

FEE \$10.00

PERMIT # 14791

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2959 Circling Hawk Ct. Grand Junction 81503
 Property Tax No: 2943-324.13-007
 Subdivision: Red Tail Ridge
 Property Owner: Sandra Brisco
 Owner's Telephone: 241-3218
 Owner's Address: 2959 Circling Hawk Ct
 Contractor's Name: John Lynn
 Contractor's Telephone: _____
 Contractor's Address: _____
 Fence Material & Height: 4ft. Concrete retaining wall

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 _____ from property line (PL) or
 SPECIAL CONDITIONS _____ 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 Sandra Brisco Date 11-10-05
 Community Development's Approval Kathy Valdez Date 11-10-05
 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)

CIRCLING HAWK COURT

BUENA VISTA DRIVE

S00°17'13"E

89.89'

20' Front Setback

S89°44'00"W

82.26'

14' Multi-Purpose Esmt

22'-3 1/2" 12' 23'-6 3/4"

20' Front Setback

E/CATV

COVERED PATIO
111 S.F.

WALK
60 S.F.

DRIVEWAY
22'-5" x 29'-8"

RV PAD
966 SQ. FT.

7' Side Setback

25' Rear Setback

97.06'

N90°00'00"W

N00°16'00"W 105.17'

30" Solid

4ft. Concrete retaining Wall.

