

Fence Permit

PERMIT # **Nº** 16301

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: 385 N. Valley Circle, E J 81507
 Property Tax No: 2945-201-04-011
 Subdivision: The Ridges
 Property Owner: Peter & Diane Hower
 Owner's Telephone: 503 290 6808, 503 999 1066
 Owner's Address: 385 W. Valley Circle
 Contractor's Name: Henry Billet
 Contractor's Telephone: 970 261 1104
 Contractor's Address: Western Workman Fence
 Fence Material & Height: Split rail / 3'

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 20 from property line (PL) or
 SPECIAL CONDITIONS OK w/ HOA _____ 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 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 Diane M Hower Date 8/16/10
 Planning Approval [Signature] Date 8-16-10
 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)

121 Chipeta Avenue
Grand junction, CO 81501

Builder or Homeowner
Peter's Diane Hower
Ridges Filing No. _____
Block _____ Lot _____
Pages Submitted _____
Date Submitted 8/16/10

A - Approved Cynthia Adair (970) 261-2533
NA - Not Approved Frank Rinaldi (970) 241-0900
Ted Munkres (970) 243-0929

Contact Number 503 999 1066
Please include \$5.00 cash payment

SITE PLAN

- A NA Front setback (20'-0" minimum) _____
- A NA Rear setback (10'-0" minimum) _____
- A NA Side setbacks (10'-0" minimum "B" and "C" lots) _____
- A NA Square Footage _____
- A NA Sidewalks _____
- A NA Driveway (asphalt or concrete) _____
- A NA Drainage _____
- A NA Landscaping Fencing Adding side and back split rail fence to neighbors existing split rail xxx on map Fence 2 split rail 3"

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

- A NA Height (25'0" maximum) _____
- A NA Roof - Material _____ Color _____
- A NA Trim - Color _____
- A NA Siding - Material _____ Color _____
Material _____ Color _____
- A NA Brick - Color _____
- A NA Stone - Color _____
- A NA Balcony _____
- A NA Porches or patios _____
- A NA 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

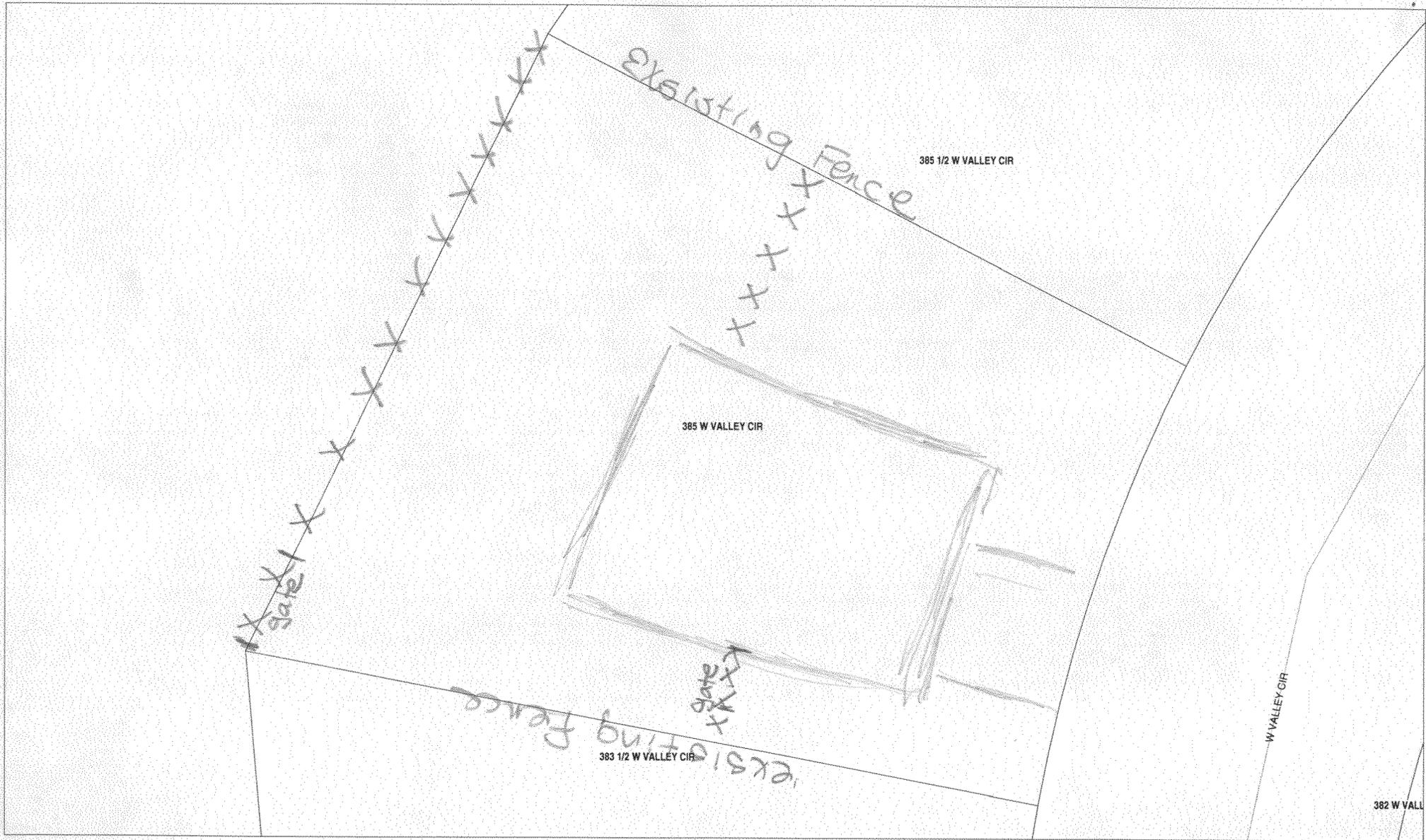
By FRANK RINALDI O.T.P.

Builder/Realtor/Homeowner

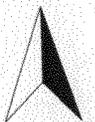
By Diane Hower
Date 8/16/10

Western Workmen Fence
Henry Billet - 970-261 1105

City of Grand Junction GIS Zoning Map ©



N



City of Grand Junction GIS Zoning Map ©



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