



# Fence Permit

PERMIT # 14913

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 732 Woodridge Ct, Grand Jct, CO 81505  
 Property Tax No: 2701-344-37-011  
 Subdivision: Woodridge  
 Property Owner: RED HART Homes at Woodridge  
 Owner's Telephone: 234-0822 (Dan)  
 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, GJ, CO 81503  
 Fence Material & Height: 3' Tall Tan Vinyl 2 rail measured from grade or from top of retaining wall.  
 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 3' height includes retaining wall \_\_\_\_\_ 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. Hunt Date Oct 7, 2007  
 Community Development's Approval Gayleen Henderson Date 11-15-07  
 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: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

Planning Dept.  
Fencing

Woodridge Court



Daniel R. Gearhart  
970/244-8975

DATE: 07/30/07

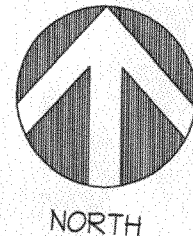
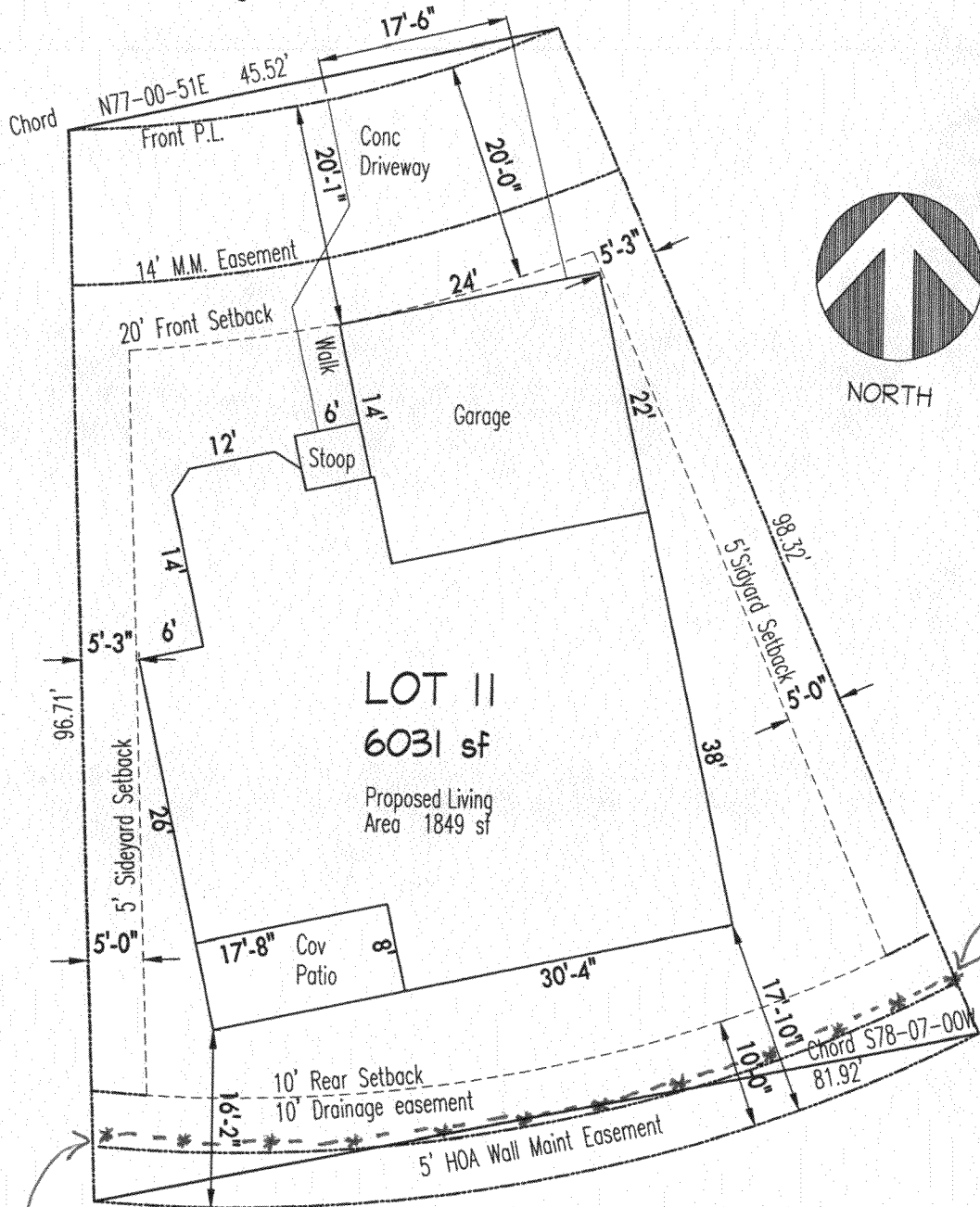
SPEC HOME

LOT II  
736 WOODRIDGE COURT

SETBACKS  
FRONT: 20'  
REAR: 10'  
SIDE: 5'

SITE PLAN

SCALE: 1" = 16"



3' Tall Tan Vinyl  
2 Rail Fence

3' Tall  
Tan Vinyl  
2 Rail  
Fence