

FEE \$10.00

PERMIT # 13590

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 561 Garden Cross Ct, G. J., CO 81501
Property Tax No: 2943-072-46-024
Subdivision: Garden Grove III
Property Owner: Garden Grove Homes
Owner's Telephone: 250-1128 Ray
Owner's Address: 2320-E 1/2 Rd. G. J., CO 81503
Contractor's Name: RED HART CONST
Contractor's Telephone: 234-0822
Contractor's Address: 2320-E 1/2 Rd. G. J., CO 81503
Fence Material & Height: 6' Tall white 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 RMF-16 SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS from center of ROW, whichever is greater.
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 Dec 5, 2005
Community Development's Approval [Signature] Date 12-16-05
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 561 Garden Crest CT.
 LOT 24 BIK 2 Filing 3 Garden Grove
 2943-072-46-024

Fence

10' SECTION
 6' TALL
 WHITE
 VINYL

6' WHITE VINYL
 8' SECTION

55'

Proposed 561

Ranch Townhome 21'

porch

↑

covered
 patio

patio

34'

14'

1 car
 garage
 &
 1 parking
 space

14' wide
 walk

concrete
 &
 drive

1 parking
 space

14' MULTI-PURPOSE
 EASEMENT

LOT 25
 adjacent

LOT 26
 adjacent

Garden Grove CT A.O.U.

↑
 North 1" ≈ 15'