

FEE, \$10.00

PERMIT # 14494

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 3072 Orange Grove Ct Grand Jct, CO
Property Tax No: 2943-044-72-002
Subdivision: Orange Grove
Property Owner: Charles Rojo
Owner's Telephone: 708-0658
Owner's Address: Same
Contractor's Name: Valleywide Fence
Contractor's Telephone: 523-8150
Contractor's Address: 2105 E Main St Grand Jct, CO 81501
Fence Material & Height: 40 inch Tall Privacy Vinyl 6' Tall 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 RSF-4
SETBACKS: Front 20' from property line (PL) or
SPECIAL CONDITIONS
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 3-27-07
Community Development's Approval [Signature] Date 3/27/07
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)

4/6/05  
*City Hall*

Lot 2 Block 4

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

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.

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

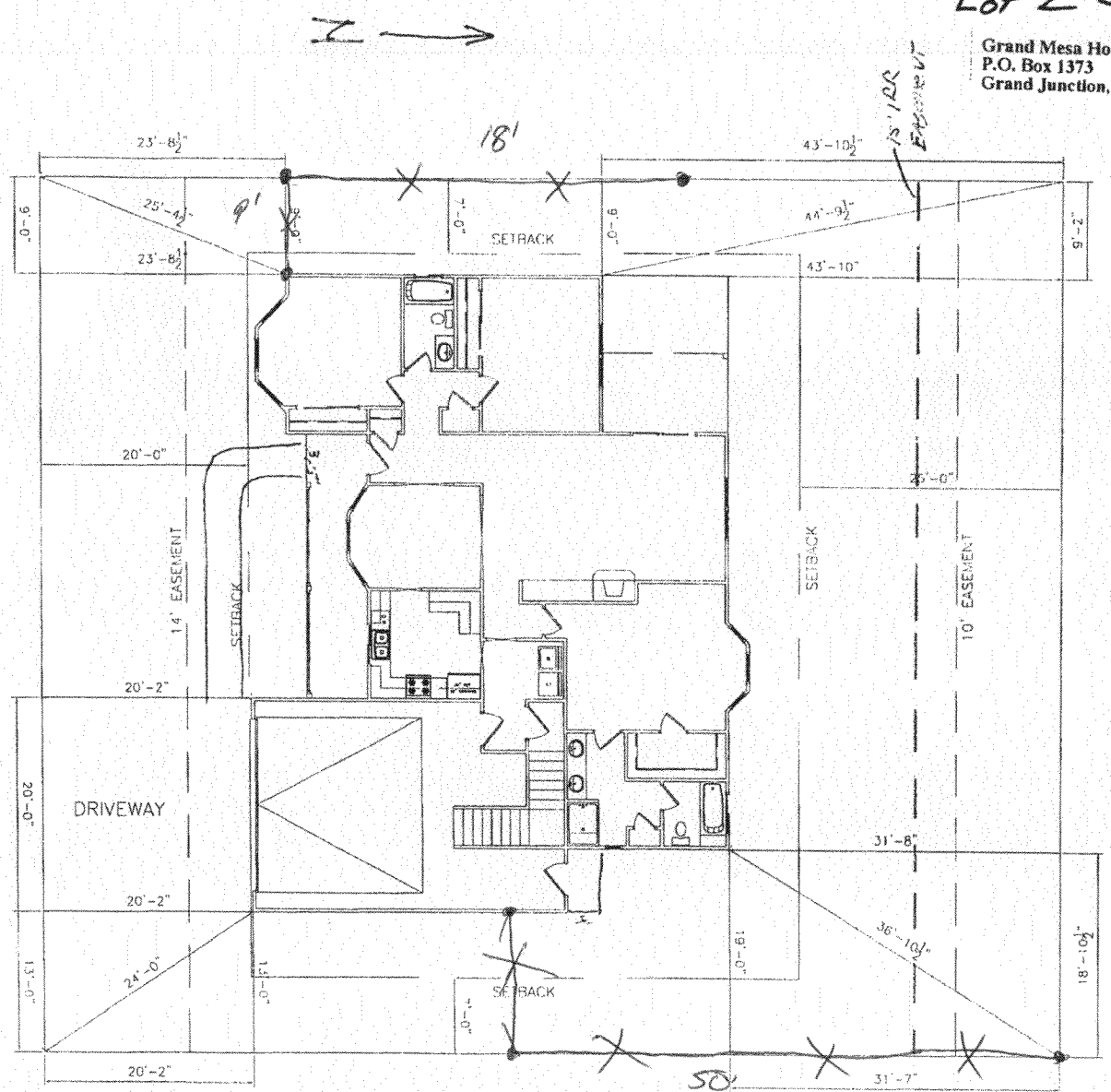
NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

DRIVEWAY 403  
 Sidewalks 118  
 PATIO 180  
 PORCH 152  
 853

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE
FILING NUMBER	1
BLOCK NUMBER	4
LOT NUMBER	2
STREET ADDRESS	?
COUNTY	MESA
LIVING SQ. FT.	1645 SF
GARAGE SQ. FT.	512 SF
LOT SIZE	8,070 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

3072 ORANGE GROVE CT



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