

FEE \$10.00

PERMIT # 14101

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 129 Dry Creek
Property Tax No: 2943-224-14-005
Subdivision: Red Tail Ridge
Property Owner: Ridemore Enterprises
Owner's Telephone: 242-7444
Owner's Address: 703 23 2/10 Road
Contractor's Name: Ridemore Enterprises
Contractor's Telephone: 242-7444 (Kiehn)
Contractor's Address: 703 23 2/10 Road
Fence Material & Height: Solid concrete/stucco face - 24'-48'

VOID
10/16/2006
J.A. Kiehn

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 Any fence over 4' will
REQUIRE A BUILDING PERMIT.
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
Community Development's Approval: Judson A. Rein
City Engineer's Approval (if required): [Signature]

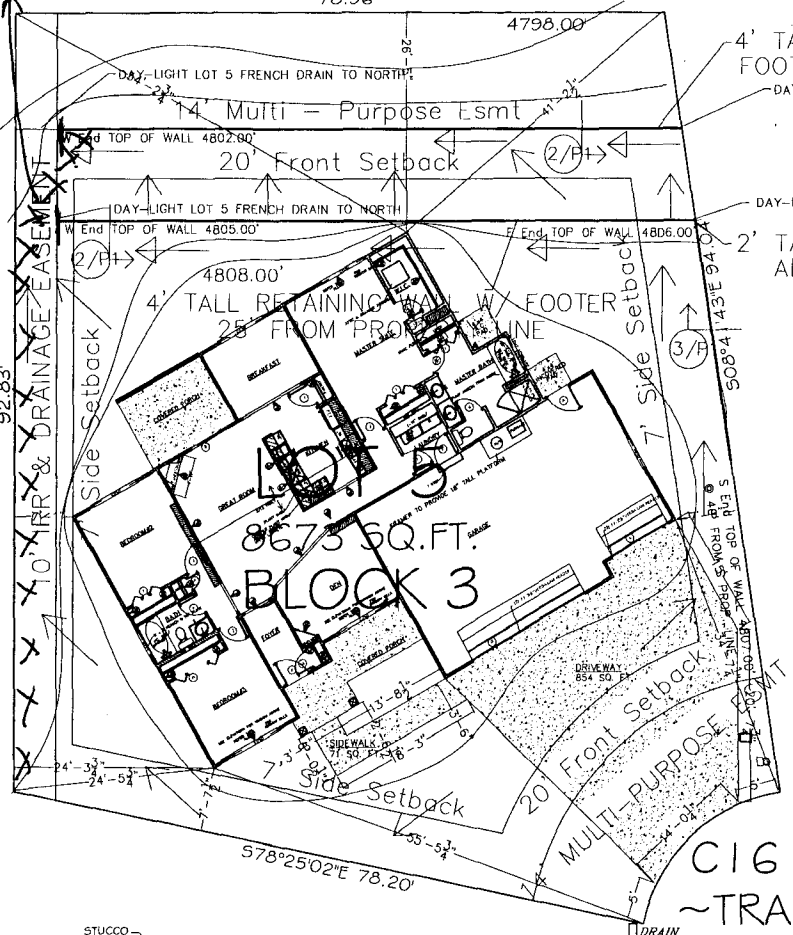
Date: 7/18/06
Date: 7/18/06 9/6/06
Date: 7/18/06

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)

*Submitted 9/6/06
Judith Rose*

~GREAT PLAINS DRIVE~



4' TALL RETAINING WALL W/
FOOTER - ALONG 14' ESMT
DAY-LIGHT LOT 6 FRENCH DRAIN TO NORTH

2' TALL RETAINING WALL W/
FOOTER
ALONG SIDE PROPERTY LINE
ENDS 25' FROM REAR PROP. LINE

FF ELEV
4808.50
LOT 5

8673 SQ.FT.
BLOCK 3
HOUSE=1609 SQ. FT.
GARAGE=737 SQ. FT.

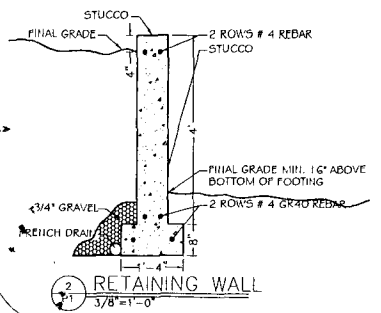
SETBACKS
20' Front
25' Rear
7' Sides

*VOID
10/16/2006
J.A. Rose*

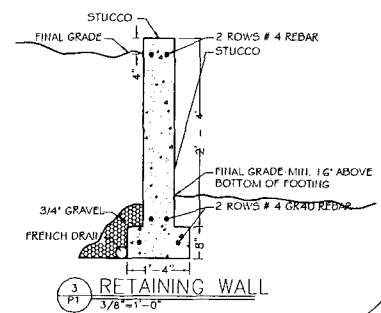
TYPICAL LOT GRADING TYPE 'B'
"FRONT & BACK OR SIDE"
TYPE 'B' MODIFIED B1 LOT GRADING
*NO FOUNDATION DRAIN REQUIRED
UNLESS OPEN EXCAVATION
OBSERVATION DEEMS IT NECESSARY

PROPOSED CONTOUR INTERVALS = 2'

- PROPOSED SURFACE DRAINAGE
- PROPOSED BELOW GRADE DRAINAGE (FRENCH DRAINS)



1 PLOT PLAN
P1 1"=15'



3 RETAINING WALL
P1 3/8"=1'-0"

Midwest Enterprises, Inc
703 23rd Road
Grand Junction, CO 81505
Phone: 970-242-7444
Fax: 970-242-7454
Midwest@cs.com

129 DRY CREEK ROAD
RED TAIL RIDGE LOT-5/BLOCK
#1609 3 CAR FRONT LOAD

REVISIONS:
7-14-06
DRAWING BY:
MELINA ROSE
PLAN DATE:
6-22-06

P1