PERMIT #																																																																																																												•									1																													
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

14044

-			
EE	\$1	0,00	

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Ab .
Property Address: 380 W. Valley Circle
^{Property Tax No:} 2945-201-02-017
Subdivision: Ridges
Property Owner: Lonnie Smith
Owner's Telephone: 970 257 9022
Owner's Address: 380 W. Valley circle
Contractor's Name: Owner Lonnie L. Smith
Contractor's Telephone: 970 257 902 Z
Contractor's Address: 380 W. Valley circle
Fence Material & Height: Dog Ear Cedar 6 Ft Privacy Kenth & West side Matching Existin
On South & East Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and 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 SETBACKS: Front from property line (PL) or
SPECIAL CONDITIONS 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 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 Jommin J. A.H
Community Development's Approval 1/14 Magn
City Engineer's Approval (if required)

Date 06/12/06

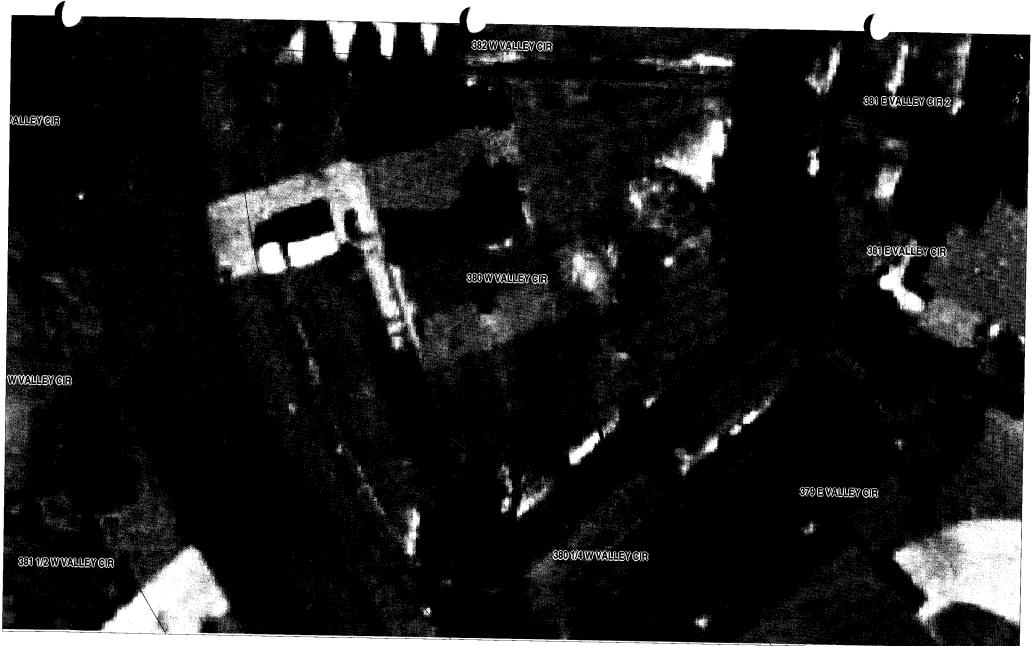
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

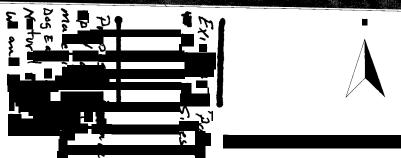
(Yellow: Customer)

(Pink: Code Enforcement)

Date _____







Ridges A App	Ârchite	Date Submitted DB1 1105
SITE I	PLAN	970-257-9022 \$70261-2784
А	NA	7
		Front setback (20'-0" minimum) Replace Existing Split rail Rear setback (10'-0" minimum) Fence in Pack yard N. and W
		Rear setback (10'-0" minimum) Fence in Pack yard N. and W.
		Side setbacks (10'-0" minimum "B" and "C" lots) <u>sides</u> with 6Ft. <u>Cedar Privacy</u> To match East and south sides
-		Square Footage Natural scedar stain - also to Match
		Sidewalks Neighbors on North and south sides
		Driveway (asphalt or concrete)
		Drainage
		Landscaping
		NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paying 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

_	Height (25'0'' maximum)		
	Roof - Material	Color	
	Trim - Color		
	Siding - Material	Color	
•		Color	
 	Brick - Color		
	Stone - Color		
	Balcony		······································
	Porches or patios		
	Other		

NOTE: Ail 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 Builder/Realtor/Homeow y Cynthig (BY phane) By Minn

Date 6/22 106