

FEE \$10.00

PERMIT # 14819

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2844 Britteny Drive, Grand Jet, CO 81501
Property Tax No: 2943-072-46-029
Subdivision: Garden Grove 3
Property Owner: Garden Grove Homes
Owner's Telephone: 234-0822
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-12 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 Daniel R. Galt Date 12-28-05
Community Development's Approval Mike Magan Date 12-29-05
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)

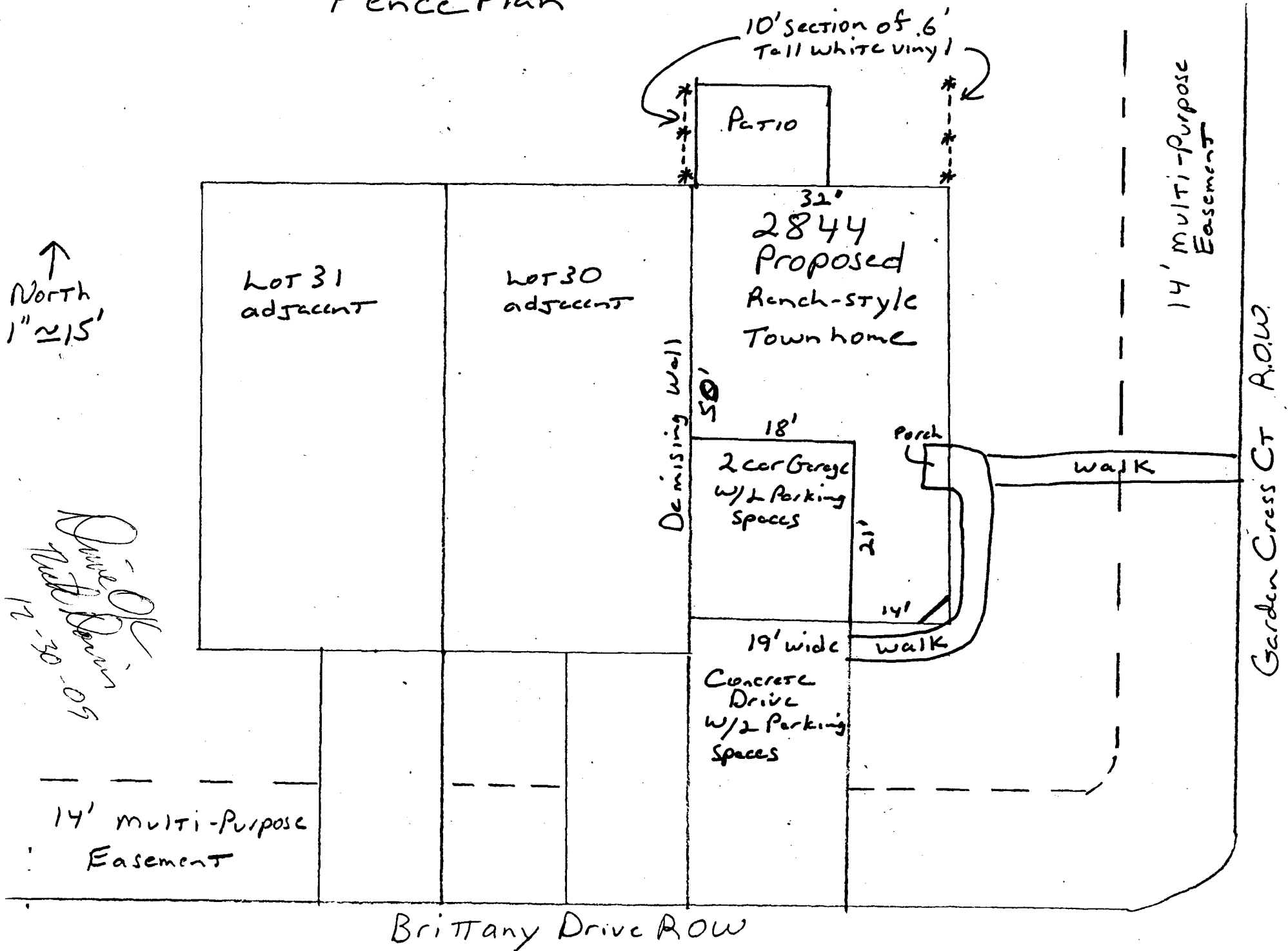
(Yellow: Customer)

(Pink: Code Enforcement)

Site Plan 2844 Brittany Drive - Garden Grove F-3 B-2 L-29
2943-072-46-029
Fence Plan

↑ North
1" ≈ 15'

OK
12-30-09



LOT 31 adjacent

LOT 30 adjacent

PATIO

32'
2844
Proposed
Ranch-style
Townhome

50'
18'
2 car Garage
w/ 2 Parking
Spaces

21'
19' wide
Concrete
Drive
w/ 2 Parking
Spaces

10' section of 6'
Tall white vinyl

14' Multi-Purpose
Easement

14' Multi-Purpose
Easement

Garden Cress Ct. R.O.W.

Brittany Drive ROW