

FEE \$10.00

PERMIT # 14555

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 725 Woodridge Ct G.J., CO 81505

Property Tax No: 2701-341-00-141

Subdivision: Woodridge

Property Owner: RED HART Homes at Woodridge

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: Same

Fence Material & Height: 3' Tall Tan Vinyl 2 Rail

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 PD SETBACKS: Front 20 from property line (PL) or

SPECIAL CONDITIONS See sign from center of ROW, whichever is greater.

Ordinance for G 1/2 Roadside 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 April 10 2007

Community Development's Approval [Signature] Date 4/11/07

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)



Daniel R. Gearhart  
970/244-8975

DATE: 03/11/07

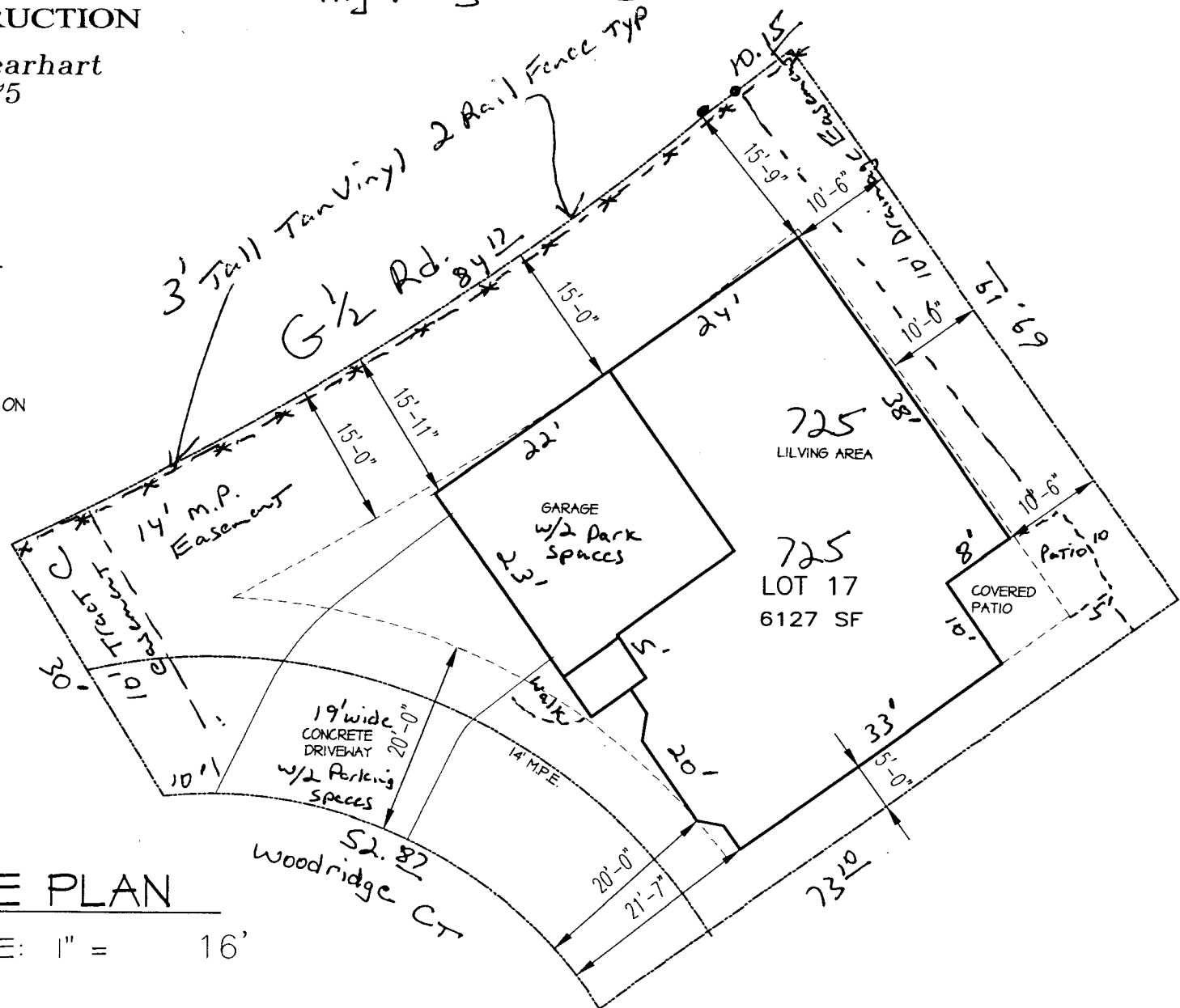
SPEC HOME

PLAN 3  
LOT 17  
725 WOODRIDGE COURT

SETBACKS  
FRONT: 20'  
REAR: 10'  
SIDE: 5'  
SPECIAL: 15' SETBACK ON NORTH SIDE

Setbacks	min	ACT
Front	20	20
Rear	10	10 <sup>6</sup>
Left	15	15
Right	5	5

Fencing



NORTH

SITE PLAN

SCALE: 1" = 16'