

FEE \$10.00

PERMIT # 14044

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

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 9022
Contractor's Address: 380 W. Valley Circle
Fence Material & Height: Dog Ear Cedar 6 ft Privacy South North North & West side Matching Existing 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 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 Lonnie L. Smith Date 06/16/06
Community Development's Approval [Signature] Date 6/21/06
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)



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

Job No. \_\_\_\_\_  
 Builder or Homeowner Lonnie L. Smith  
 Ridges Filing No. 380 W. Valley circle  
 Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 06/19/06

A - Approved  
 NA - Not Approved

970-257-9022 970-261-2784

**SITE PLAN**

- | A                        | NA                       |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>Replace Existing split rail</u>                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>Fence in Back yard N. and W.</u>                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>Sides with 6ft. Cedar privacy</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>To match East and south sides</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>Natural Cedar stain - also to match</u>                            |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>Neighbors on North and south sides</u>                                  |
| <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 _____ |
| <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 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

Builder/Realtor/Homeowner

By Cynthia (BY phone)  
 By [Signature]

By [Signature]  
 Date 6/22/06