

FEE \$10.00

PERMIT # 13955

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 622 ORANGE GROVE
Property Tax No: 2943-044-70-001
Subdivision: Orange Grove
Property Owner: JOE Scherr
Owner's Telephone: 263-8272
Owner's Address: SAME
Contractor's Name: Valleywide fence
Contractor's Telephone: 970-523-8150
Contractor's Address: 2105 E MAIN ST Grand Junction CO 81501
Fence Material & Height: 6' Tall Vinyl Privacy + 3' Tall Picket

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
SPECIAL CONDITIONS
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 [Signature] Date 5/8/06
Community Development's Approval [Signature] Date 5/12/06
City Engineer's Approval (if required) Date

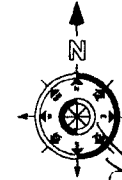
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

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

ORANGE GROVE WAY FRONT

622 ORANGE GROVE WAY

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



Wendy Spurr
10-31-07

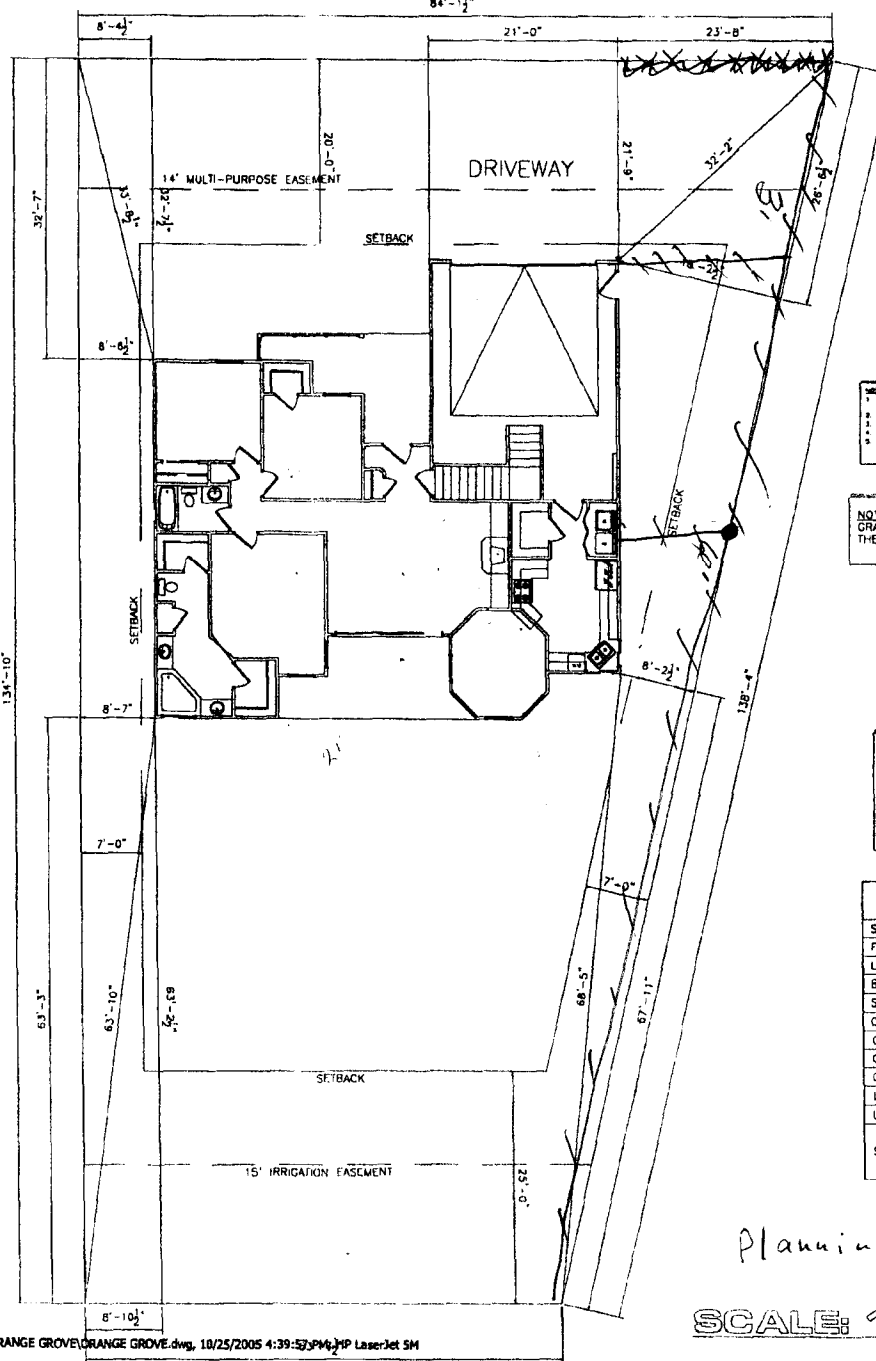
NOTE:
1. BE THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DIMENSIONS AND ENCROACHMENTS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES WAIVER AND OR HOME BINDER ACCEPTANCE OF THIS PLAN.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
4. BUILDERS AND OR OWNER TO VERIFY ALL SETBACKS AND ENCROACHMENTS.
5. THIS PLAN HAS NOT BEEN DIMENSIONED BY AUTOCAD. SEE SETBACKS ORANGE BY OTHER FOR DIMENSIONING DATA.

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

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE SUBDIVISION
FILING NUMBER	1
LOT NUMBER	1
BLOCK NUMBER	2
STREET ADDRESS	622 ORANGE GROVE WAY
COUNTY	MESA
GARAGE SQ. FT.	480 S.F.
COVERED ENTRY SQ. FT.	143 S.F.
COVERED PATIO SQ. FT.	151 S.F.
LIVING SQ. FT.	1752 S.F.
LOT SIZE	9284 S.F.
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'



11-1-05
Wendy Spurr
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Planning Copy

SCALE: 1" = 20'-0"