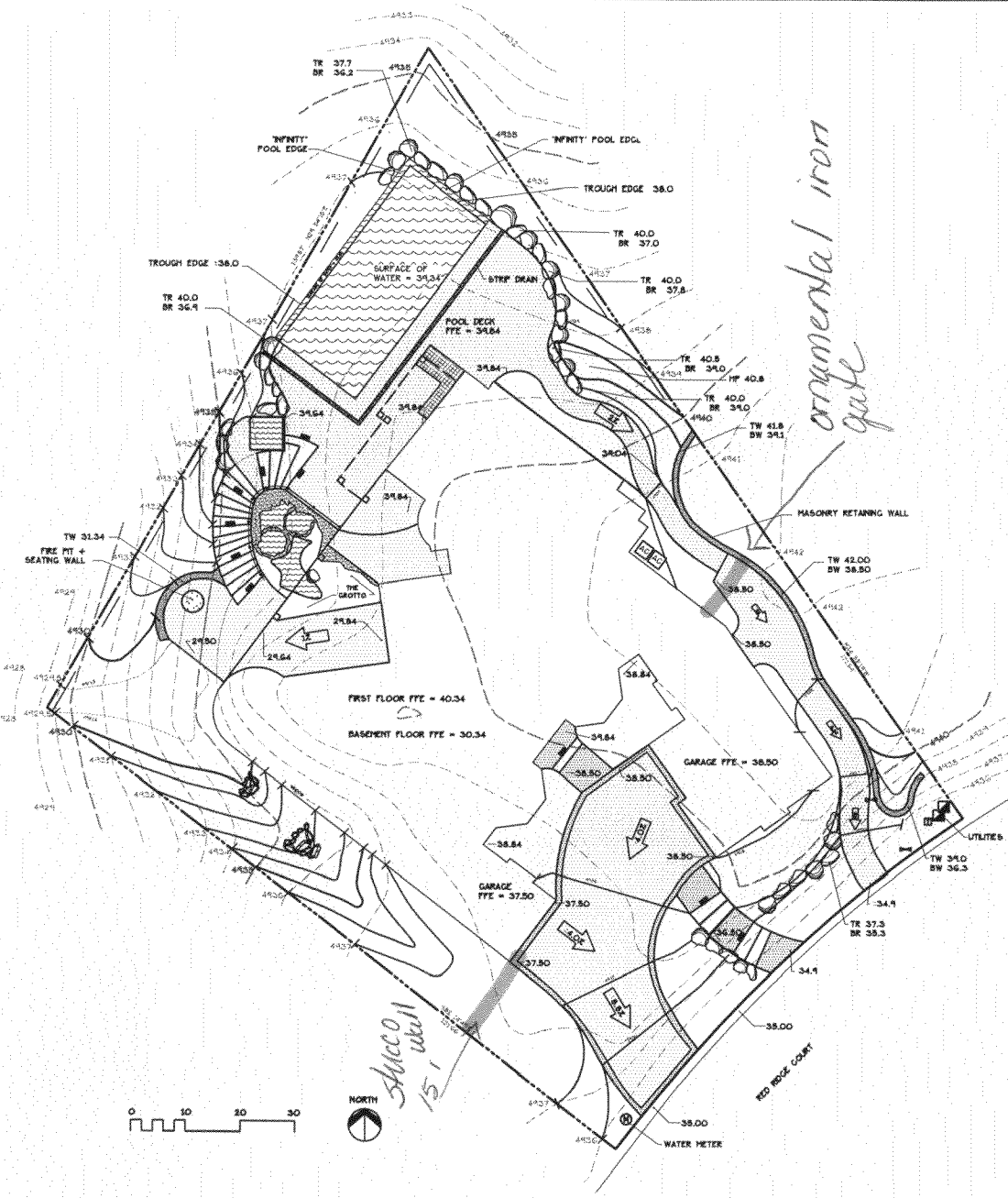
Applicant's Signature [Signature] Date 10-13-04
Community Development's Approval [Signature] Date 10-29-04
City Engineer's Approval (if required) Date

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)

Daniel / Alex Gates

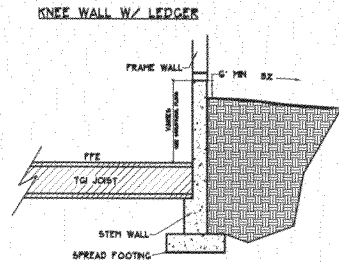
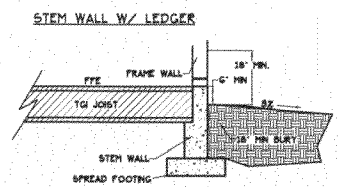
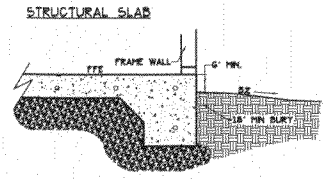


DANIEL RESIDENCE  
REDLANDS MESA



*ornamental iron gate*

*Shannon  
15' wall*



**GRADING PLAN LEGEND**

- RETAINING WALL
- PAVEMENT / HARDSURFACES
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- RETAINING BOLLDERS
- EROSION RUNOFF CONTROL
- SET BACK
- DRAINAGE FLOW AND SLOPE
- DRY ROCK FALLS

**ABBREVIATION LEGEND**

FTE FINISH FLOOR ELEVATION

DRAWN BY	DCM
CHECKED	CB
JOB NO.	0263
DATE	11-15-02
REVISIONS	12-18-02
	12-24-02
	3-3-03
DRAWING NO.	0263-11-15-02-1

SHEET NO.	LOE 1
STATUS	DRAFT
	PRELIMINARY
	BID
	CONSTRUCTION
	AS BUILT

**GIAVONNE & ASSOC'S., INC.**  
LANDSCAPE AND PLANNING ARCHITECTS  
844 GRAND AVE  
GRAND JCT. CO 81501  
PH: 970-241-0745  
FAX: 970-241-0765  
EMAIL: cjavonne@gsa.net

GRADING AND DRAINAGE PLAN

18" x 18" x 72" T C.M.U. Block Post  
W/ Stone & Stone Cap

8" C.M.U. Block Wall W/ Stucco  
& Stone Cap @ 66" tall

