

FEE \$10.00

PERMIT # 14774

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2954 Circling Hawk St CJ CO 81503
Property Tax No: 2943-324-12-001
Subdivision: Red Tail Subdivision
Property Owner: Virginia and James Watson
Owner's Telephone: (970) 260-2235
Owner's Address: 2954 Circling Hawk St CJ CO 81503
Contractor's Name: Valleywide Fence
Contractor's Telephone: 523-8150
Contractor's Address: 3272 F Road Clifton CO 81520
Fence Material & Height: 4' Tan Vinyl Privacy Picket fence

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 Fletcher Date 11-7-05

Community Development's Approval Gayleen Henderson Date 11-9-05

City Engineer's Approval (if required) Date

Modified OK 11-15-05

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)

LOT PLAN

Scale: 1"=10'-0"

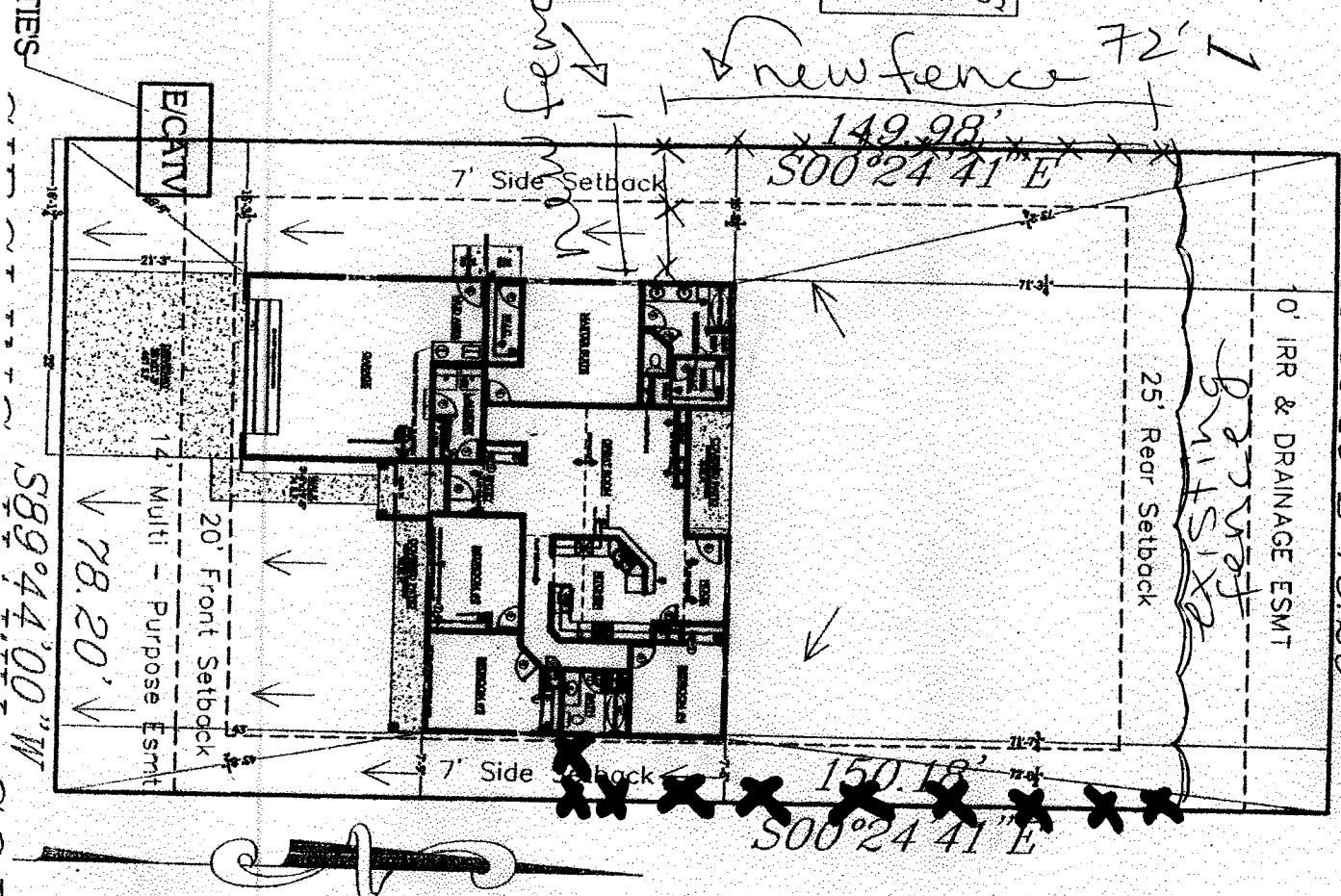
| |
|-----------|
| SETBACKS |
| 20' Front |
| 25' Rear |
| 7' Sides |

BLOCK 1
 LOT 1
 11,736 SQ. FT.

HOUSE-1770 S.F. 2657
 GARAGE-544 S.F.

DRAINAGE

UTILITIES



TRACT A

DETENTION AREA

6-7-05

Gayle Henderson

ACCEPTED

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

10469 SQ. FT.

drive on lot

5/13/03

2954 Circling Hawk Street
 RED TAIL RIDGE LOT-1/BLOCK-1
 #1770

Professional Seal

Surveyor Registration No. 10469
 State of Missouri, St. Louis
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