

FEE \$10.00

244-1631

PERMIT # 13993

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2951 CIRCLING HAWK ST.
Property Tax No: 2943-324-15-001
Subdivision: RED TAIL RIDGE
Property Owner: JUSTIN FORTENBERRY
Owner's Telephone: 970-314-7440
Owner's Address: 2951 Circling Hawk St.
Contractor's Name:
Contractor's Telephone:
Contractor's Address:
Fence Material & Height: CEDAR 6'

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 20' from property line (PL) or
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 5-22-06
Community Development's Approval [Signature] Date 5/22/06
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 STREET

S89°44'00"W 76.27'

ACCEPTED *B. Paulson 3/11/05*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE OWNER'S
 RESPONSIBILITY IS TO
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

RED TAIL RIDGE SUBDIVISION

LOT 4
 8000 SQ.FT.
 BLOCK 4

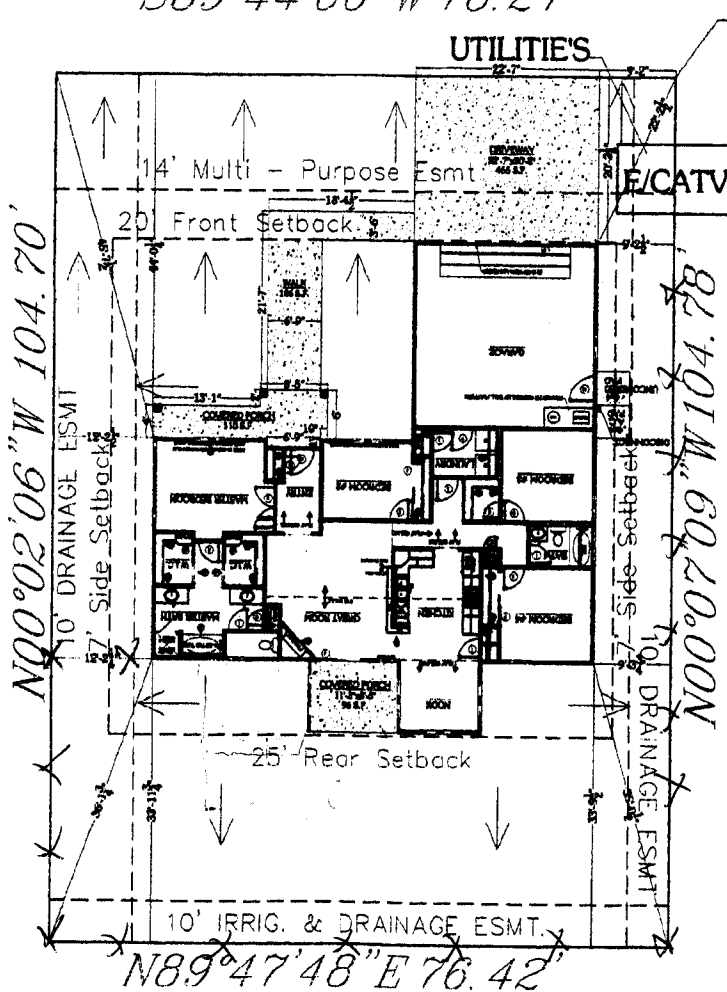
FF ELEV
 MIN 4793.00
 MAX 4795.00

HOUSE-1590 S.F.
 GARAGE-503 S.F.

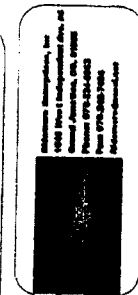
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 DRAINAGE

SETBACKS
 20' Front
 25' Rear
 7' Sides

PLOT PLAN
 scale: 1"=10'-0"



*Drawn by
 David Paulson
 Date 1-27-05*



2951 Circling Hawk Street
 RED TAIL RIDGE LOT-4/BLOCK-4
 #1590

REVISIONS
 DRAWN BY
 MELBA GIDDING
 PLAN DATE
 12-22-04

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