

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2960 Circling Hawk
Property Tax No: 2943-324-13-003
Subdivision: Red Tail Ridge
Property Owner: Keith & Connie Bell
Owner's Telephone: (970) 986-0313
Owner's Address: 2960 Circling Hawk
Contractor's Name: Ridemore Enterprises
Contractor's Telephone: (970) 242-7444 Mark 210-0356
Contractor's Address: 703 23 1/2 Road, Grand Junction, CO 81505
Fence Material & Height: max 2', concrete

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 wall is not in a drainage easement
Side 0 from PL Rear 0 from PL

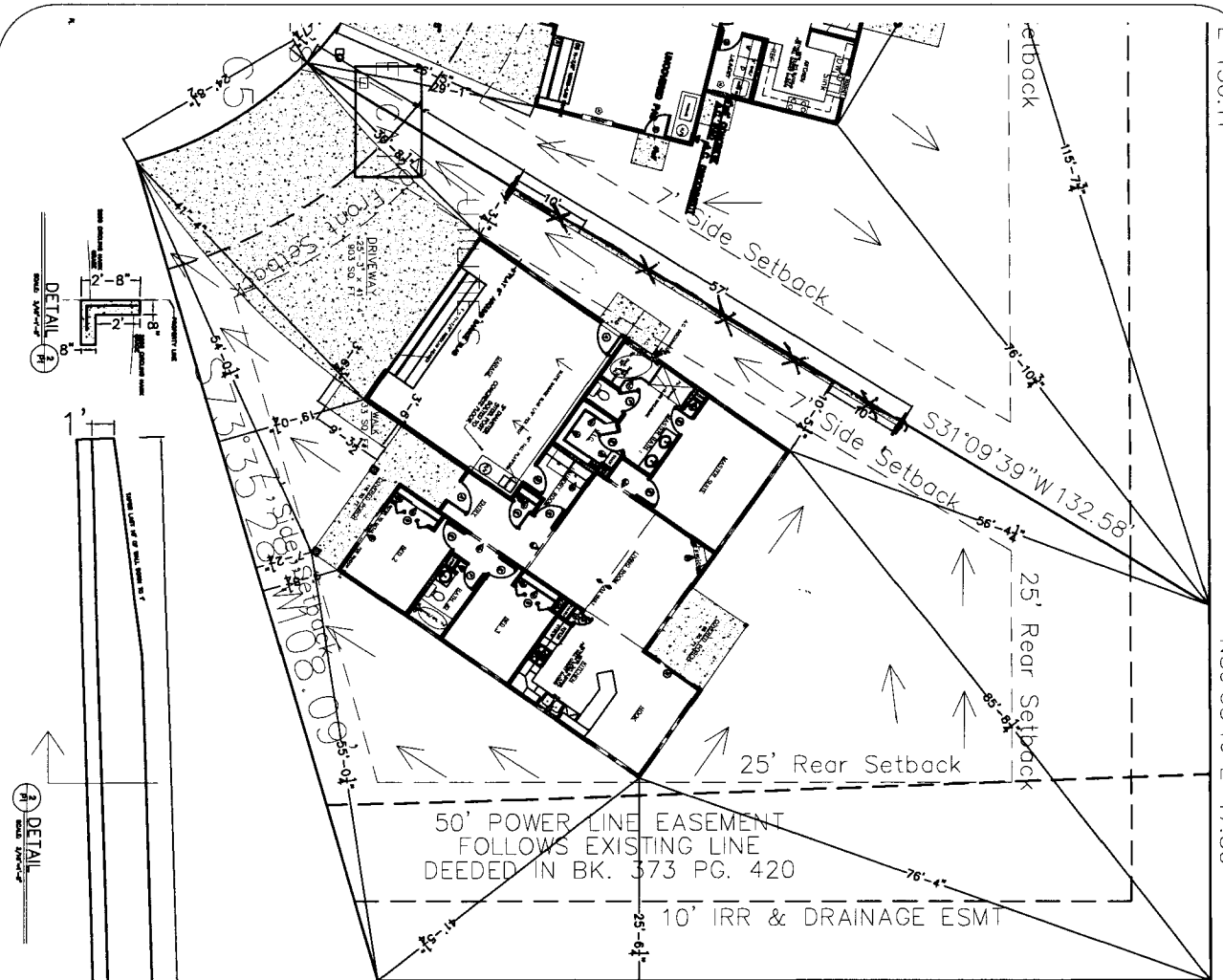
Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning 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 12/11/06
Community Development's Approval [Signature] Date 12/13/06
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)



S00°03'28" E 104.57'



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

DRAINAGE

SETBACKS
20' Front
25' Rear
7' Sides

LOT 3
10028 SQ.FT.
BLOCK 2
FF ELEV
MIN 4794.00
MAX 4796.00
HOUSE=1460 SQ. FT.
GARAGE=561 SQ. FT.

John Pica 12/13/06

UTILITY EASEMENTS
BOUNDARIES

P1	REVISIONS:
	12-7-06 RW
	PLAN DATE: 12-7-06
	DRAWING BY: KO

2960 Circling Hawk Court
RED TAIL RIDGE LOT-3/BLOCK 2
LANDSCAPE WALL

Ridmore Enterprises, Inc
1548 West Independent Ave. #4
Grand Junction, CO. 81505
Phone: 970-242-7444
Fax: 970-242-7454
Ridmore@ccol.net