

FEE \$10.00

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PERMIT # 14414

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 624 ORANGE GROVE WAY
Property Tax No: 2043-044-71-001
Subdivision: Orange Grove
Property Owner: B & G Excavation & Concrete
Owner's Telephone:
Owner's Address: 2482 Commerce
Contractor's Name: Brookcliff Fence & Vinyl
Contractor's Telephone: 216-7659
Contractor's Address: 2834 B310 Rd, GJ
Fence Material & Height: Vinyl 4' & 6'

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 BSM4
SPECIAL CONDITIONS N/A
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
Side 0 from PL Rear 0 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 Robert Blalock Date 10/27/05
Community Development's Approval Kathy Valdez NA Date 10-27-05
City Engineer's Approval (if required) Date

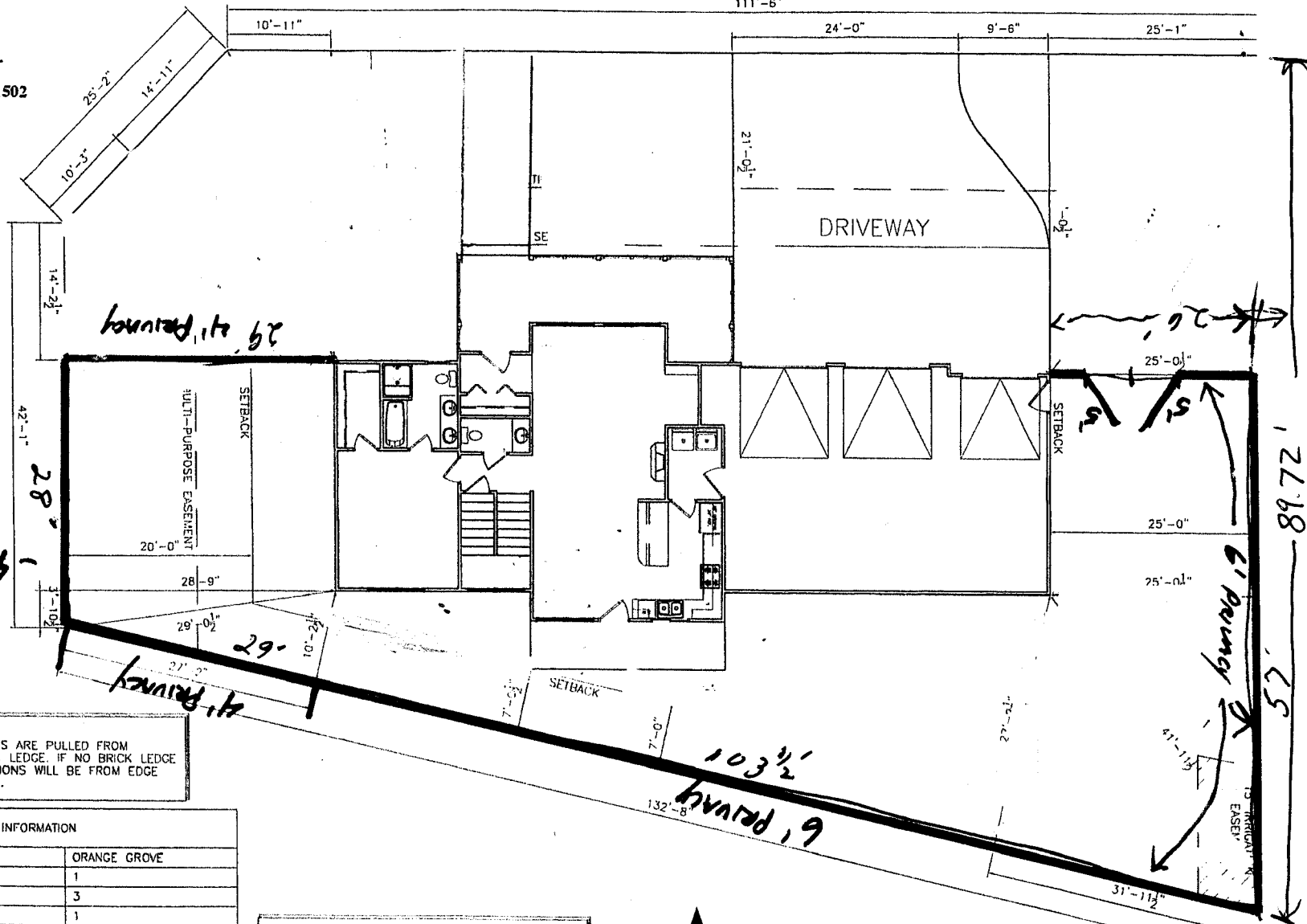
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

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

ORANGE GROVE COURT SIDE

Grand Mesa Homes Inc.
P.O. Box 1373
Grand Junction, CO 81502

ORANGE GROVE WAY

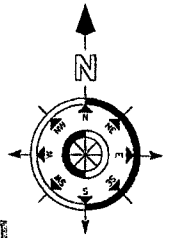


NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE
FILING NUMBER	1
BLOCK NUMBER	3
LOT NUMBER	1
STREET ADDRESS	624 ORANGE GROVE WAY
COUNTY	MESA
GARAGE SQ. FT.	834 SF
MAIN FLOOR LIVING SQ. FT.	1095 SF
UPPER FLOOR LIVING SQ. FT.	1396 SF
TOTAL LIVING SQ. FT.	2491 SF
COVERED PORCH SQ. FT.	254 SF
UNCOVERED PATIO SQ. FT.	103 SF
LOT SIZE	9514 SF
SETBACKS USED	FRONT 20' SIDES 7'

NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



624 ORANGE GROVE WAY

SCALE: 1/16" = 1'-0"