

FEE \$10.00

PERMIT #

14622 *d*

**FENCE PERMIT**  
**GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT**

Property Address: 735 Woodridge Ct

Property Tax No: 2701-341-37-022

Subdivision: Woodridge

Property Owner: RED HART Homes at Woodridge

Owner's Telephone: 234-0822

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

Contractor's Name: RED HART Const

Contractor's Telephone: 234-0822

Contractor's Address: 2320-E 1/2 Rd Grand Junction CO 81503

Fence Material & Height: 3' Tall 2 Rail Tan Vinyl & 6' Tan Vinyl Privacy

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 <u>PD</u>	SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>Per plan Developer restrictions on fencing.</u>	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 *Donald R. Gault*

Date 2-9-07

Community Development's Approval *Justin Kasper*

Date 7/10/07

City Engineer's Approval (if required) \_\_\_\_\_

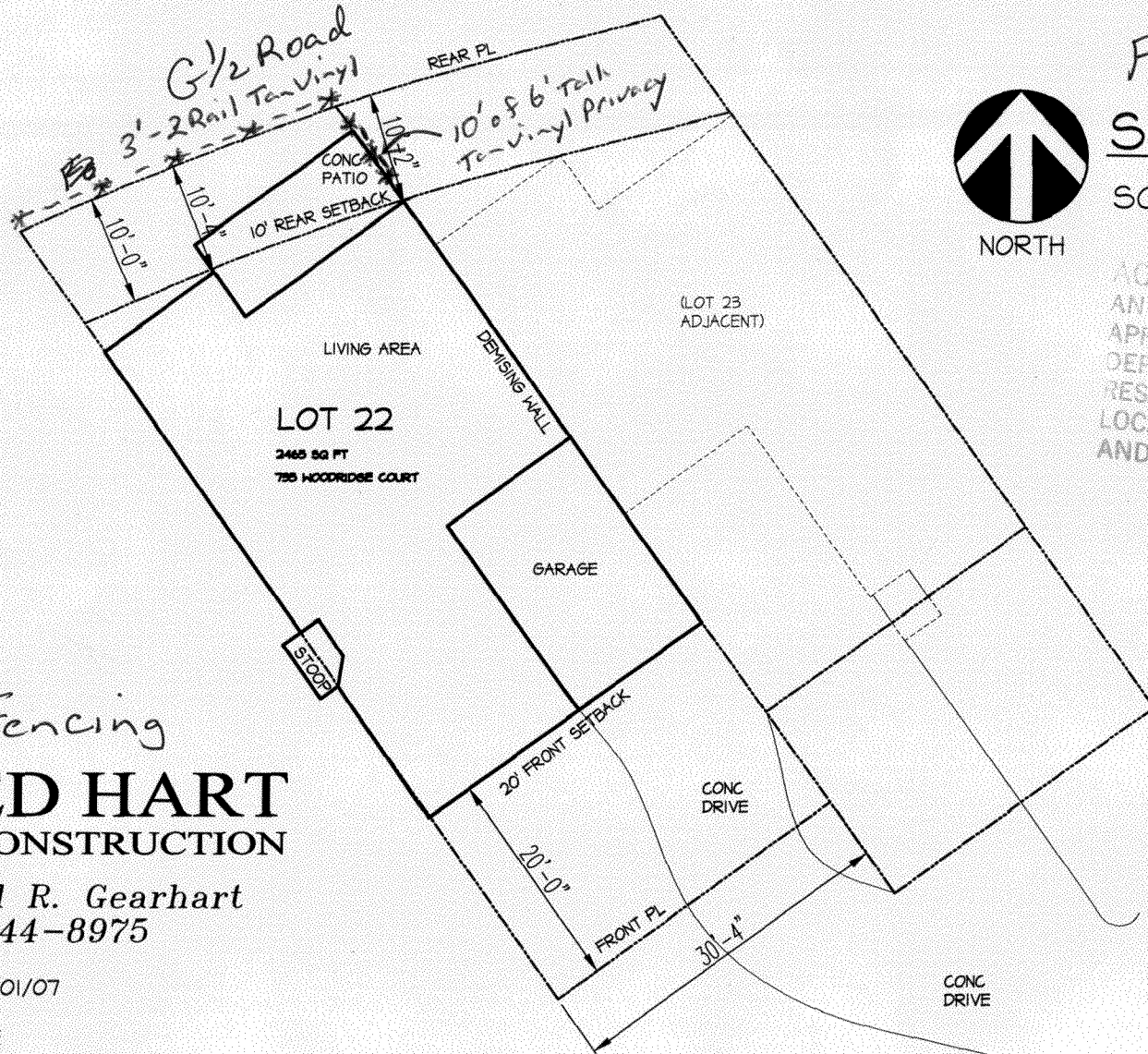
Date \_\_\_\_\_

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)



# Fencing SITE PLAN



SCALE: 1" = 16'

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

Fencing  
**RED HART**  
 CONSTRUCTION

Daniel R. Gearhart  
 970/244-8975

DATE: 05/01/07

SPEC HOME

LOT 22  
 735 WOODRIDGE COURT

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

