

FEE \$10.00

PERMIT # 11165

Ac

# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2344 1/2 Rattlesnake Ct.  
 TAX SCHEDULE NO 2945-202-20-011  
 PROPERTY OWNER Karen Ricciardi & Tim Myers  
 OWNER'S PHONE 970. 248. 9406  
 OWNER'S ADDRESS 2344 1/2 Rattlesnake Ct.  
 CONTRACTOR SELF  
 CONTRACTOR'S PHONE ABOVE  
 CONTRACTOR'S ADDRESS ABOVE  
 FENCE MATERIAL WOOD  
 FENCE HEIGHT 6"

See Attached

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 PD  
 SPECIAL CONDITIONS \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ 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 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 Karen Ricciardi  
 Community Development's Approval P. Faye Gibson  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 10-18-00  
 Date 10/19/00  
 Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code) (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

► APPROVAL FOR BUILDING PERMIT ◀  
**Ridges Architectural Control Committee (ACCO)**  
 2341 A

Job No. \_\_\_\_\_  
 Builder or Homeowner  
 ✓ KAREN Ricciardi  
 Ridges Filing No. \_\_\_\_\_  
 Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Pages Submitted \_\_\_\_\_  
 Date Submitted \_\_\_\_\_

A - Approved  
 NA - Not Approved

**SITE PLAN**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum)                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum)                   |
| <input 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 type="checkbox"/> | Sidewalks                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete)                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage  |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping                                     |

✓ ADDRESS: 2344 1/2 Rattlesnake Rd  
 ✓ PHONE: 248-9406

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)  |
| <input type="checkbox"/>              | <input type="checkbox"/> | Roof - Material _____ Color _____  |
| <input type="checkbox"/>              | <input type="checkbox"/> | Trim - Color _____   |
| <input type="checkbox"/>              | <input type="checkbox"/> | Siding - Material _____ Color _____  |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | Other <u>FENCE LOCATION, HEIGHT, MATERIAL, COLOR:</u><br><u>backyard, 6' 3 1/2', wood, Natural 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

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 Glen B. Carlson 10-19-2000  
 By Karen Ricciardi 10-19-2000  
 Date \_\_\_\_\_



Grand Junction Community Development  
Code Enforcement Division  
2549 River Road  
Grand Junction, Colorado 81505-7209  
(970) 244-1593 FAX (970) 244-1427

DATE: 12/17/00

CASE #: 00-7022

### ZONING/CODE VIOLATION

Your property, located at 2334 1/2 Rattlesnake CT, has been identified as having a ~~Municipal~~ Zoning Code violation. Below you will find a description of the specific problem(s).

Your City government is working to make your community a safe, healthy and pleasant place in which to live and work. Every one of us shares in this responsibility. Your cooperation in eliminating the violation(s) within **10 days** is appreciated. If you have any questions please call our office, 244-1593.

You should be aware that zoning and code violations do carry possible penalties from Municipal Court. Voluntary compliance eliminates the need for this type of enforcement.

Respectfully,

Randy Keller  
Code Enforcement Division

       **JUNK** - the storage of junk including but not limited to, wood products, appliances, rubber or plastic products, abandoned household goods, dismantled or inoperable machinery, equipment, tools, junk vehicles or building materials is not allowed in the City.

       **MOTOR VEHICLES** - inoperable vehicles may not be kept or stored on the premises unless they meet the criteria as outlined in Section 5-1-2 of the City of Grand Junction Zoning and Development code.

       **RUBBISH/TRASH** - all rubbish/trash, including but not limited to, bottles, cans, unusable household furnishings or appliances, cardboard, tree branches and limbs, waste building materials and other discarded items must be removed from the property.

**FENCES** - all fences constructed in the City must be built in compliance with the Zoning and Development Code. Additionally, all fences must be constructed and maintained in a professional manner.

       **WEEDS** - all weeds and/or brush over 6" in height must be cut and removed to a height not to exceed 3" in height. The total area of your parcel is included in this requirement, from the curb or edge of pavement in the front and to the center line of the alley or property line in the rear.

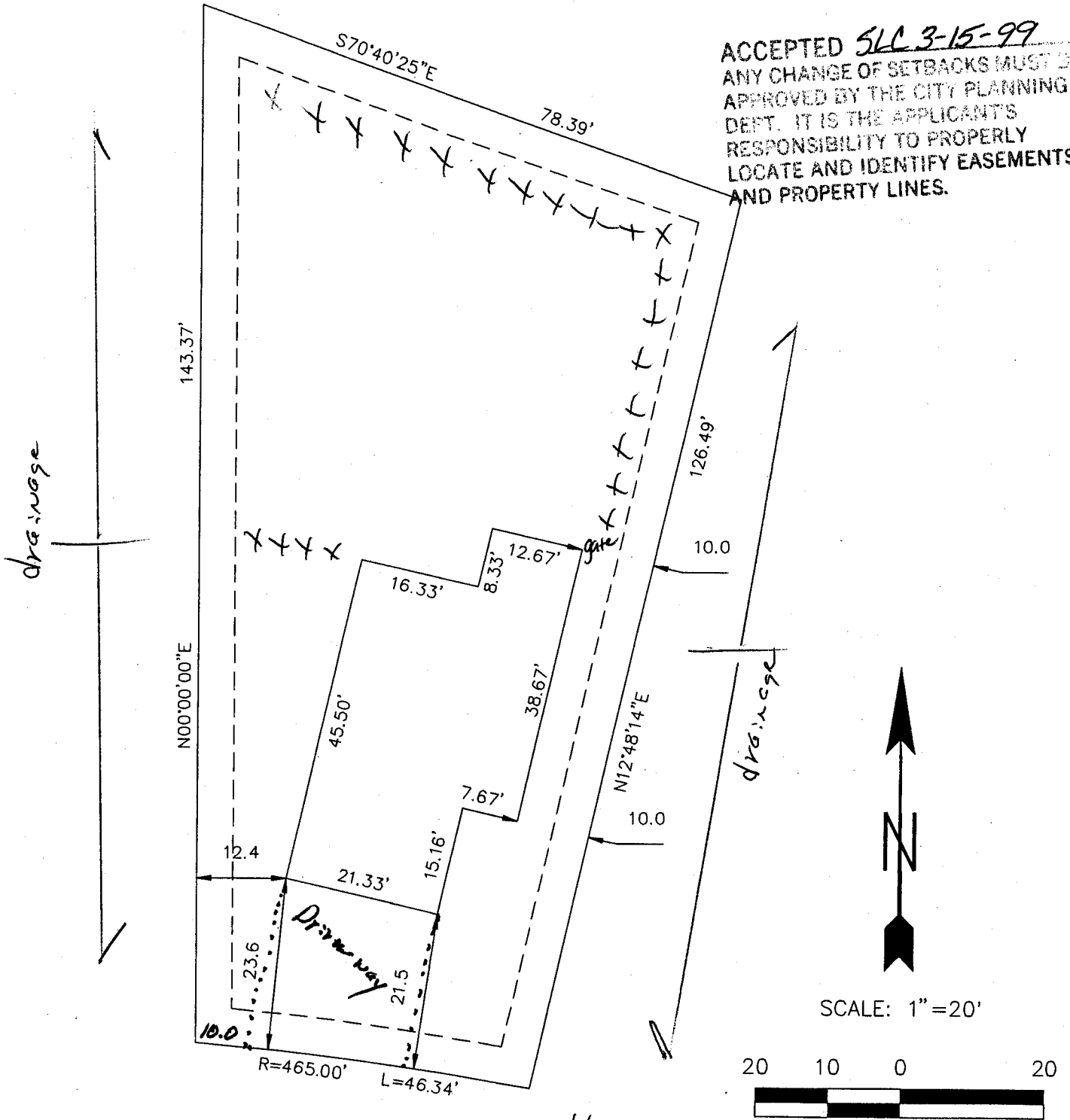
**OTHER** Violation Section 4.1, New fence installed without permit. Please read enclosed brochure AND obtain A fence permit from Community Development Office in City Hall, 250 N. 5<sup>th</sup> ST. Thank you!

HOUSE STAKEOUT

2344.5 RATTLESNAKE COURT

LOT 11A, BLOCK 26, THE RIDGES FILING NO. 5

ACCEPTED *SLC 3-15-99*  
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.



*Drawn OK  
Rick Davis  
3-2-99*

WILLIAM O. ROY L.S. 12901