

FEE \$10.00

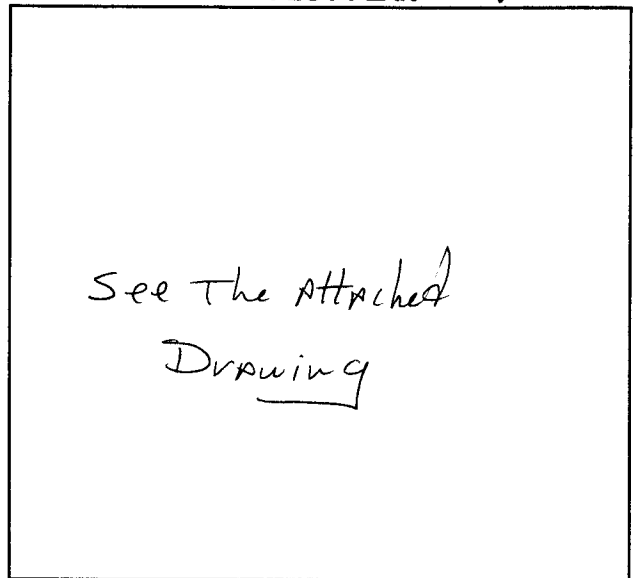
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 5735 Commercial Drive
TAX SCHEDULE NO 2945-103-35-001
PROPERTY OWNER TP Inc
OWNER'S PHONE 243-4642
OWNER'S ADDRESS _____
CONTRACTOR Taylor Fence
CONTRACTOR'S PHONE 241-1473
FENCE MATERIAL Chainlink
FENCE HEIGHT 6' chainlink



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).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2
SPECIAL CONDITIONS _____

SETBACKS: Front _____ from property line (PL) or _____ 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 5-5-5B 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 [Signature]

Date 6-10-97

Community Development's Approval [Signature]

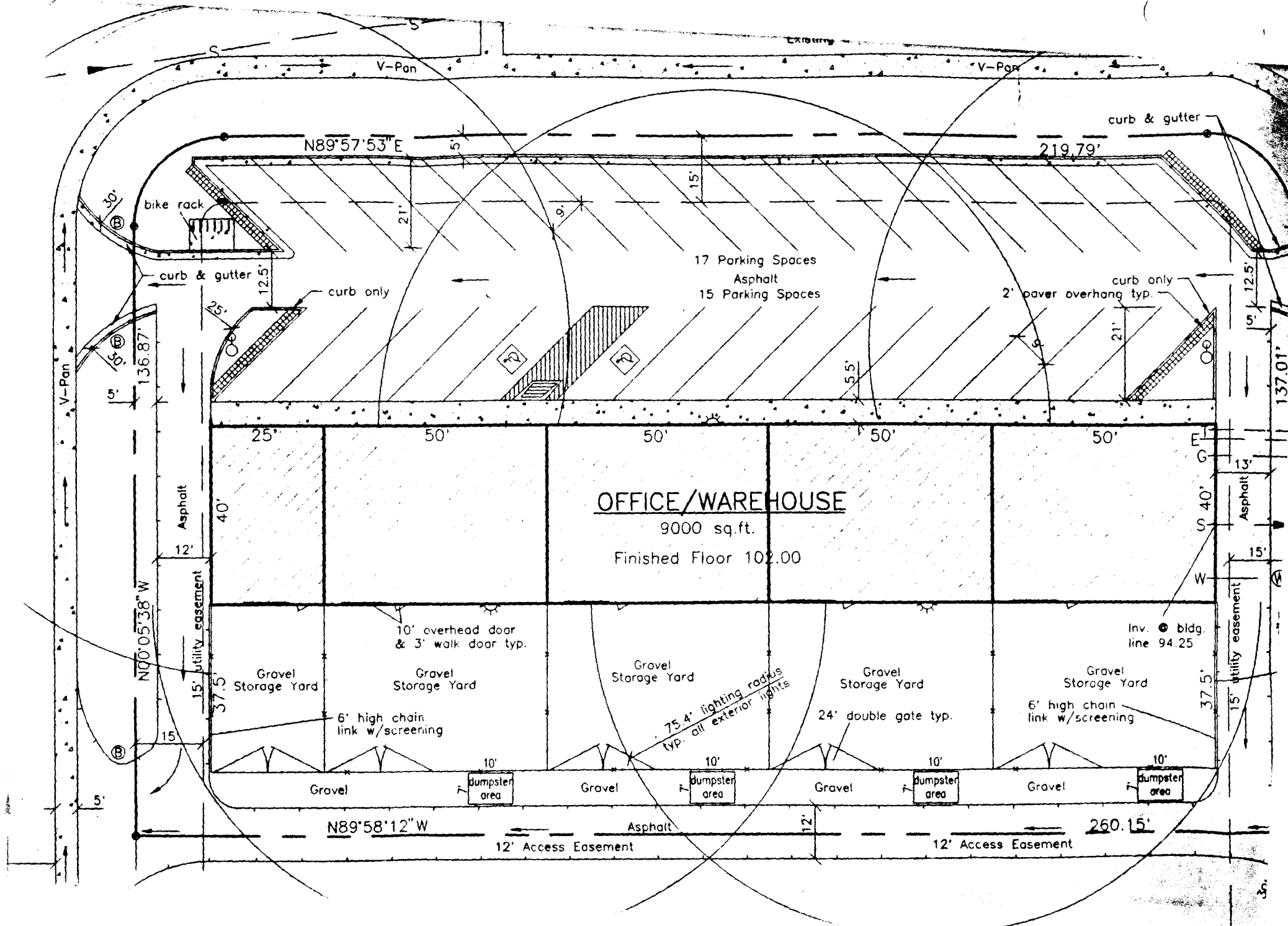
Date 6-10-97

City Engineer's Approval (if required) _____

Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)



N89°57'53" E

219.79'

17 Parking Spaces
Asphalt
15 Parking Spaces

OFFICE/WAREHOUSE

9000 sq. ft.

Finished Floor 102.00

N00°05'38" W

N89°58'12" W

260.15'

bike rack

curb & gutter

curb only

curb & gutter

2' paver overhang typ.

Asphalt

Asphalt

15' utility easement

15' utility easement

10' overhead door & 3' walk door typ.

Inv. ● bldg. line 94.25

Gravel Storage Yard

Gravel Storage Yard

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Gravel Storage Yard

Gravel Storage Yard

6' high chain link w/screening

75.4' lighting radius typ. all exterior lights

24' double gate typ.

6' high chain link w/screening

10' dumpster area

10' dumpster area

10' dumpster area

10' dumpster area

12' Access Easement

12' Access Easement