

FEE \$10.00



PERMIT # 13830

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 568 Garden Cross Ct.
Property Tax No: 2945-072-46-012
Subdivision: Garden Grove
Property Owner: Garden Grove Homes
Owner's Telephone: 234-0822
Owner's Address: 2320-E 1/2 Rd., Grand Jet, CO 81503
Contractor's Name: RED HART CONST.
Contractor's Telephone: 234-0822
Contractor's Address: 2320-E 1/2 Rd., Grand Jet, CO 81503
Fence Material & Height: 6' 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-1U 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.

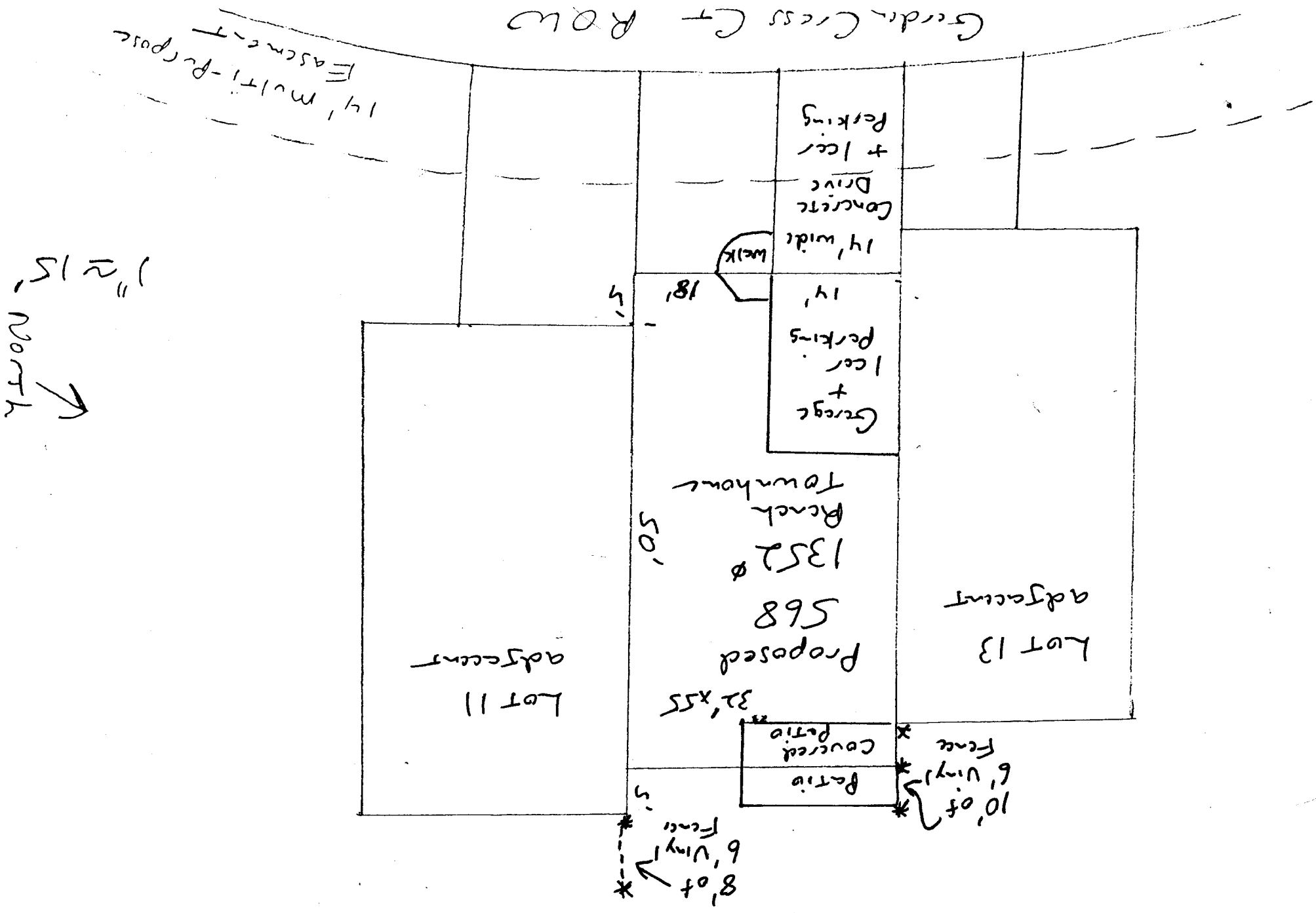
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature] Date July 25, 2005
Community Development's Approval [Signature] Date 7/25/05
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 568 Garden Cross Ct
 Garden Grove Homes
 2945-022-46-012



1" ≈ 15' North →

Garden Cross Ct ROW

14' Multi-Purpose Easement

Concrete Drive + 1 car parking

14' wide walk

Garage + 1 car parking

Proposed 568 1352⁰ Ranch Townhouse

32' x 55'

Patio Covered patio

10' of 6' Vinyl Fence

8' of 6' Vinyl Fence

50'

5'

18'

Lot 11 adjacent

Lot 13 adjacent