

FEE \$10.00

PERMIT # 14100

# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 131 Dry Creek

Property Tax No: 2943-324-14-006

Subdivision: Red Tail Ridge

Property Owner: Ridmore Enterprises

Owner's Telephone: 242-7444

Owner's Address: 703 23<sup>rd</sup> 1/2 Road

Contractor's Name: Ridmore Enterprises

Contractor's Telephone: 242-7444

Contractor's Address: 703 23<sup>rd</sup> 1/2 Road

Fence Material & Height: Solid concrete / Stucco Face - 24'-48"

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 <u>RSP-4</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS <u>FENCE OVER 4' WILL</u>	_____ from center of ROW, whichever is greater.
<u>REQUIRE A BUILDING PERMIT</u>	Side <u>0</u> from PL Rear <u>0</u> 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 <u>[Signature]</u>	Date <u>7/13/06</u>
Community Development's Approval <u>Judith A. Poir</u>	Date <u>7/18/06</u>
City Engineer's Approval (if required) <u>[Signature]</u>	Date <u>7/18/06</u>

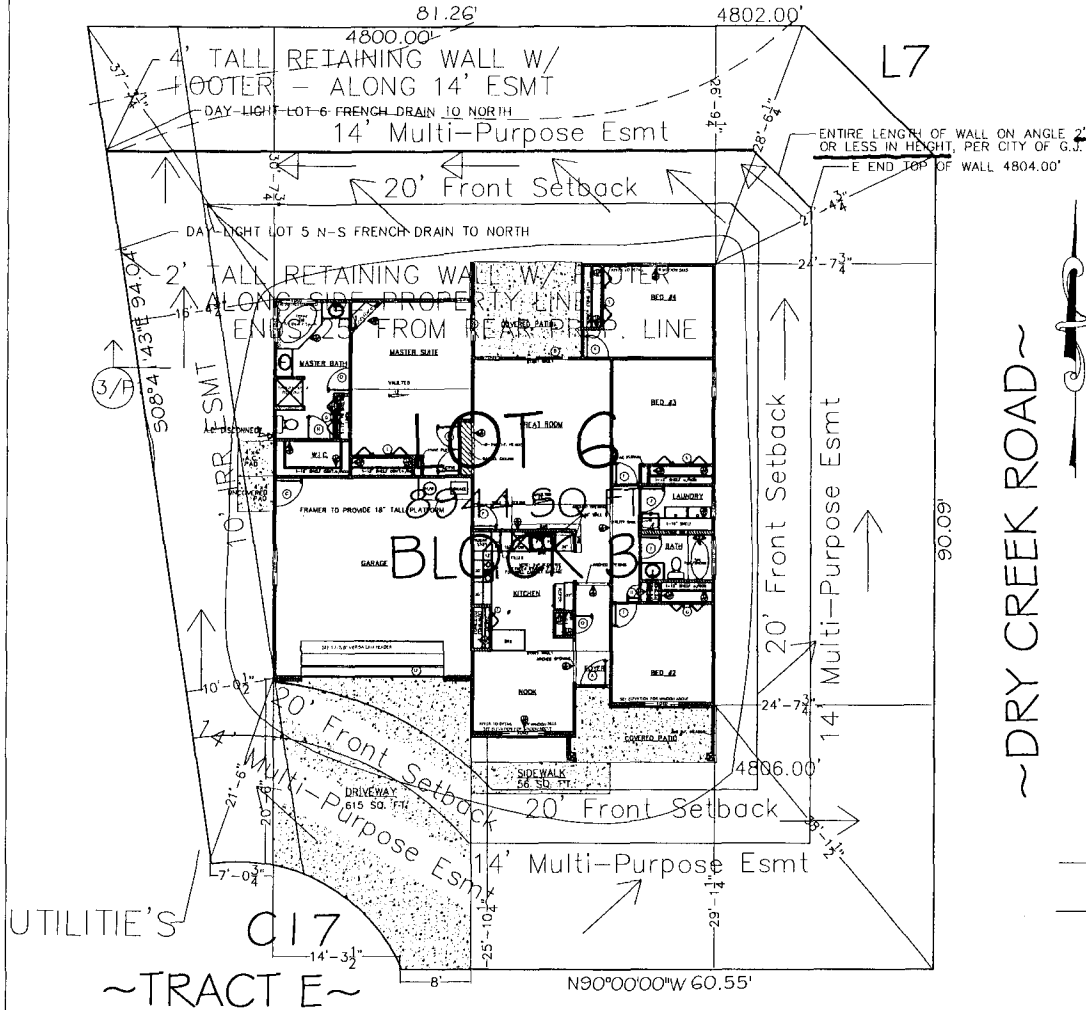
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Code Enforcement)

~GREAT PLAINS DRIVE~



# LOT 6 BLOCK 3

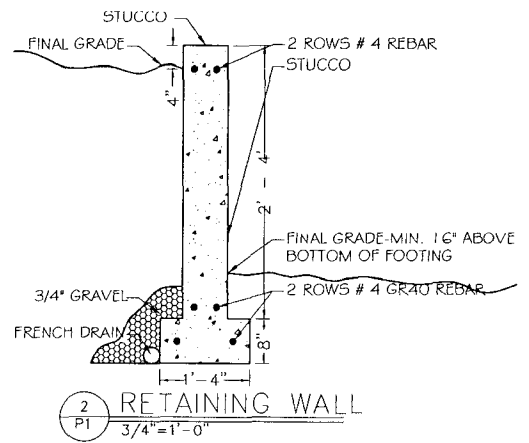
HOUSE=1712 SQ. FT.  
GARAGE=497 SQ. FT.

FF ELEV  
4806.50

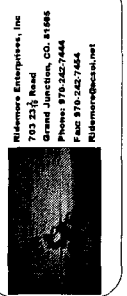
SETBACKS  
20' Front  
25' Rear  
7' Sides

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 P1 PLOT PLAN  
1"=10'



131 DRY CREEK ROAD  
RED TAIL RIDGE LOT-6/BLOCK-3  
#1712

REVISIONS:  
7-13-06  
7-14-06

DRAWING BY:  
MELINA ROSE

PLAN DATE:  
6-22-06

P1