

FEE \$10.00

PERMIT # 12790



FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 388 1/2 W. Valley Cir	PLOT PLAN <i>See attached</i>
PROPERTY TAX NO: 2945-201-02-009	
SUBDIVISION: Ridges / Redlands Mesa	
PROPERTY OWNER: Paul + Ricci Hallmann	
OWNER'S PHONE: 970-243-4129	
OWNER'S ADDRESS: 388 1/2 W. Valley Cir	
CONTRACTOR NAME: Self	
CONTRACTOR'S PHONE:	
CONTRACTOR'S ADDRESS:	
FENCE MATERIAL & HEIGHT: Block 6ft	
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 RD SETBACKS: Front 20 from property line (PL) or
 SPECIAL CONDITIONS letter from _____ from center of ROW, whichever is greater.
acco attached 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.

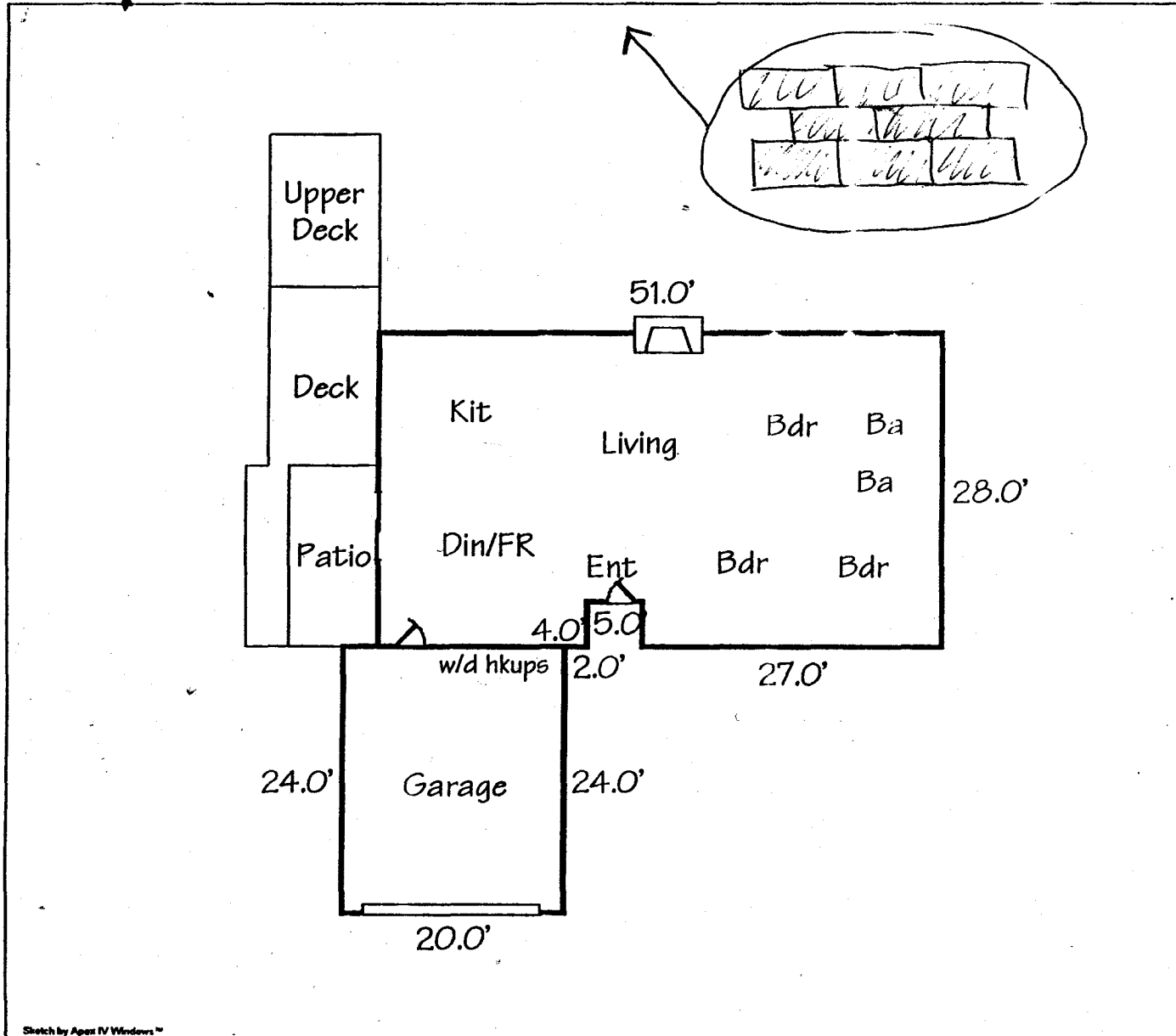
Applicant's Signature Ricci Hallmann Date 3-17-04
 Community Development's Approval C. Faye Hall Date 3/17/04
 City Engineer's Approval (if required) _____ Date _____

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)

Building Sketch

Client Hallmann			
Address 388.5 West Valley Circle			
Grand Junction	County Mesa	State CO	Zip Code 81503
Lender Helnick Mortgage			

split face block wall



Sketch by Apert IV Windows™

Comments:

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

Job No. _____
 Builder or Homeowner # Work 244-1181
Paul Hallmann # Home 243-4129
 Ridges Filing No. 2 Sec 20 1S 1W
 Block 8 Lot 9B
 Pages Submitted ~~2~~ 3
 Date Submitted 3/17/04

Approved
 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 | _____ |

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:

Replacing wood fence with tan split face block, 8 block high (< 6ft). Will run along the back property line, see sketch. Wall will only be visible by one neighbor, other two neighbors have their own fence that will block ours. Spoke with one neighbor and they were okay with the split face block wall, Dan Cummins 245-8964.

TED TALKED MARIN CUMMINS 11:57 AM 3-17-04
WAS ALREADY OK WITH BLOCK FENCE.

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 building plans that were submitted, including plot plan, landscaping, and drainage plan.

OK ROBERT VA 3-17-04
 Ridges Architectural Control Committee
 OK FRANK R. PHOENIX 3-17-04
 OK TOM T. PHOENIX 3-17-04
 Ted Miller 3-17-04

Builder/Realtor/Homeowner
 By Paul J. Ph
 Date 3/16/04