



Fence Permit

PERMIT # 15174

pl

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 2957 Great Plains Dr.
 Property Tax No: 2943-324-14-003
 Subdivision: Red Tail Ridge
 Property Owner: Kim Hoyt
 Owner's Telephone: 640-3624
 Owner's Address: Same
 Contractor's Name: Valleywide Fence.
 Contractor's Telephone: 523-8150
 Contractor's Address: 2105 E Main St
 Fence Material & Height: 6 Foot Vinyl

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>R-4</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ 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]
 Community Development's Approval [Signature]
 City Engineer's Approval (if required) _____

Date 6-20-07
 Date 6/7/07
 Date _____

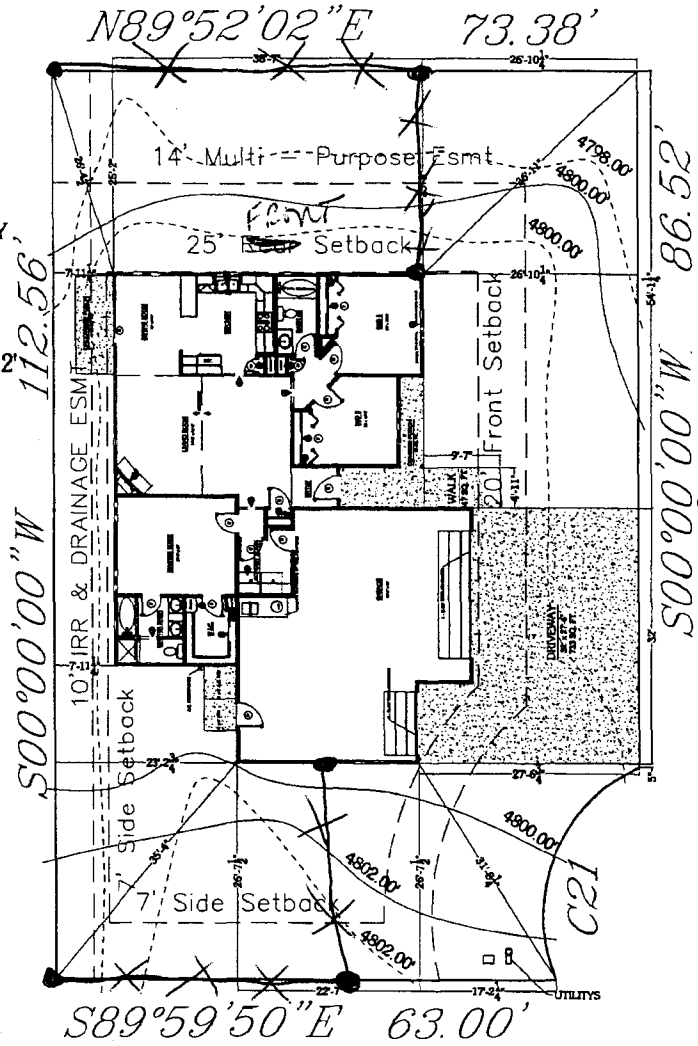
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
 (White: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

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'

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 2/27/06



**LOT 3
 BLOCK**
 8017 SQ. FT.

HOUSE-1415 SQ. FT.
 GARAGE-788 SQ. FT.

PLOT PLAN
 scale: 1"=15'-0"

SETBACKS
 20' Front
 25' Back
 7' Sides

→
DRAINAGE

T.O.F. = 4800.50'

REVISIONS:
 DRAWING BY: MELINA ROSE
 PLAN DATE: 4-15-06
 P1

Handwritten signature
 4-27-06

Address: 2957 Great Plains Drive
 Red Tail Ridge Lot-3/Block-3
 #1415 - 3 CAR

2957 GREAT PLAINS DRIVE
 RED TAIL RIDGE LOT-3/BLOCK-3
 #1415 - 3 CAR

REVISIONS:
 DRAWING BY: MELINA ROSE
 PLAN DATE: 4-15-06
 P1