

FEE \$10.00

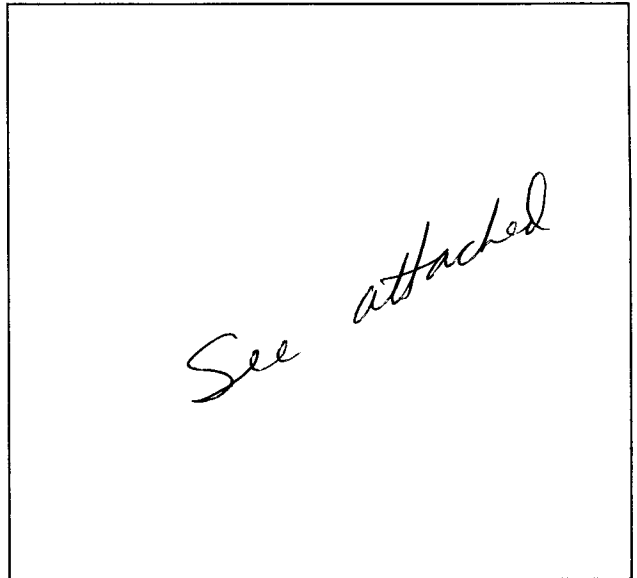
PERMIT # 10227

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2385 Ridge Circle Dr.
TAX SCHEDULE NO 294520103003
PROPERTY OWNER John Korbe
OWNER'S PHONE 245-0289
OWNER'S ADDRESS 388 1/2 Hillview Dr.
CONTRACTOR SELF
CONTRACTOR'S PHONE 245-0289
FENCE MATERIAL Cedar
FENCE HEIGHT 6 FT.



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 4
SPECIAL CONDITIONS ACCO Approval Required
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 5-5-5B 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 John A. Korbe Date 3-13-98
Community Development's Approval Ronnie Edwards Date 3-13-98
City Engineer's Approval (if required) N/A Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

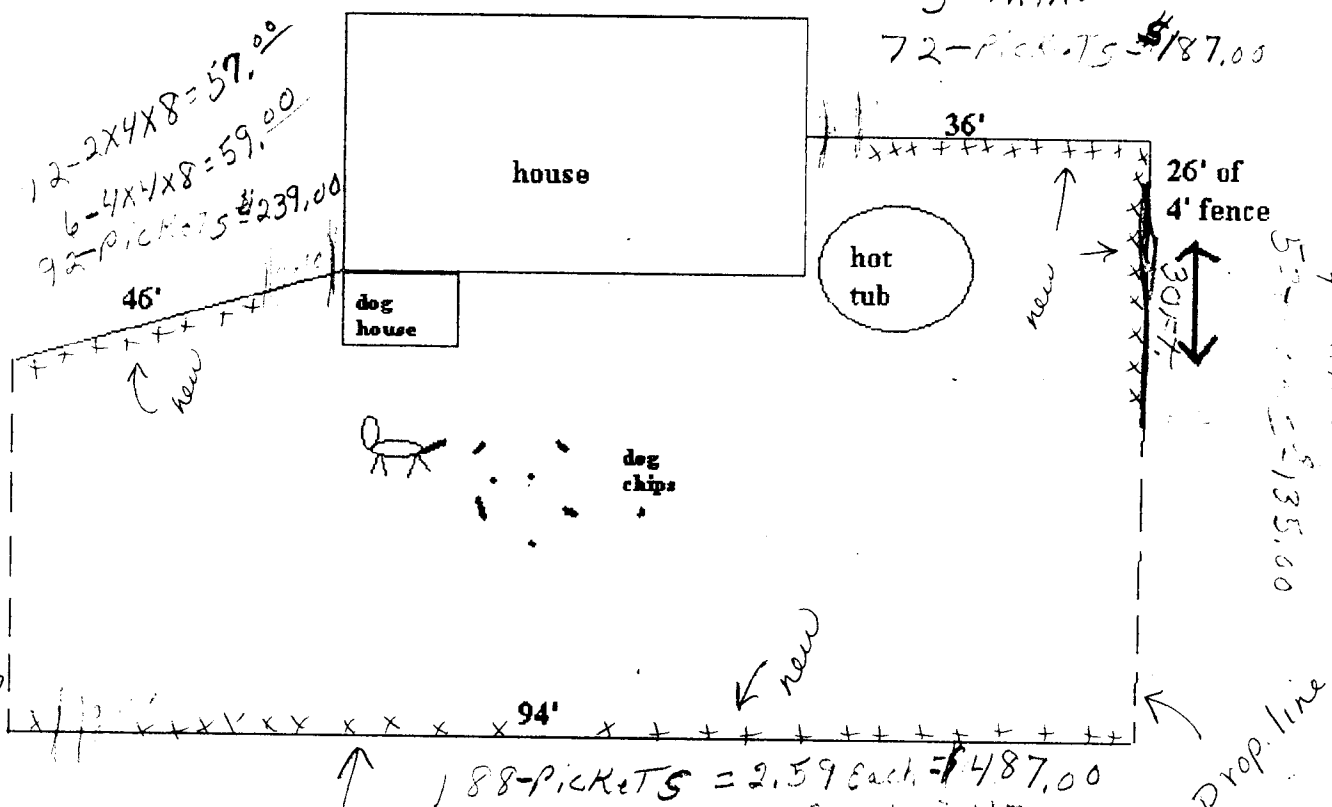
(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

12-2x4x8 ea
 9.69-4x4x8 ea
 4.69-2x4x8 ea.

10-2x4x8 = 47.00
 5-4x4x8 = 49.00
 72-Pickets = 187.00

12-2x4x8 = 59.00
 6-4x4x8 = 59.00
 92-Pickets = 239.00

8-2x4x8 = 38.00
 4-4x4x8 = 39.00
 52-Pickets = 135.00



188-Pickets = 2.59 each = 487.00
 12-4x4x8 = 9.69 each = 117.00
 24-2x4x8 = 4.69 each = 113.00

44
 36
 46
 176
 200
 200

Total
 \$1,048.00-Pickets
 \$264.00-4x4x8
 \$218.00-2x4x8
 \$1,530.00 Total

400 Pickets
 5-4x4x8
 50-2x4x8

46
 36
 96

► APPROVAL FOR BUILDING PERMIT ◀
 Ridges Architectural Control Committee (ACCO)

5.00
Paid

Job No. _____
 Builder or Homeowner Homeowner John Karber
 Ridges Filing No. _____
 Block 10 Lot 3B
 Pages Submitted _____
 Date Submitted 3-11-98

2385 Ridge Circle DR.

A - Approved
 NA - Not Approved

SITE PLAN

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------------------|-----------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>83.56</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sidewalks | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>Concrete</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>grass</u> |

NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paving with a 12" minimum drainage pipe extended 2'-0" minimum each side of driveway.

NOTE: All drainage shall be directed away from the foundation and disposed of without flowing onto adjacent lots.

NOTE: Water meter and irrigation riser must not be disturbed without permission of Ridges Metropolitan District.

EXTERIOR ELEVATIONS

- | | | | |
|--------------------------|--------------------------|------------------------|-----------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | <u>6 FT. TALL</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>SHINGLES</u> Color <u>Tan</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>Brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>WOOD</u> Color <u>Brown Tan</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Material | Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Other | <u>206 FT. Fence cedar</u> |

NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material.

APPROVED SUBJECT TO:

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

By signature below, builder or owner guarantees that improvements will be constructed as shown on this form and on building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By _____
 By _____

Builder/Realtor/Homeowner
 By _____
 Date _____