



Fence Permit

PERMIT # 15087

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 2530 East Foresight Circle, Grand Junction, CO
 Property Tax No: 2945-033-12-006
 Subdivision: Foresight Park for Industry, Filing 3
 Property Owner: LCM Properties, LLC (Reynolds Polymer)
 Owner's Telephone: % Lee Kembel, purchasing & operations manager 970 241 4700
 Owner's Address: 2530 East Foresight Cir.
 Contractor's Name: [self/owner]
 Contractor's Telephone: _____
 Contractor's Address: _____
 Fence Material & Height: chain link w/ screen; 6'

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.

see attached & note highlight area

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>IO</u>	SETBACKS: Front <u>15' 0"</u> from property line (PL) or _____ from center of ROW, whichever is greater.
SPECIAL CONDITIONS _____	Side <u>0</u> from PL Rear <u>0</u> 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).

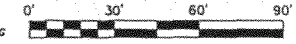
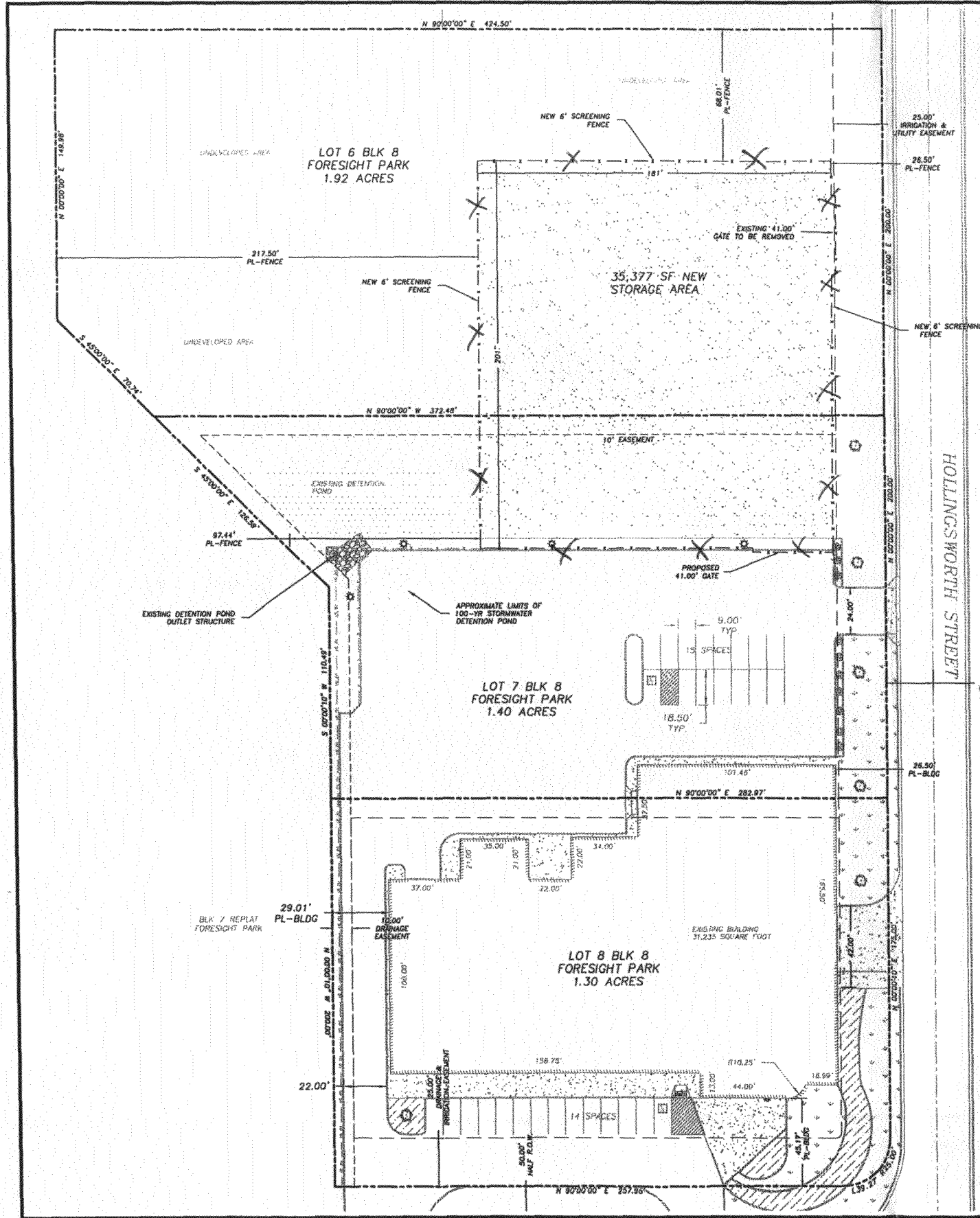
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 Lee Kembel Purchasing Manager Date 2-18-08
 Community Development's Approval Paul Hornbush Date 2/19/08
 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: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)



NOTE:
ALL DIMENSION ARE FROM FLOW LINE
UNLESS OTHERWISE INDICATED.

LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- ▭ EXISTING BUILDING
- ▭ PROPOSED BUILDING
- ▭ FUTURE BUILDING
- ▭ EXISTING CURB/GUTTER
- ▭ FUTURE CURB/GUTTER
- ▭ PROPOSED CURB/GUTTER
- ▭ PROPOSED SPILL CURB/GUTTER
- ▭ EXISTING RETAINING WALL
- EXISTING 1-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- ▭ EXISTING ASPHALT
- ▭ PROPOSED ASPHALT
- ▭ EXISTING CONCRETE
- ▭ PROPOSED CONCRETE
- EXISTING 8" WATER MAIN
- PROPOSED 3" DOMESTIC SERVICE
- PROPOSED 4" SPRINKLER LINE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED WATER METER
- TBW TOP BACK OF WALK
- TW TOP OF WALL
- BOC BACK OF CURB
- ⊙ PROPOSED IRRIGATION MANHOLE
- ⊙ PROPOSED METER/BACKFLOW VAULT
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING SEWER MAIN
- PROPOSED SEWER
- ⊙ EXISTING SEWER MANHOLE
- ⊙ PROPOSED SEWER MANHOLE
- ← PROPOSED TRAFFIC FLOW
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- ⊙ EXISTING STORM SEWER INLET
- ⊙ PROPOSED STORM SEWER INLET
- ⊙ EXISTING STORM MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED PARKING LOT LIGHT
- TC TOP OF CURB
- FL FLOWLINE
- EOP EDGE OF PAVEMENT
- TOC TOP OF CONCRETE
- TOW TOP OF WALL
- BOW BOTTOM OF WALL
- ROOF DRAIN (RD)
- ⊙ PEDESTRIAN LIGHT POLE
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ 12" X 12" INLINE DRAIN

LAND USE SUMMARY (LOTS 6,7&8)

	ACRES	PERCENT	OWNERSHIP / USE
BUILDING	0.72	15.55%	PRIVATE
GRAVEL	0.84	18.14%	PRIVATE
CONCRETE/PAVED	1.17	25.27%	PRIVATE
OPEN AREA	1.90	41.04%	PRIVATE
TOTAL	4.63	100%	

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
APPROVED FOR CONSTRUCTION:
BY: _____ DATE: _____

CITY OF GRAND JUNCTION ENGINEERING
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE:
BY: _____ DATE: _____

ACCEPTED AS CONSTRUCTED
BY: _____ DATE: _____

"All details, construction, inspections, and testing shall conform to the City of Grand Junction Standard Contract Documents for Capital Improvements Construction. Contractor shall have a copy of the accepted plans and current City of Grand Junction Standard Documents for Capital Improvements Construction on site and available at all times."



A · C · G

AUSTIN CIVIL GROUP, INC.
Land Planning • Civil Engineering • Development Services
535 Main Street, Suite 203 • Grand Junction, Colorado 81501
(970) 242-7540

LOTS 6, 7 & 8
STORAGE AREA SITE PLAN
2550 E. FORESIGHT CIR.

Prepared by
REYNOLDS POLYMER

NO.	DATE	REVISIONS

JOB NUMBER: 1070.0001
DATE: 12/17/07
SCALE: 1"=30 FT
SHEET NO: SP-1

CALL 24 HOURS AHEAD TO ADVISE BEFORE YOU DO, CHANGE OR
 REMOVE ANYTHING FROM THE SCALAR PERMITS AND UTILITIES
 DEPARTMENT FOR THE CITY OF GRAND JUNCTION. DRAWING
 SHALL BE ONE INCH ON THIS SHEET
 ADJUST SIZES ACCORDINGLY