

FEE \$10.00

PERMIT # 13519

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 551 1/2 Garden Grove Ct. ^{Cross}
 Property Tax No: 2943-072-40-002
 Subdivision: Garden Grove #3
 Property Owner: Garden Grove Homes
 Owner's Telephone: 250-1128 - Ray
 Owner's Address: 2320 - E 1/2 Rd., Grand Jct, CO 81503
 Contractor's Name: RED HART CONST.
 Contractor's Telephone: 234-0822 - Dan
 Contractor's Address: 2320 - E 1/2 Rd., Grand Jct, CO 81503
 Fence Material & Height: Vinyl - 6' HT.

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 RMF-16 SETBACKS: Front _____ 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 Daniel R. Hart Date Mar 8, 2005
 Community Development's Approval Angela Henderson Date 3-11-05
 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)

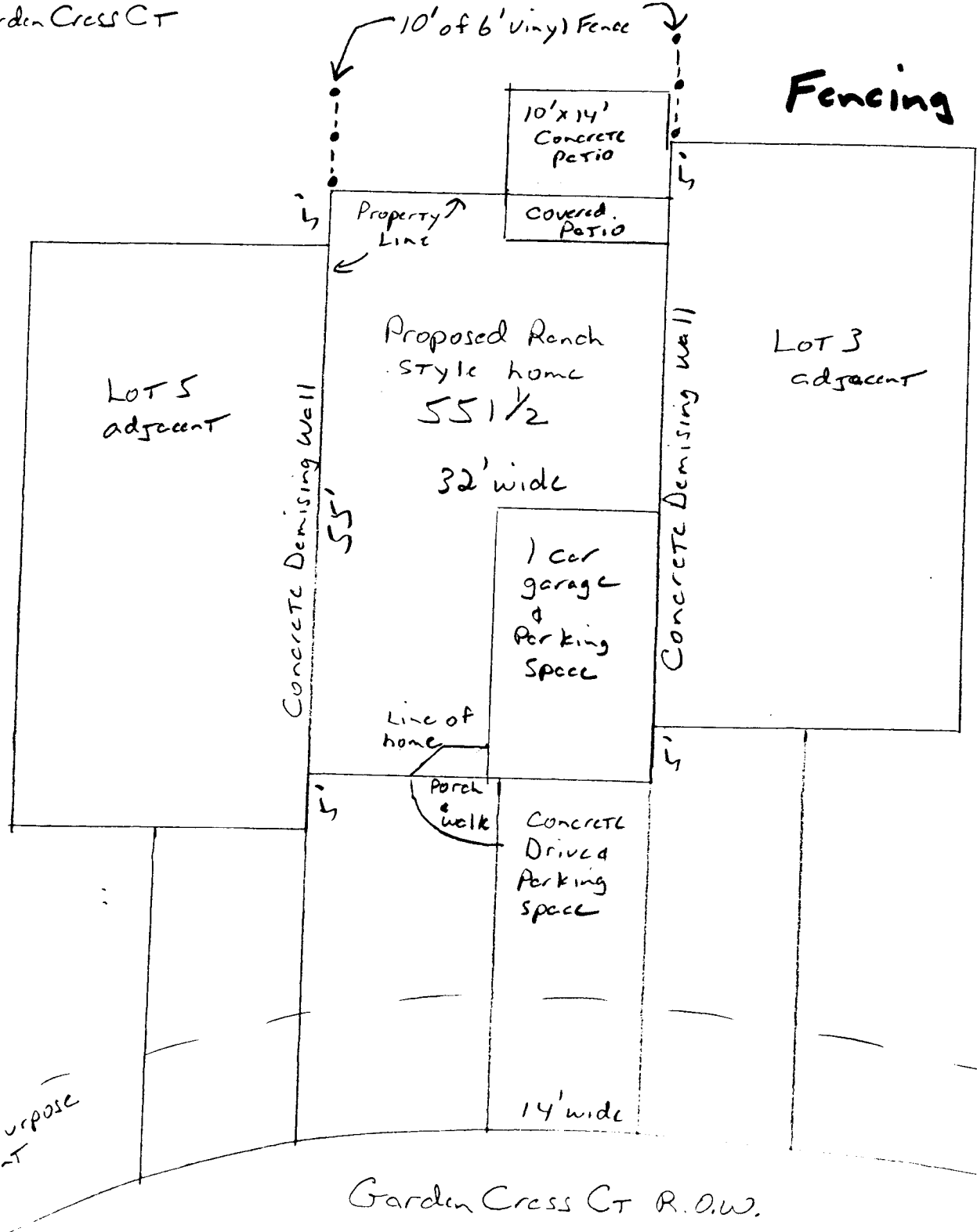
(Pink: Code Enforcement)

Site Plan 55 1/2 Garden Cross CT

Lot 4
Blk 1
Filing 3

Fencing

North
1" ≈ 15'



Concrete Demising Wall

Concrete Demising Wall

10' of 6' Vinyl Fence

Property Line

55'

Line of home

Porch walk

10' x 14' Concrete patio

Covered patio

1 car garage & Parking Space

Concrete Drivd Parking space

14' wide

Lot 5 adjacent

Lot 3 adjacent

14' multi-Purpose Easement

14' multi-Purpose Easement

Garden Cross CT R.O.W.