

FEE \$10.00

PERMIT # 14600

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 745 Woodridge Ct, Grand Jct., CO 81505
Property Tax No: 2701-341-37-027
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
SPECIAL CONDITIONS
SETBACKS: Front from property line (PL) or 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.

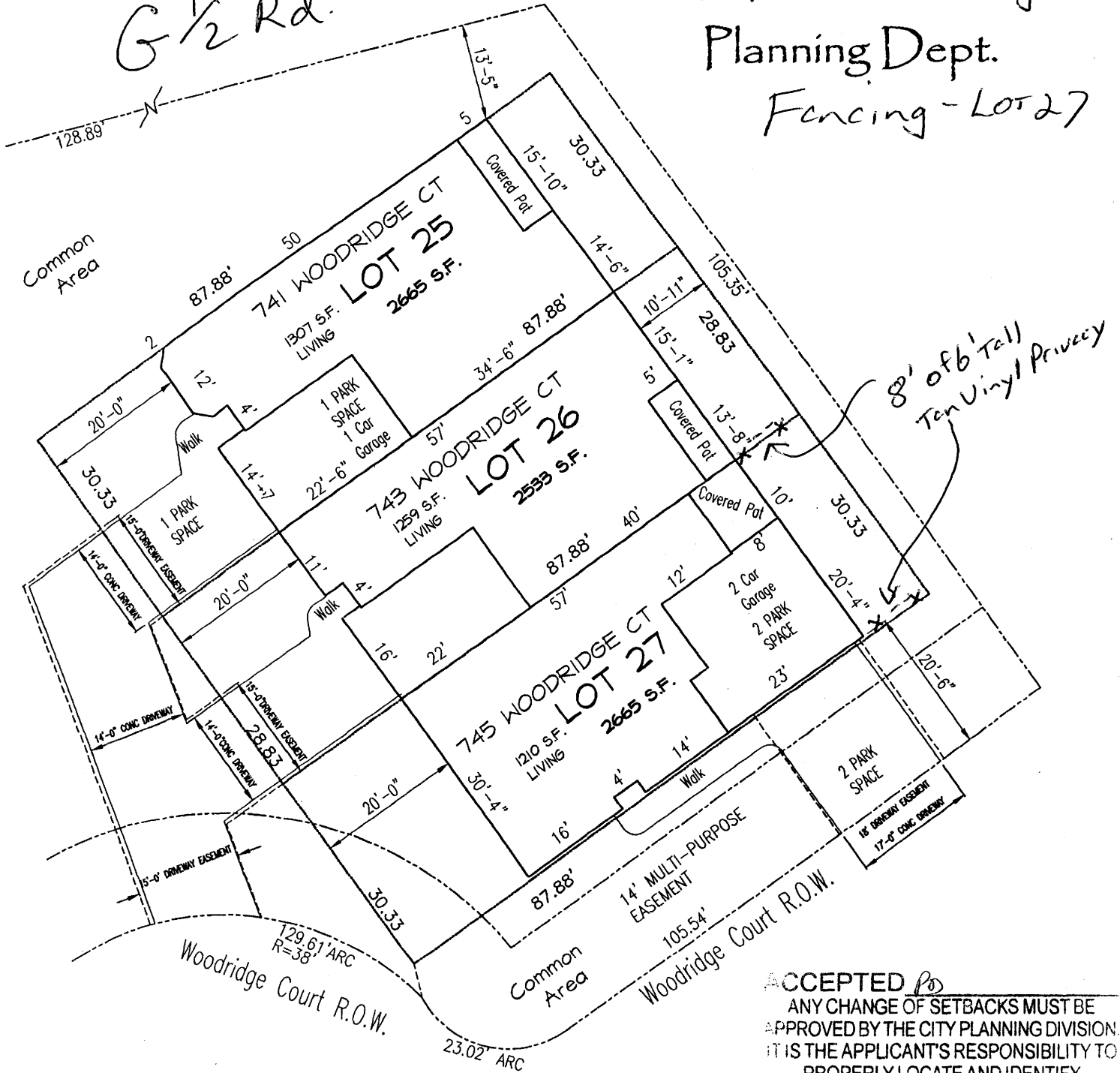
Applicant's Signature [Signature] Date Jan 27, 2008
Community Development's Approval [Signature] Date 1/30/08
City Engineer's Approval (if required) Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

G 1/2 Rd.

745 Woodridge Ct  
 Planning Dept.  
 Fencing - Lot 27



ACCEPTED *PO*  
 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.



**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