

FEE \$10.00

PERMIT #

11721



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

ae

PLOT PLAN

PROPERTY ADDRESS 2385 Mariposa Dr.

TAX SCHEDULE NO 2945-201-11-001

PROPERTY OWNER Mark & Gail Adix

OWNER'S PHONE 242-5818

OWNER'S ADDRESS 2385 Mariposa Dr.

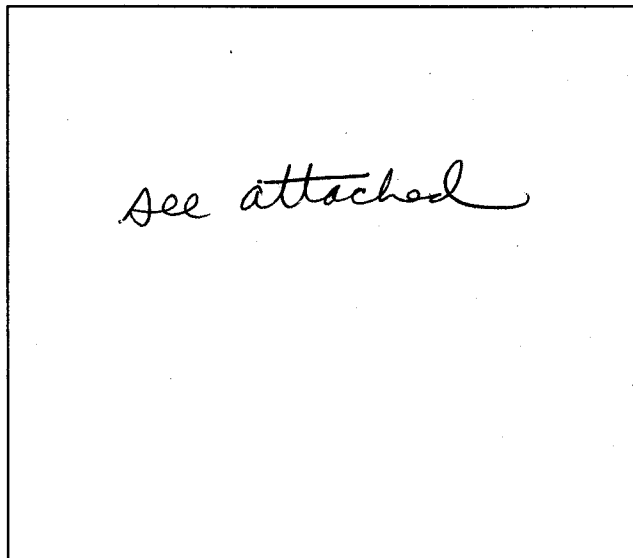
CONTRACTOR Maranatha Fencing

CONTRACTOR'S PHONE 241-9303

CONTRACTOR'S ADDRESS P.O. Box 9220 - G.J., Co.

FENCE MATERIAL Split Rail

FENCE HEIGHT 48"



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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.

SPECIAL CONDITIONS _____

Side 10' from PL Rear 10' 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 Gail Adix

Date 4-1-02

Community Development's Approval Dayleen Henderson

Date 4-1-02

City Engineer's Approval (if required) _____

Date _____

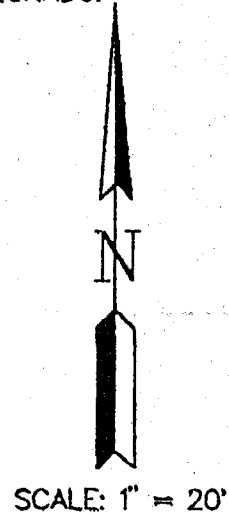
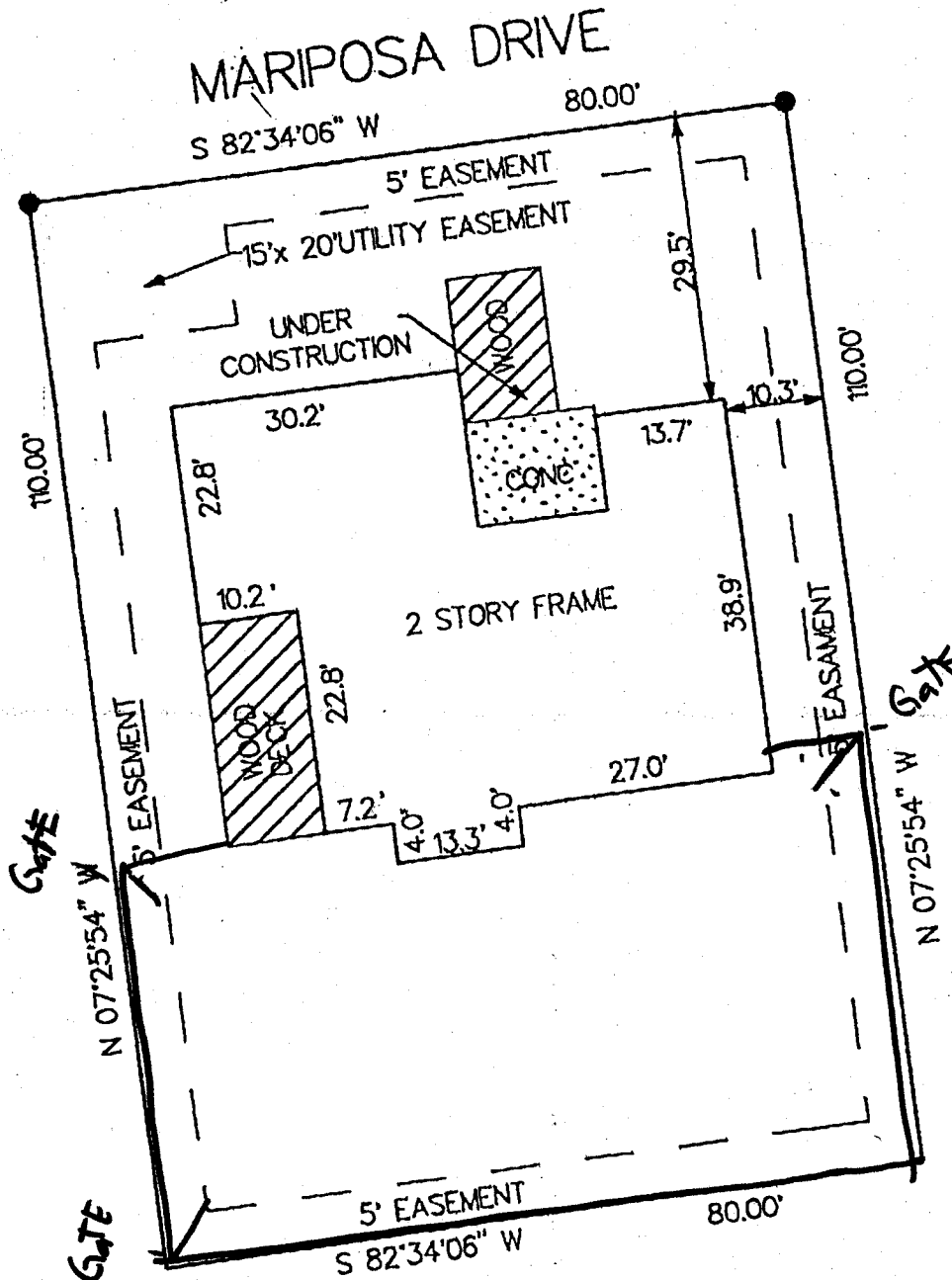
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

IMPROVEMENT LOCATION CERTIFICATE

2385 MARIPOSA DRIVE

MERIDIAN LAND TITLE #13484
ADRIX ACCT.

LOT 1C, IN BLOCK 19, OF THE RIDGES FILING NO. THREE, MESA COUNTY, COLORADO.



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY MORTGAGE

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED OPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THE DATE 1/19/94 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS

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

Job No. 2385 Mariposa Dr.
 Builder or Homeowner
Gail Adix - 242-5818
 Ridges Filing No. _____
 Block _____ Lot _____
 Pages Submitted _____
 Date Submitted 4-1-02

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 | <u>X Split Rail Fence - 3 rails, Top rail is 48" high
3 walk gates - 48" wide of similar construction.</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) | _____ |
| <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 _____ |
| | | 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 | _____ |

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 J. L. Munk 4-1-02
 By FRANK RINAUDI BY PHONE
J.L.

Builder/Realtor/Homeowner
 By _____
 Date _____