

FEE \$10.00

PERMIT #

14426

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2846 Brittany Drive, Grand Jet, CO 81501  
 Property Tax No: 2943-072-46-002  
 Subdivision: Garden Grove 3  
 Property Owner: Garden Grove Homes  
 Owner's Telephone: 234-0822  
 Owner's Address: 2320-E 1/2 Rd. Grand Jet, CO 81503  
 Contractor's Name: RED HART CONST.  
 Contractor's Telephone: 234-0822  
 Contractor's Address: 2320-E 1/2 Rd. Grand Jet, CO 81503  
 Fence Material & Height: 6' Tall white vinyl

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-1b 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 Donald R. Hart

Date Dec 19, 2005

Community Development's Approval Sayless Henderson

Date 12-20-05

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 2846 Brittany Drive Lot 2 BIK 2 Filing 3.

1" = 15'

2943-072-46-002

Garden Grove

North ↑

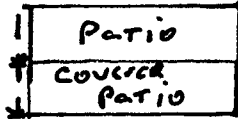
Fence

Garden Cross Ct ROW

Easement

14' multi-Purpose

2 sections 10' Long  
6' Tall white vinyl fence



Proposed  
2846  
ranch  
Townhome

LOT 1  
Adjacent

LOT 3  
adjacent

1 car  
Garage  
&  
Parking  
space

porch ↓

walk 14' wide

Concrete  
Drive &  
1 parking  
space

14' multi-Purpose Easement

Brittany Drive ROW