

FEE \$10.00

PERMIT # 14553 *YR*

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2565 G 1/2 Rd. Grand Junction, CO 81505
 Property Tax No: 2701-341-37-001
 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 <u>PD</u>	SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS <u>see plan FPP-2005-240</u>	Side <u>0</u> from PL Rear <u>0</u> 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.

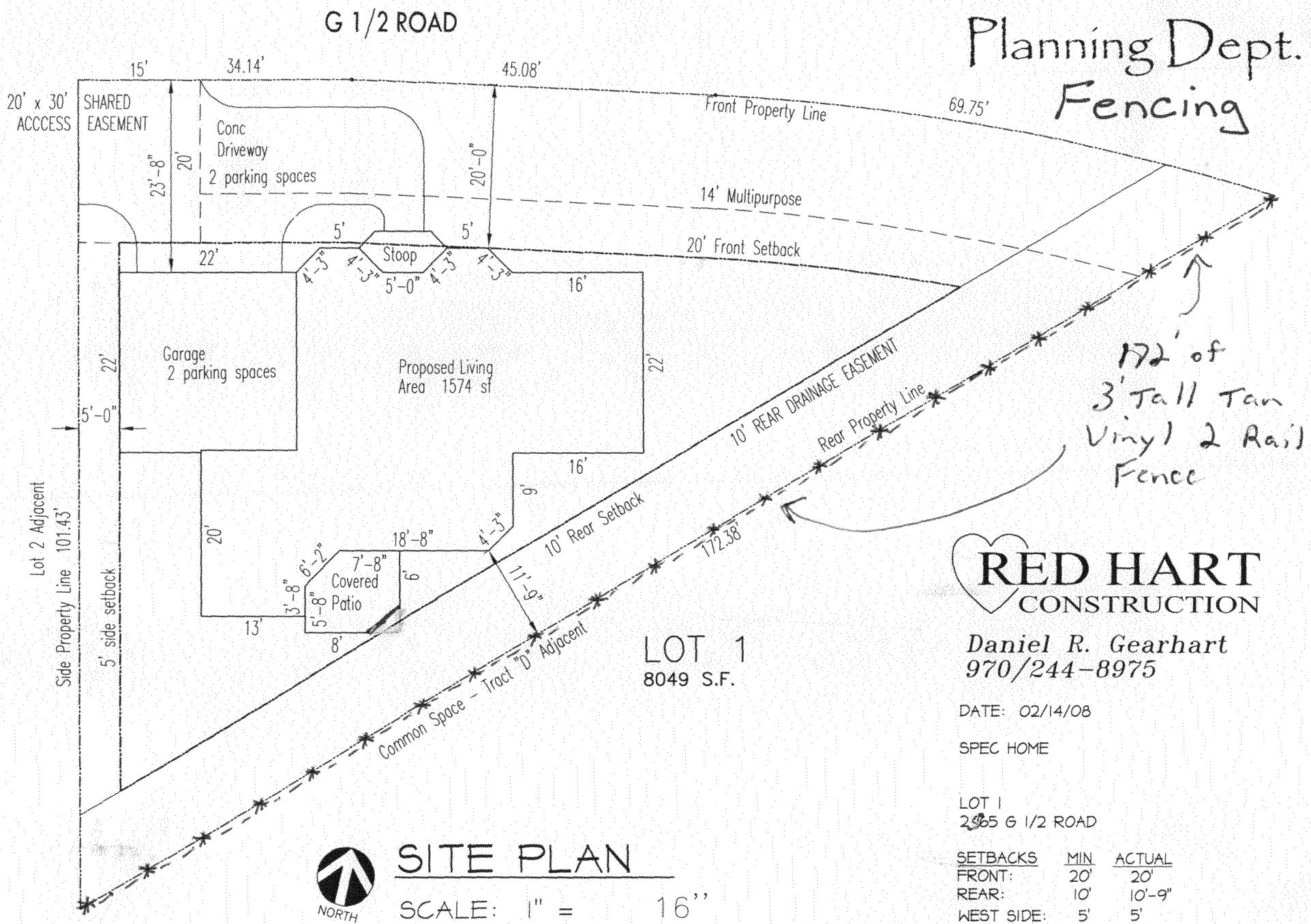
I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature *D. R. Hart* Date May 27, 2008
 Community Development's Approval *Timothy A. Tice* Date 5/29/08
 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)

2565 - G 1/2 Rd.
 Planning Dept.
 Fencing



RED HART
 CONSTRUCTION

Daniel R. Gearhart
 970/244-8975

DATE: 02/14/08
 SPEC HOME

LOT 1
 2565 G 1/2 ROAD

SETBACKS	MIN	ACTUAL
FRONT:	20'	20'
REAR:	10'	10'-9"
WEST SIDE:	5'	5'



SITE PLAN

SCALE: 1" = 16"

LOT 1
 8049 S.F.