

FEE \$10.00

PERMIT # 13516

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2841 Brittany Drive - G.J.  
 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 Daniel R. Hult Date Mar 8 2005  
 Community Development's Approval Gayleen Henderson Date 3-11-05  
 City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

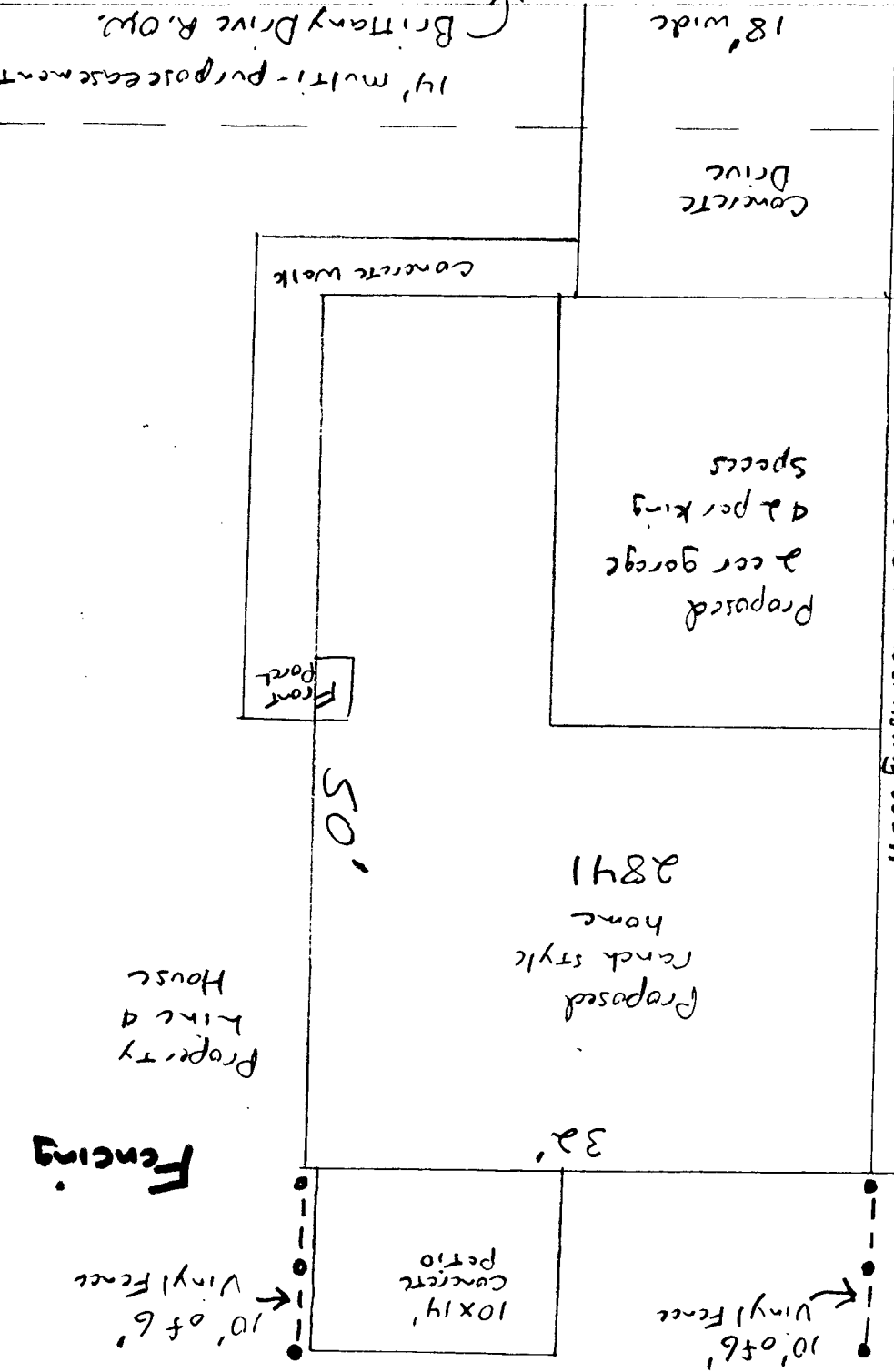
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

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

SITE Plan - 2841 BRITANNY DRIVE LOT 1 BIK 1 FILING 3 Garden Grove

Garden Grove CT R.O.U.  
14'-multi-Purpose Easement

1" = 20'  
North ↑



14' multi-Purpose Easement  
Brittany Drive R.O.U.

18' wide  
Concrete Drive

Concrete Walk

Front Yard

50'

Proposed  
ranch style  
home  
2841

Proposed  
2 car garage  
2 parking  
spaces

Concrete Demising Wall

2841 1/2  
Lot 2  
adjacent

Property kind  
a House

Fencing

10' of 6'  
Vinyl Fence

10x14'  
Concrete  
Patio

10' of 6'  
Vinyl Fence