

FEE \$10.00

PERMIT #

14425

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2846 1/2 ~~Garden~~ Britteny Drive, G. J, CO 81501

Property Tax No: 2943-072-46-001

Subdivision: Garden Grove 3

Property Owner: Garden Grove Homes

Owner's Telephone: 234-0822

Owner's Address: 2320-E 1/2 Rd, Grand Jct, CO 81503

Contractor's Name: RED HART CONST.

Contractor's Telephone: 234-0822

Contractor's Address: 2320-E 1/2 Rd, Grand Jct, 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 \_\_\_\_\_ 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]

Date Dec 19, 2005

Community Development's Approval [Signature]

Date 12-20-05

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 2846 1/2 Brittany Drive Lot 1 Blk 2 Filing 3

1" = 15'  
North ↑

2943-072-46-001

Garden Grove

Fence

French Creek Rd R.O.W.

14' multi-Purpose Easement

2 sections 10' Long,  
6' tall white vinyl fence

Patio

LOT 2 adjacent

Proposed  
2846 1/2  
ranch  
Townhome

LOT 3 adjacent

1 car  
Garage  
&  
Parking  
space

Porch

14' wide  
Concrete  
Drive  
&  
Parking  
space

walk

14' multi-Purpose Easement

Brittany Drive R.O.W.

