

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 2388 1/2 W. Plateau Ct.
Property Tax No: 2945-201-10-011
Subdivision: Filing #3
Property Owner: Mary Wilson
Owner's Telephone: 242-1711
Owner's Address: 2388 1/2 W. Plateau Ct.
Contractor's Name: Adelmo Valdez
Contractor's Telephone: 858-6221-245-6067
Contractor's Address: _____

Fence Material & Height: 1x6x6 Dog Eared pre stained Boards Treated Post

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 PLANNING STAFF

ZONE PD SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS ACCU letter req'd from center of ROW, whichever is greater.
(SEE ATTACHED) 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 Public Works & Planning 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 Adelmo Valdez Date 05-29-09
Planning Approval Lyni Reynolds Date 05-29-09
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: Applicant)

(Pink: Neighborhood Services)

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

121 Chipeta Avenue
 Grand junction, CO 81501

A - Approved
 NA - Not Approved

Cynthia Adair (970) 261-2533
 Frank Rinaldi (970) 241-0900
 Ted Munkres (970) 243-0929

Job No. 2388 1/2 W. Plateau Ct.
 Builder or Homeowner
Mary Wilson
 Ridges Filing No. #3
 Block _____ Lot 121
 Pages Submitted _____
 Date Submitted 05-29-09

Contact Number _____
 Please include \$5.00 cash payment

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:

Rebuild existing fence with dog ear, per stained cedar
1x6x6 Treated 4x4x8 Post & cemented, also treated 2x4

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 Ted Munkres

Builder/Realtor/Homeowner
 By _____
 Date 5-29-09



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LEGEND

- | | |
|-------------------|---|
| + Hospitals | Colorado National Monument |
| * Police Stations | BLM Special Areas |
| ▲ Fire Stations | State Ridge Canyons |
| Ⓛ Schools | SALADO CANYONS NATIONAL CONSERVATION AREA |
| ↔ State Highways | BLM |
| ⌘ Roads | National Forest |
| ⊖ Lakes | |
| ⌘ Canals | |



DISCLAIMER : The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

Mesa County GIS
 544 Road Ave.
 Grand Junction, CO 81501