



Fence Permit

PERMIT # 15287

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 624 Lodgepole St
 Property Tax No: 2943-044-72-004
 Subdivision: Orange Grove
 Property Owner: Brittan Campbell
 Owner's Telephone: (970) 589-4574
 Owner's Address: Same
 Contractor's Name: Valleywide Fence
 Contractor's Telephone: (970) 523-8150
 Contractor's Address: 2105 E. Main St.
 Fence Material & Height: 6' 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 R-4 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 [Signature] Date 11-5-07
 Community Development's Approval Paul Hornbush Date 11/7/07
 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: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

IS AND EASEMENTS.
DRAFT. SEE SEPARATE DRAWINGS BY OTHERS

624 LODGEPOLE ST.

LOT 4 BLK 4
ORANGE GROVE

MODEL
TANGERINE 1820#

GRAND MESA HOMES
2482 Commerce Blvd
Grand Jct., CO 81505

Cell # 640-3538 Fax # 255-1017

LODGEPOLE ST

ORANGE GROVE COURT

driv1
OK AS
NOTED
2/2/05
M

*CONTRACTOR
MUST FIELD
FIT DRIVEWAY
WITH UTILITY
PROBES +
STREET LIGHT

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 LEVEL. IF NO BRICK EDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

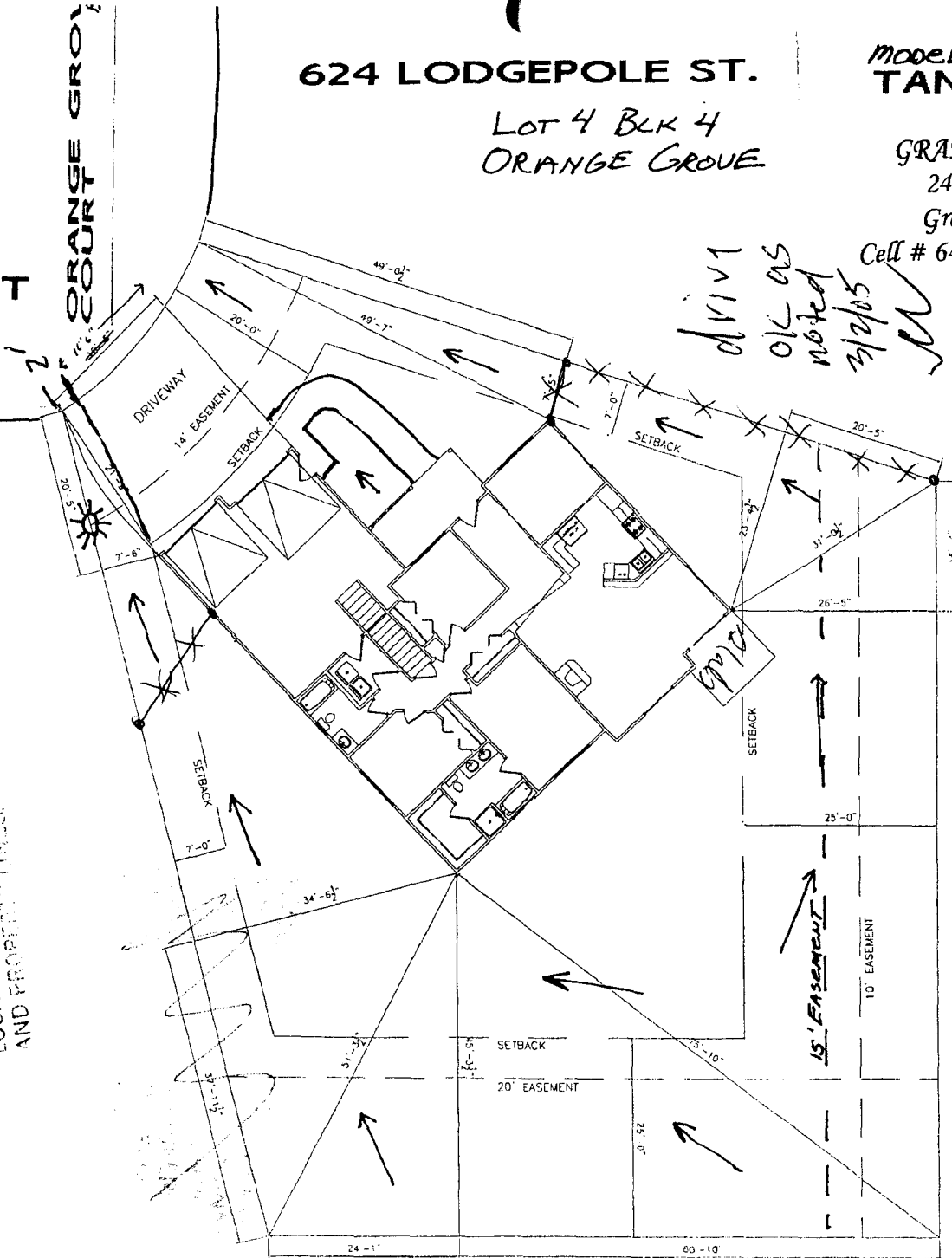
NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

PATIO 73#
Porch 101#
Drive 424
Sidewalk 120

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE
FILING NUMBER	1
BLOCK NUMBER	4
LOT NUMBER	4
STREET ADDRESS	?
COUNTY	MESA
LIVING SQ. FT.	1566 SF 1820
GARAGE SQ. FT.	525 SF
LOT SIZE	10,859 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

1506
525
2031 # 1st Floor

ACCEPTED
3/4/05
C. J. Hall
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND QUANTIFY EASEMENTS
AND PROPERTY LINES.



SCALE: 1" = 20'-0"