

FEE \$10.00

PERMIT # 14699

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2956 Circling Hawk Court
Property Tax No: 2943-324-13-001
Subdivision: Red Tail Ridge
Property Owner: Ridemore Enterprises, Inc.
Owner's Telephone: 242-7444
Owner's Address: 1548 W. Independent Ave #H
Contractor's Name: Ridemore Enterprises, Inc.
Contractor's Telephone: 242-7444
Contractor's Address: 1548 W. Independent Ave #H
Fence Material & Height: 12"-18" Basalt Boulders 4'-6" max. height

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
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
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 9/6/05
Community Development's Approval [Signature] Date 9/6/05
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)

LOT 1
10038 SQ.FT.
BLOCK 2

FF ELEV
MIN 4788.00
MAX 4790.00

HOUSE=1400 SQ. FT.
GARAGE=678 SQ. FT.

TRACT B
DETENTION AREA
8454 SQ.FT.

SETBACKS
20' Front
25' Rear
7' Sides

DRAINAGE

N89°35'19"E 74.64'

10' IRR & DRAINAGE ESMT

25' Rear Setback

7' Side Setback

S07°55'51"E 103.73'

S07°55'51"E 151.94'

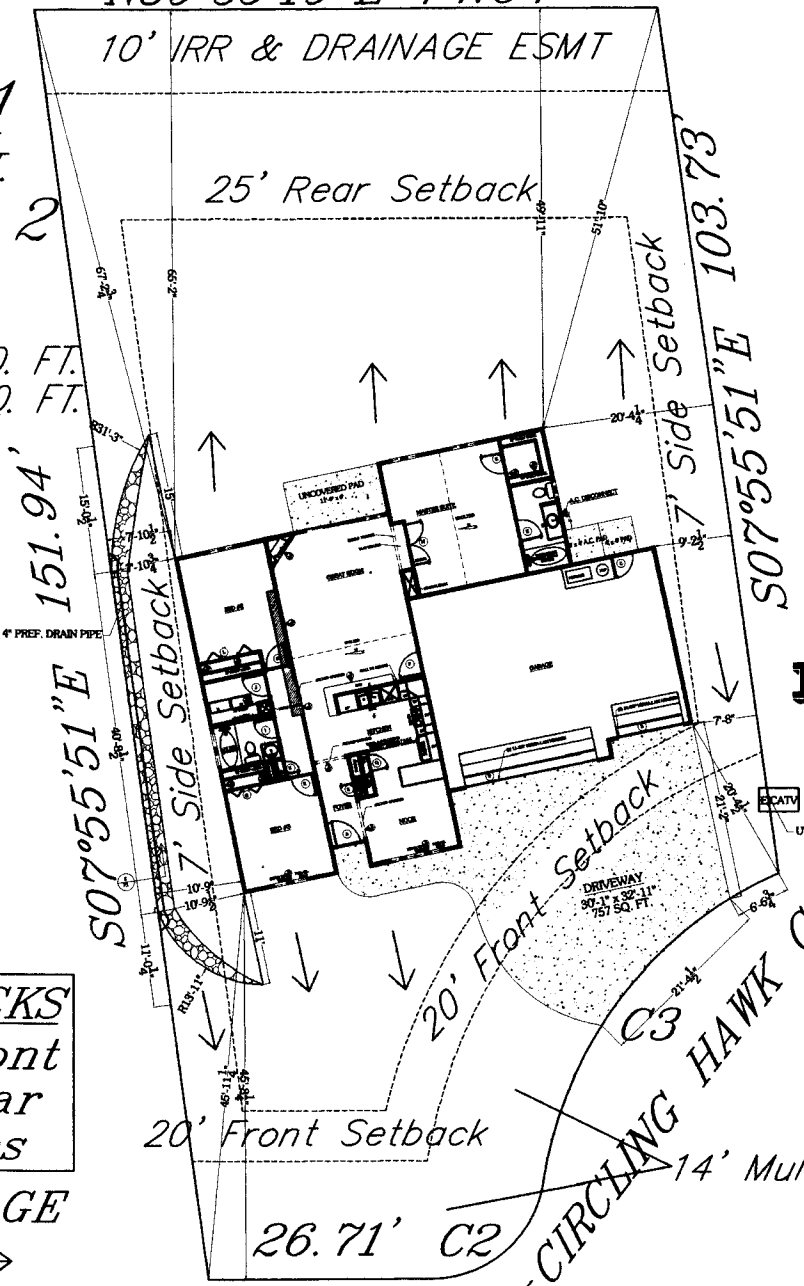
7' Side Setback

20' Front Setback

20' Front Setback

26.71' C2

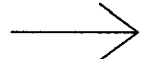
CIRCLING HAWK COURT
14' Multi - Purpose Esmt



PLOT PLAN
scale: 1"=15'-0"

SETBACKS
20' Front
25' Rear
7' Sides

DRAINAGE



1 P1 PLOT PLAN
1"=15'

Melina Enterprises, Inc
1548 West Independence Ave. #4
Grand Junction, CO, 81505
Phone 970-242-7444
Fax 970-242-7464
Melina@melina.com

2956 Circling Hawk Court
RED TAIL RIDGE LOT-1/BLOCK-2
#1400 3 CAR

REVISIONS:

DRAWING BY:
MELINA ROSE

PLAN DATE:
6-29-05

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