

FEE \$10.00

PERMIT # 14143

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 547 Hoover Ct 81504
Property Tax No: 2943-094-78-001
Subdivision: Fruitvale Estates
Property Owner: Michael Roumann
Owner's Telephone: 970-434-1003 640-2434
Owner's Address: 547 Hoover Ct 81504
Contractor's Name: Todd VonBerg
Contractor's Telephone: 270-6169
Contractor's Address: 2250 Signal Rock Ct.
Fence Material & Height: Cedar 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 RSF-4 SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS 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.

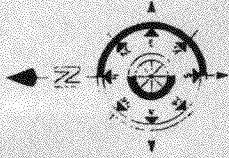
Applicant's Signature [Signature] Date 8/2/06
Community Development's Approval [Signature] Date 8/2/06
City Engineer's Approval (if required) Date

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)

FENCE OK
 0/2/06

NOTE: THE BUILDER IS THE BUILDER IN CHARGE OF THE PROJECT AND IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE BUILDER IS NOT RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE LOCAL GOVERNMENT. THE BUILDER IS NOT RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE LOCAL GOVERNMENT.



NOTE: BUILDER TO VERIFY ALL SETBACKS AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	FRUITVALE ESTATES
PLAT NUMBER	
LOT NUMBER	
BLOCK NUMBER	547 HOOVER CT
STREET ADDRESS	MESA
COUNTY	607 SF
GARAGE SQ. FT.	1733 SF
LIVING SQ. FT.	8956 SF
LOT SIZE	FROM 20'
SETBACKS (LEFT)	50 FT 7'
	REAR 25'

SCALE 1/8" = 1'-0"

ACCEPTED
 04-3-31-06
 REE... LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

