

Q

# FENCE PERMIT

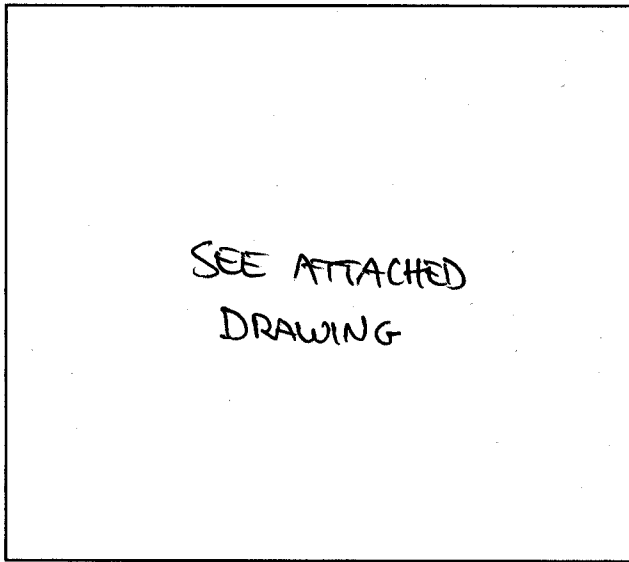
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 423 1/2 Pleasant Hollow Ct.  
 TAX SCHEDULE NO 2945-174-33-013  
 PROPERTY OWNER Christine Tynes  
 OWNER'S PHONE 257-9397  
 OWNER'S ADDRESS 423 1/2 Pleasant Hollow Ct.  
 CONTRACTOR Owner  
 CONTRACTOR'S PHONE 257-9397  
 CONTRACTOR'S ADDRESS (above)  
 FENCE MATERIAL Cedar Board  
 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). 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  
 SPECIAL CONDITIONS \_\_\_\_\_ 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 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 4/29/03  
 Community Development's Approval [Signature] Date 4/29/03  
 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)

OPEN SPACE  
25.353 AC.

LOT 15  
NORTH

New 6 FT.  
Cedar Fence

Existing Fence  
to Be Removed

CONC. RETAINING WALL

LOT 14A

LOT 13A

423 1/2

FD. 3/4" STEEL PIN  
FALLS 0.02'S & 0.45"W  
OF CAL. PROPERTY COR.

R=50.00'  
Ch=41.71  
S 83°42'44"E

R=20.00'  
Δ=81°47'12"  
Ch=26.19'  
N 80°02'46"E

A=18.04  
R=50.00  
D=20°40'16"  
B=N61°18'02"E  
C=17.94  
T=9.12

FD. NO. 4 RE-BAR  
FALLS 0.25'S & 0.01'E  
OF CAL. PROPERTY COR.

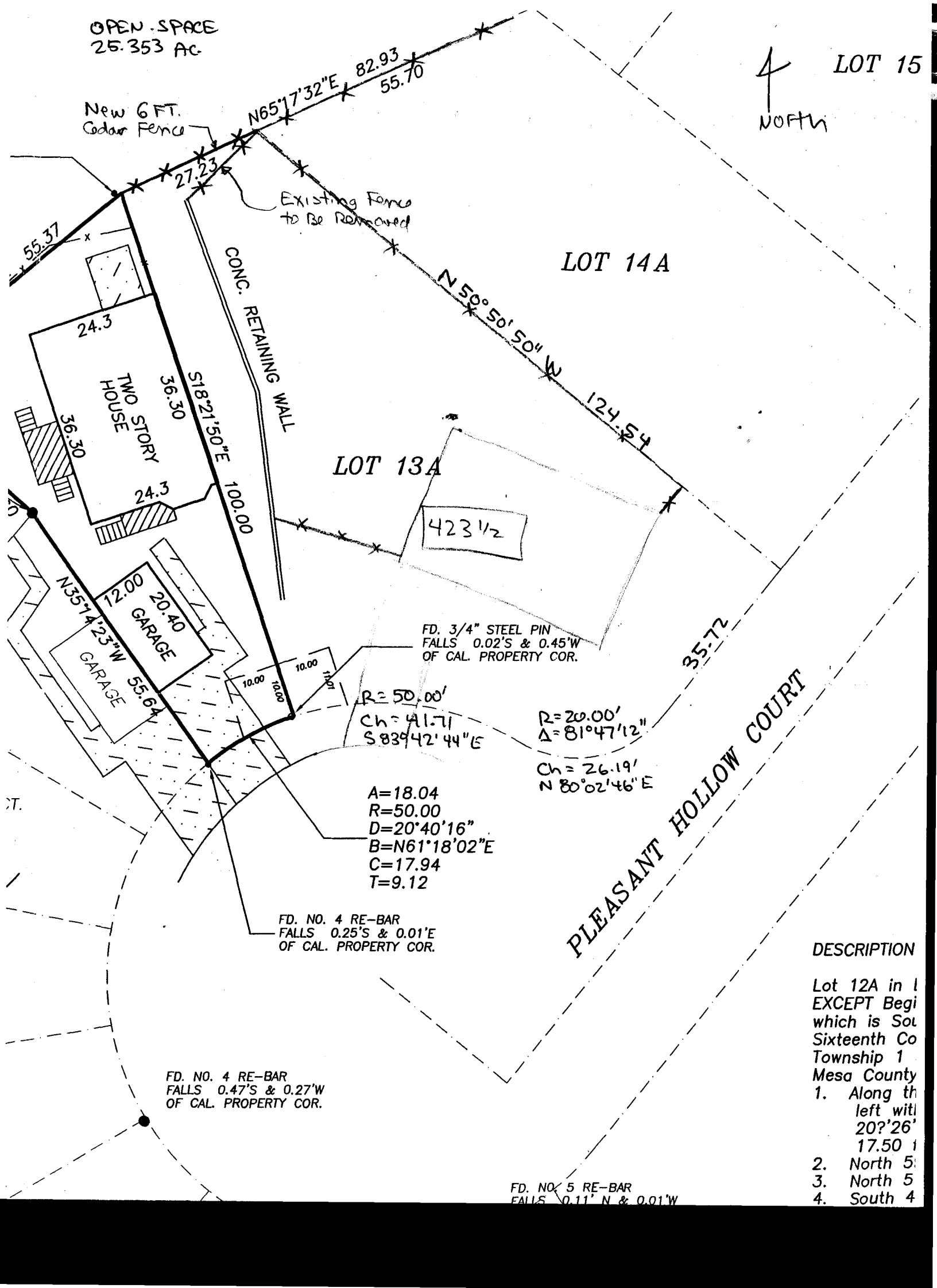
FD. NO. 4 RE-BAR  
FALLS 0.47'S & 0.27'W  
OF CAL. PROPERTY COR.

FD. NO. 5 RE-BAR  
FALLS 0.11' N & 0.01'W

PLEASANT HOLLOW COURT

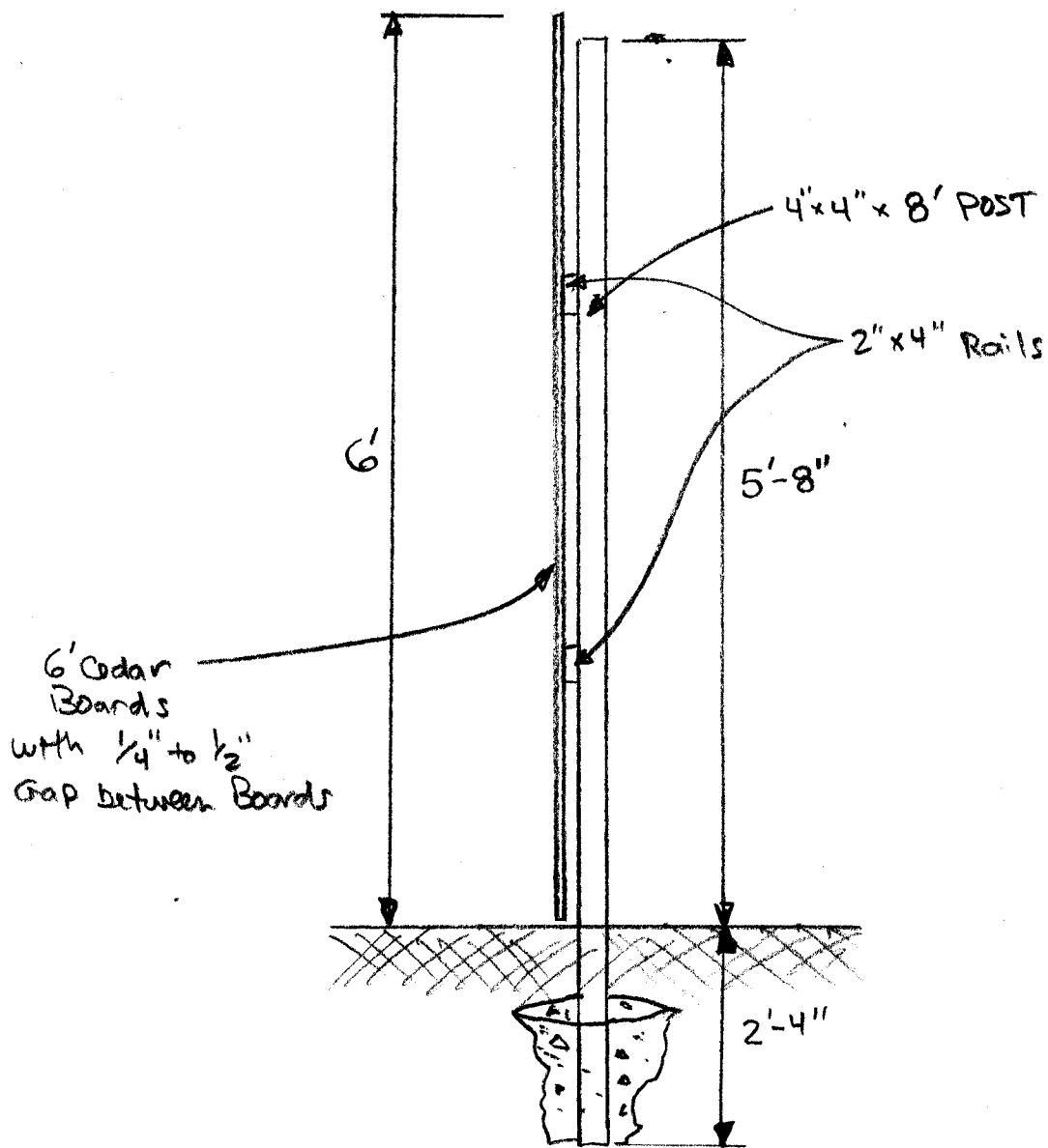
DESCRIPTION

- Lot 12A in l  
EXCEPT Begi  
which is Sol  
Sixteenth Co  
Township 1  
Mesa County
1. Along th  
left with  
20'26'  
17.50 1
  2. North 5:
  3. North 5
  4. South 4



PRIVATE  
PROPERTY

OPEN  
SPACE



Ridges Architectural Control Committee (ACCO)

Builder or Homeowner  
ERIC SLIVON

Ridges Filing No. 6

Block \_\_\_\_\_ Lot N 1/2 12A + 13A

Pages Submitted \_\_\_\_\_

Date Submitted \_\_\_\_\_

A - Approved  
NA - Not Approved

*Per #5 800*

423 Pleasant Hollow Ct.  
423 1/2 Pleasant Hollow Ct.

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                                     | _____ |

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:

FENCE ONLY 6' CERED.

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 ROBERT ANDERSON BY PHW.  
Jed M... 4-29-05

Builder/Realtor/Homeowner

By \_\_\_\_\_  
Date \_\_\_\_\_