

FEE \$10.00

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PERMIT # 13520

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 551 Garden Cross Ct.
Property Tax No: 2943-072-40-002
Subdivision: Garden Grove #3
Property Owner: Garden Grove Homes
Owner's Telephone: 250-1128 - Ray
Owner's Address: 2320 - E 1/2 Rd, Grand Jct, CO 81503
Contractor's Name: RED HART CONST.
Contractor's Telephone: 234-0822 - Dan
Contractor's Address: 2320 - E 1/2 Rd, Grand Jct, CO 81503
Fence Material & Height: Vinyl - 6' HT.

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 RMF-16
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.

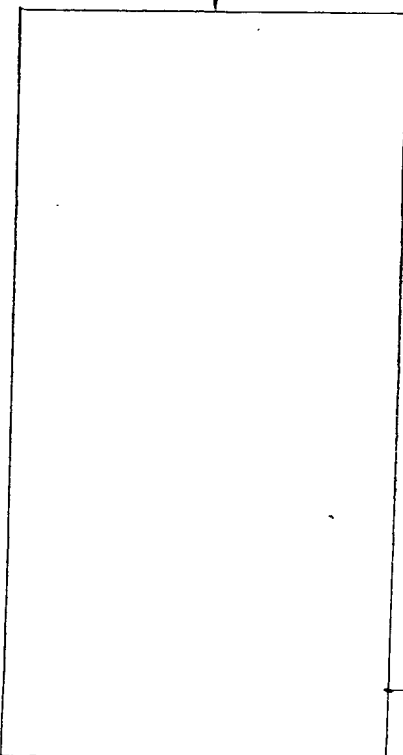
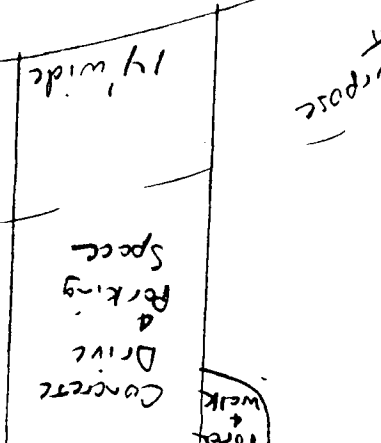
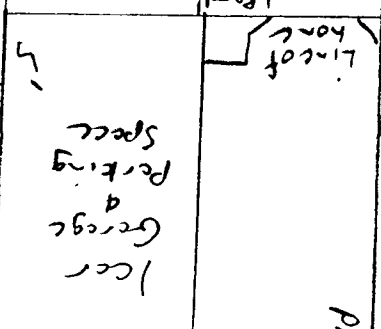
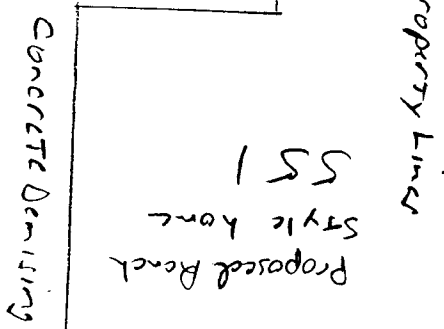
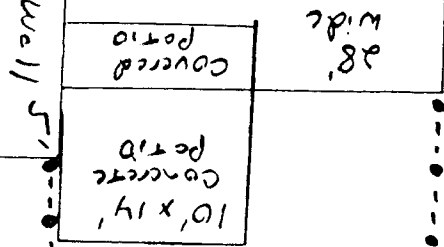
Applicant's Signature [Signature] Date Mar 8, 2005
Community Development's Approval [Signature] Date 3-11-05
City Engineer's Approval (if required) Date

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)

Site Plan 551 Garden Cress Ct

Lot 5
Blk 1
Filing 3

10' x 6' vinyl fence
10' x 14' concrete patio
8' x 10' covered patio



Fencing

Lot 4 adjacent

14' Multi-Purpose Easement

Garden Cress Ct R.O.V.

14' Multi-Purpose Easement

North
1" = 25'

