

FEE \$10.00

PERMIT #

14601

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FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 736 Woodridge Ct, Grand Junction, CO 81505

Property Tax No: 2701-344-37-009

Subdivision: Woodridge

Property Owner: RED HART Homes at Woodridge

Owner's Telephone: 234-0822 (Dan)

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

Contractor's Name: RED HART Construction

Contractor's Telephone: 234-0822

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

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 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 Dan B. Holt

Date Feb 25, 2008

Community Development's Approval Daylen Henderson

Date 2-26-08

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)

736 Woodridge Ct.
 Planning Dept.
 Fencing



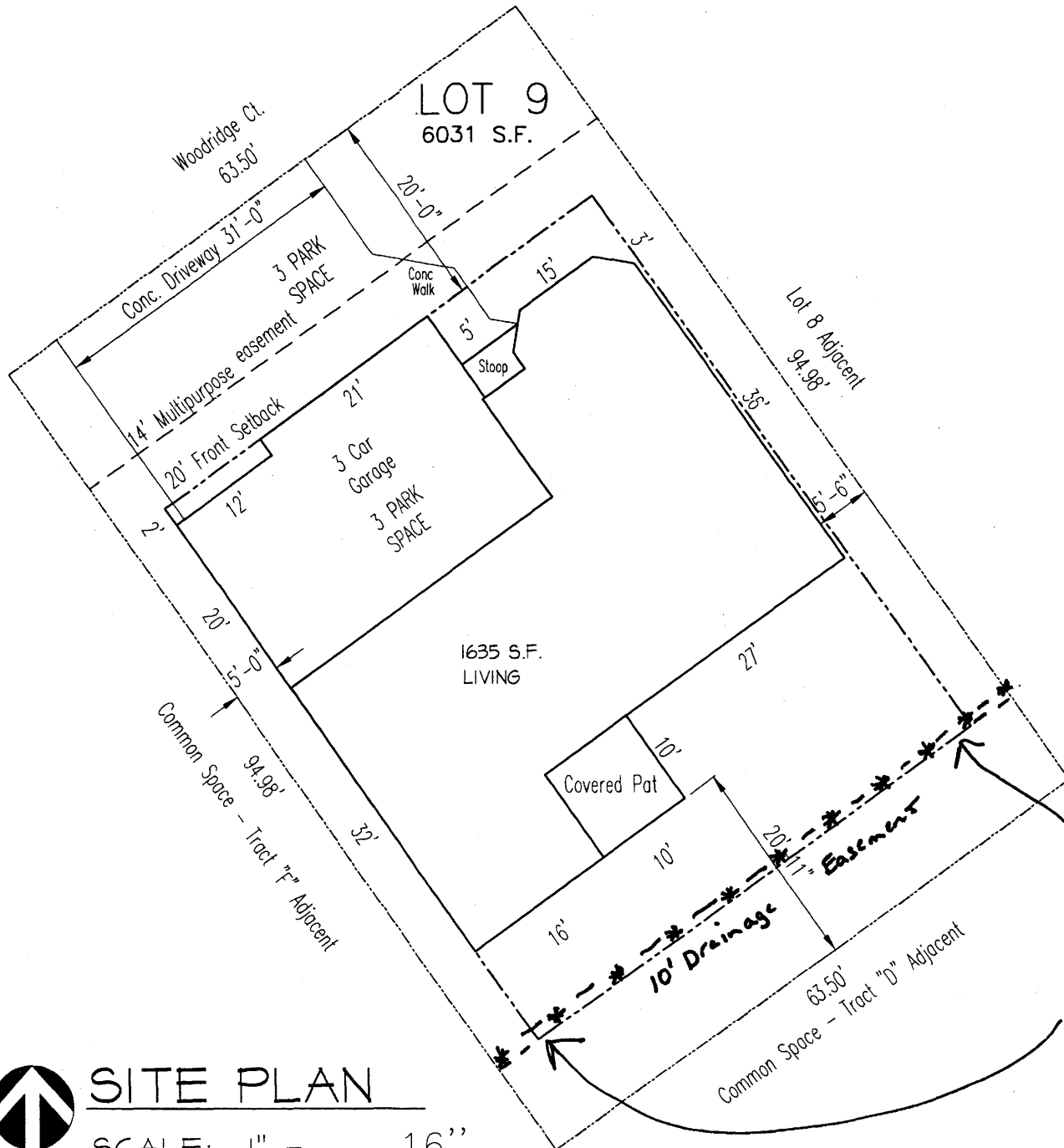
Daniel R. Gearhart
 970/244-8975

DATE: 01/29/07

SPEC HOME

LOT 9
 736 WOODRIDGE COURT

SETBACKS	MIN	ACTUAL
FRONT:	20'	20'
REAR:	10'	20'-11"
NE SIDE:	5'	5'-6"
SW SIDE:	5'	5'



3' Tall Tan Vinyl
 2 Rail Fence



SITE PLAN

SCALE: 1" = 16"