



Fence Permit

PERMIT # 15293

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

FEE \$10.00

Property Address: 273 Woodridge Ct., Grand Jct, CO 81505
 Property Tax No: 2701-341-37-026
 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., G.J., CO 81503
 Fence Material & Height: 6' Tall 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 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 R. Galt Date Jan 27, 2008
 Community Development's Approval Pat Denlogh Date 1/30/08
 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: Community Development)

(Yellow: Applicant)

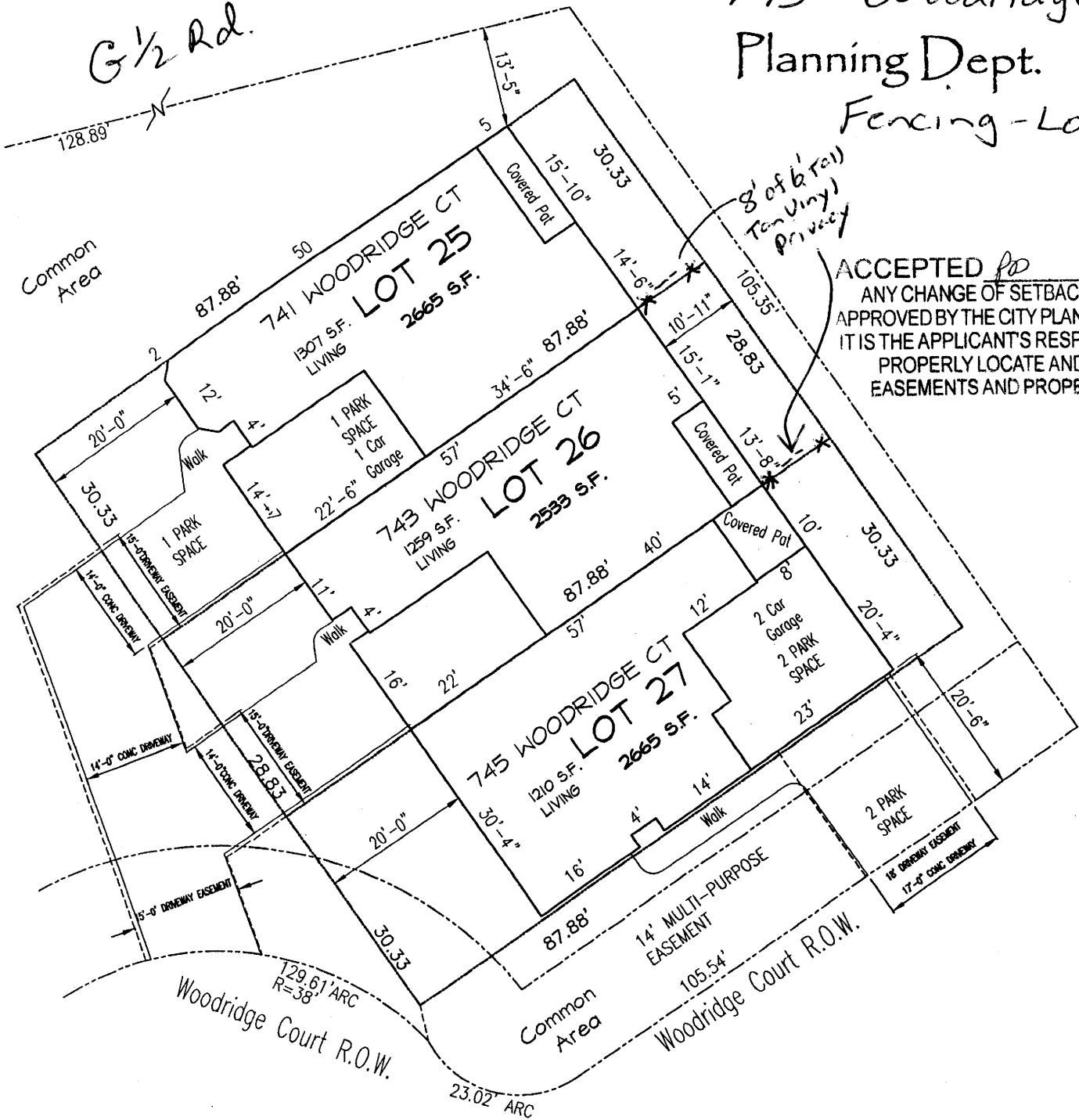
(Pink: Code Enforcement)

G 1/2 Rd.

743 Woodridge Ct

Planning Dept.

Fencing - LOT 25



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

8' of 6' tall for vinyl privacy



SITE PLAN

SCALE: 1" = 20"

NORTH



Daniel R. Gearhart
 970/244-8975

DATE: 12./20/07

SPEC TRIPLEX
 LOTS 25-26-27
 741 - 743 - 745 WOODRIDGE COURT

	ACTUAL	SETBACKS	MIN
741-743	20'	FRONT:	20'
745	20'-6"	FRONT:	20'
	10'	REAR:	10'
741	13'-6"	SIDE:	5'
745	20'-0"	SIDE:	5'

FRONT SETBACKS ON BOTH SOUTH AND WEST SIDES