

FEE \$10.00

PERMIT # 11711



# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 3070 I-70 B

TAX SCHEDULE NO 2943-094-00-115

PROPERTY OWNER SAGE PROPERTIES, LLC

OWNER'S PHONE 970-434-9093

OWNER'S ADDRESS P.O. BOX 2872, G.J. CO 81502

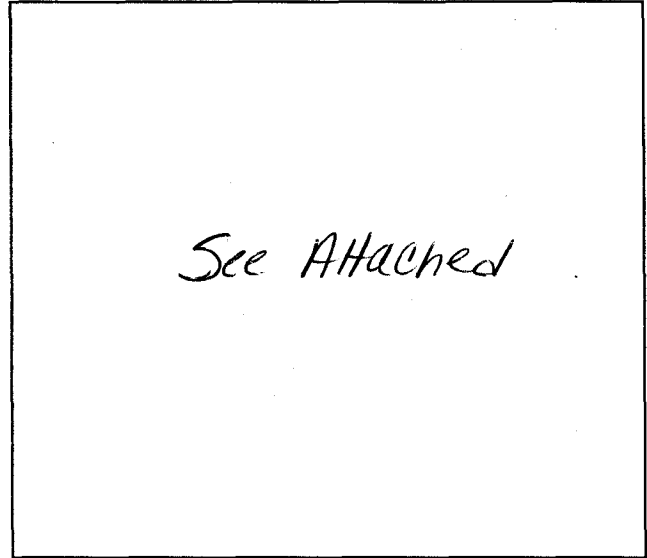
CONTRACTOR FCI CONSTRUCTORS, INC.

CONTRACTOR'S PHONE 970-434-9093

CONTRACTOR'S ADDRESS P.O. BOX 1767, G.J. CO 81502

FENCE MATERIAL STEEL POSTS w/ CHAIN LINK FENCE

FENCE HEIGHT 6'



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 SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater.

SPECIAL CONDITIONS per approved site Plan. 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.

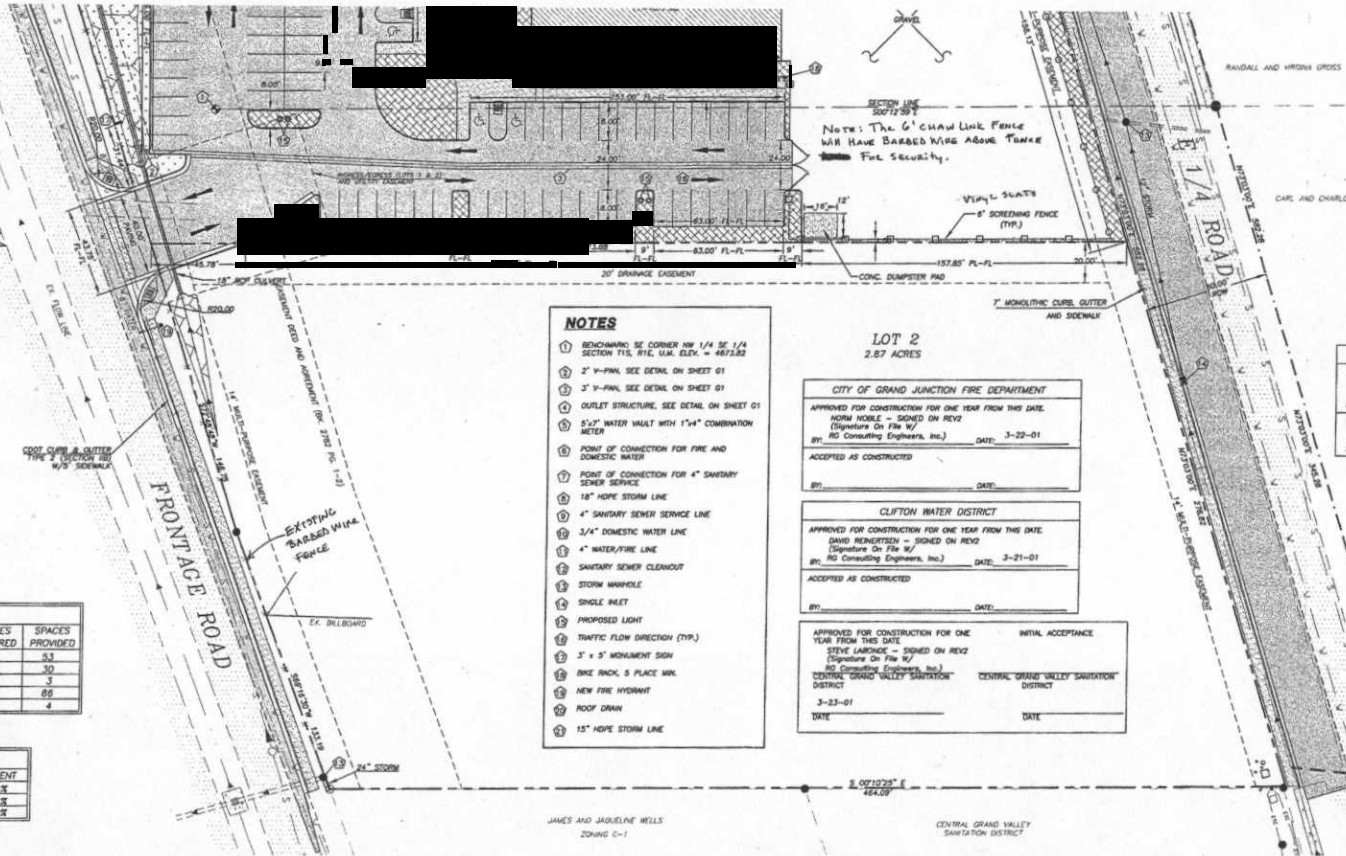
Applicant's Signature Brian E. Coats Date 5/31/01

Community Development's Approval Jan V. Brown Date 5-31-01

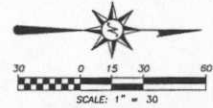
City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

U.S. HIGHWAY 6 & 24



NOTE: THE 6' CHAIN LINK FENCE WILL HAVE BARBED WIRE ABOVE FOR FUEL SECURITY.



CITY OF GRAND JUNCTION ENGINEERING  
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.  
 BY: *[Signature]* DATE: 4/25/01  
 ACCEPTED AS CONSTRUCTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_



APPROVED FOR CONSTRUCTION  
*[Signature]* 4/25/01  
 Community Development Department

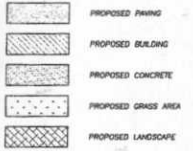
- NOTES**
- 1) BENCHMARK SE CORNER NW 1/4 SE 1/4 SECTION 17S, R1E, U.M. ELEV. = 4873.82
  - 2) 2" V-PAN, SEE DETAIL ON SHEET 01
  - 3) 3" V-PAN, SEE DETAIL ON SHEET 01
  - 4) OUTLET STRUCTURE, SEE DETAIL ON SHEET 01
  - 5) 5 1/2" WATER VAULT WITH 1 1/4" COMBINATION METER
  - 6) POINT OF CONNECTION FOR FIRE AND DOMESTIC WATER
  - 7) POINT OF CONNECTION FOR 4" SANITARY SEWER SERVICE
  - 8) 18" HOPE STORM LINE
  - 9) 4" SANITARY SEWER SERVICE LINE
  - 10) 3/4" DOMESTIC WATER LINE
  - 11) 4" WATER/FIRE LINE
  - 12) SANITARY SEWER CLEANOUT
  - 13) STORM MANHOLE
  - 14) SINGLE INLET
  - 15) PROPOSED LIGHT
  - 16) TRAFFIC FLOW DIRECTION (TYP.)
  - 17) 3' x 5' MONUMENT SIGN
  - 18) BIKE RACK, 3 PLACE MAX.
  - 19) NEW FIRE HYDRANT
  - 20) ROOF DRAIN
  - 21) 15" HOPE STORM LINE

**LOT 2**  
2.87 ACRES

CITY OF GRAND JUNCTION FIRE DEPARTMENT  
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.  
 NORM MOBLE - SIGNED ON BEVZ  
 (Signature On File w/ RG Consulting Engineers, Inc.) DATE: 3-22-01  
 ACCEPTED AS CONSTRUCTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CLIFTON WATER DISTRICT  
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.  
 DAVID ROBERTSON - SIGNED ON BEVZ  
 (Signature On File w/ RG Consulting Engineers, Inc.) DATE: 3-21-01  
 ACCEPTED AS CONSTRUCTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.  
 STEVE LANGRISH - SIGNED ON BEVZ  
 (Signature On File w/ RG Consulting Engineers, Inc.) DATE: 3-23-01  
 CENTRAL GRAND VALLEY SANITATION DISTRICT  
 INITIAL ACCEPTANCE  
 DATE: \_\_\_\_\_ DATE: \_\_\_\_\_



**NOTE**  
 SEE DRIVING AND DRAINAGE SHEET (SHEET 01) FOR HORIZONTAL LOCATION OF PRIMARY FACILITIES. ELECTRONIC FILES WILL BE PROVIDED BY THE ENGINEER FOR STAKING AND CONSTRUCTION PURPOSES.

PARKING SUMMARY			
	REQUIRED SPACES	SPACES REQUIRED	SPACES PROVIDED
BLDG A - OFFICE	1 PER 300 SF	53	53
BLDG B - COMMERCIAL	1 PER 200 SF	30	30
BLDG C - STORAGE	1/7,000 SF	3	3
<b>TOTAL</b>		<b>86</b>	<b>86</b>
M.C. ACCESSIBLE		4	4

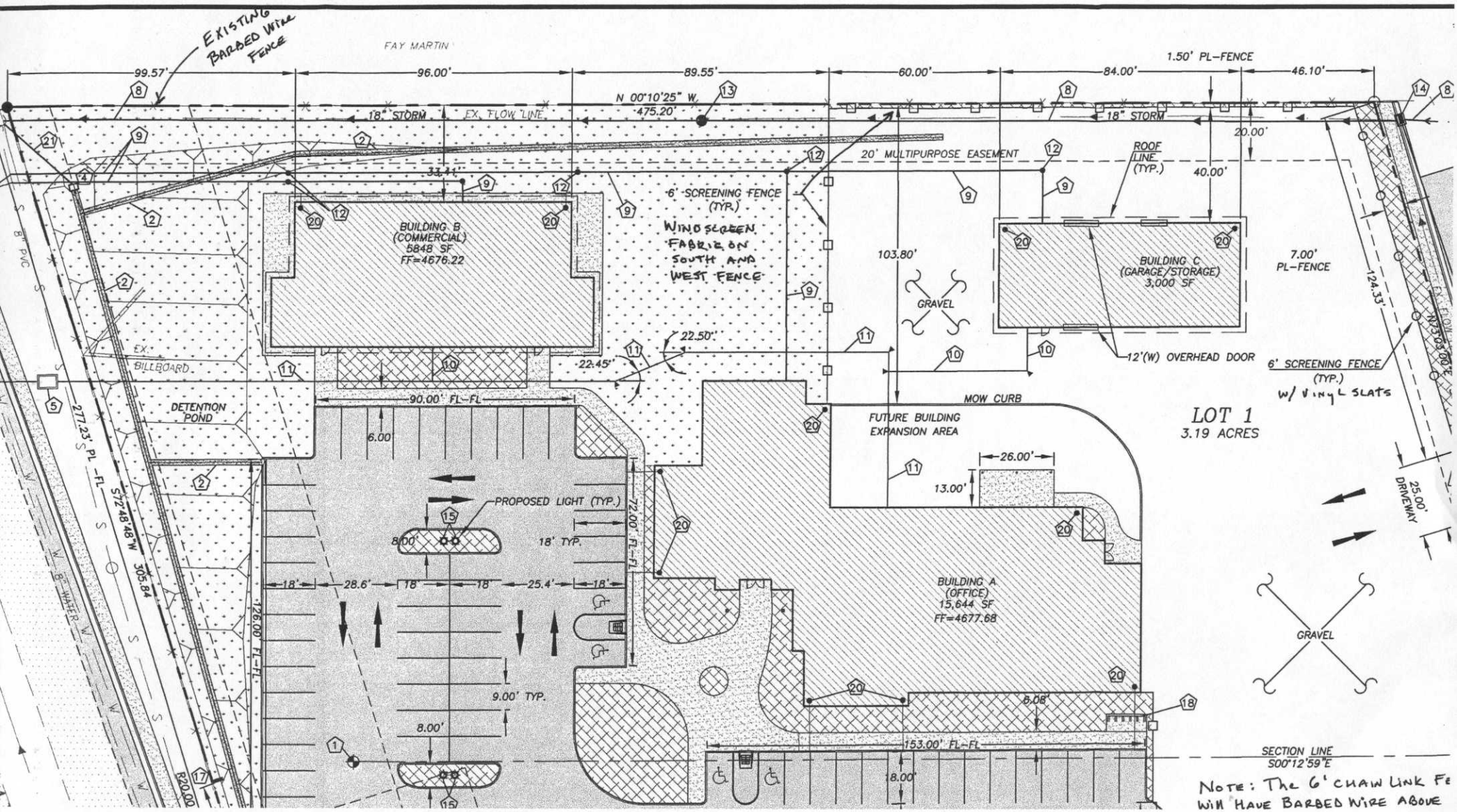
LAND USE SUMMARY		
LOT	ACRES	PERCENT
LOT 1	3.19	52.64%
LOT 2	2.87	47.36%
<b>TOTAL</b>	<b>6.06</b>	<b>100.00%</b>

U.S. Drawing  
 1 REVISED AS  
 2 REVISED AS  
 3 REVISED AS

**rg consulting engineers, inc.**  
 338 Main Street, Suite 303 • Grand Junction, Colorado • 81507  
 (970) 242-7440

**SAGE PROPERTIES**  
 PROJECT BY  
**SITE PLAN**  
 PREPARED BY  
**SAGE PROPERTIES**

DATE: 01/04/01  
 SHEET NO: 51



NOTE: THE 6' CHAIN LINK FENCE WILL HAVE BARBED WIRE ABOVE