

FEE \$10.00

PERMIT # 14102

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 29161 Great Plains
Property Tax No: 2943-324-14-009
Subdivision: Red Tail Ridge
Property Owner: Ridemore Enterprises
Owner's Telephone: 242-7444
Owner's Address: ~~Ridemore Enterprises~~ 703 23rd Rd
Contractor's Name: Ridemore Enterprises
Contractor's Telephone: 242-7444
Contractor's Address: 703 23rd Rd
Fence Material & Height: 4' to 6' Solid 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
SPECIAL CONDITIONS Perimeter wall
4 to 6 feet
SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ 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.

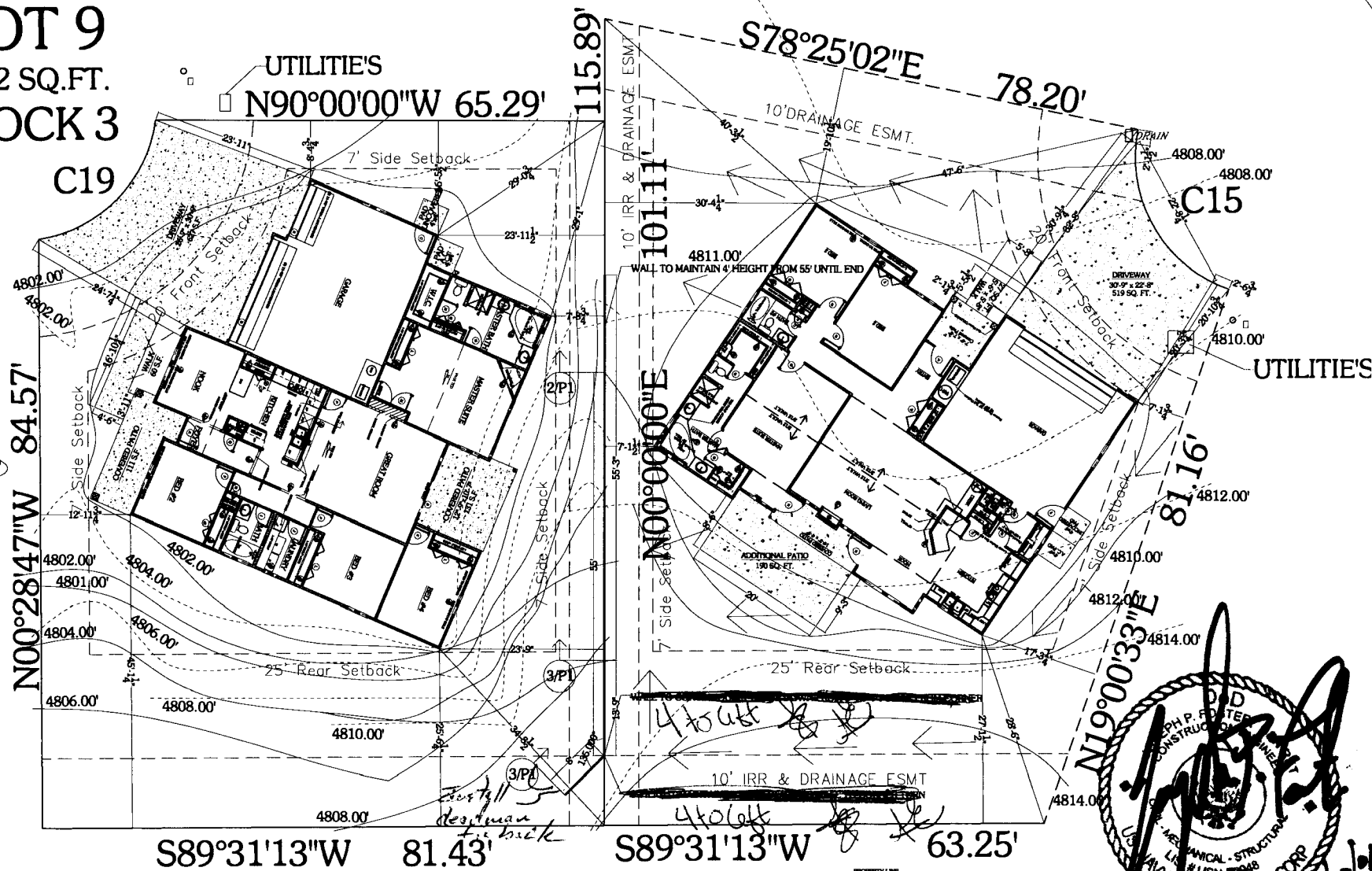
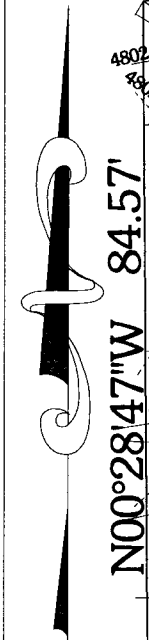
Applicant's Signature [Signature] Date 8/11/06
Community Development's Approval [Signature] Date 8/11/06
City Engineer's Approval (if required) [Signature] Date

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)

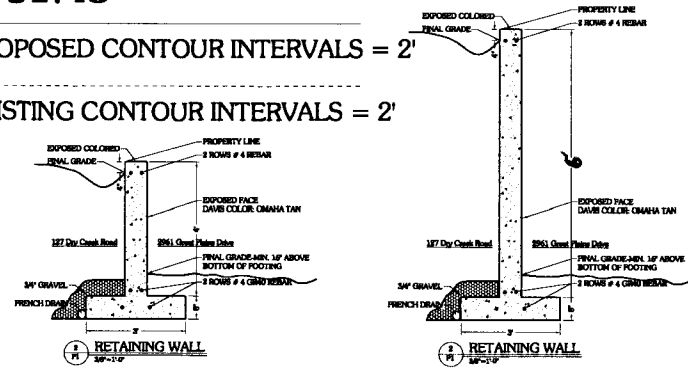
**LOT 9**  
8092 SQ.FT.  
**BLOCK 3**

C19



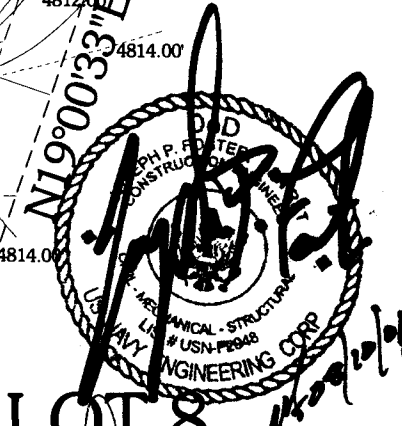
TYPICAL LOT GRADING TYPE 'B'  
"COMBINATION FRONT & SIDE"  
TYPE 'B' MODIFIED B1 LOT GRADING  
\*NO FOUNDATION DRAIN REQUIRED  
UNLESS OPEN EXCAVATION  
OBSERVATION DEEMS IT NECESSARY

PROPOSED CONTOUR INTERVALS = 2'  
EXISTING CONTOUR INTERVALS = 2'



1 RETAINING WALLS  
P1 1"=10'

**LOT 8**  
8302 SQ.FT.  
**BLOCK 3**  
ACCEPTED FOR RECORD  
MUST BE APPROVED BY THE ENGINEERING DEPARTMENT  
RESUBMIT WITH ALL NECESSARY PERMITS  
LOCATE AND PROTECT ALL UTILITIES



2961 GREAT PLAINS DRIVE  
RED TAIL RIDGE LOT-9/BLOCK-3  
#1712 3 CAR

REVISIONS:  
7-31-06  
8-10-06

DRAWING BY: MELINA ROSE

PLAN DATE: 5-3-06

P1

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