

FEE \$	<u>Paul</u>
TCP \$	<u>      </u>
DRAINAGE FEE \$	<u>      </u>

BLDG PERMIT NO.	<u>56315</u>
FILE #	<u>FFP-95-133</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department



\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*

BLDG ADDRESS <u>2496 Hwy 340</u>	TAX SCHEDULE NO. <u>2945-164-00-232</u>
SUBDIVISION <u>Willowridge</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>      </u>
FILING <u>      </u> BLK <u>      </u> LOT <u>      </u>	SQ. FT. OF EXISTING BLDG(S) <u>      </u>
(1) OWNER <u>Oliver Frasca</u>	NO. OF DWELLING UNITS BEFORE: <u>      </u> AFTER: <u>      </u> CONSTRUCTION
(1) ADDRESS <u>1910 Stony Hill Rd Boulder</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>      </u> AFTER: <u>      </u> CONSTRUCTION
(1) TELEPHONE <u>303-494-3000</u>	USE OF ALL EXISTING BLDGS <u>      </u>
(2) APPLICANT <u>Cole &amp; Co</u>	DESCRIPTION OF WORK & INTENDED USE: <u>      </u>
(2) ADDRESS <u>      </u>	<u>6' to 8' ht. fence only</u>
(2) TELEPHONE <u>243-7711</u>	

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\*\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*\*

ZONE <u>PR-3.1</u>	Landscaping / Screening Required: YES <u>      </u> NO <u>      </u>
SETBACKS: Front <u>      </u> from Property Line (PL) or <u>      </u> from center of ROW, whichever is greater	Parking Req'mt <u>      </u>
Side <u>      </u> from PL Rear <u>      </u> from PL	Special Conditions: <u>      </u>
Maximum Height <u>      </u>	<u>FFP-95-133</u>
Maximum coverage of lot by structures <u>      </u>	CENS.T. <u>14</u> T.ZONE <u>93</u> ANNEX # <u>      </u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>[Signature]</u>	Date <u>5-21-96</u>
Department Approval <u>[Signature]</u>	Date <u>5/21/96</u>
Additional water and/or sewer tap fee(s) are required: YES <u>      </u> NO <u>X</u> W/O No. <u>empty lots only</u>	
Utility Accounting <u>[Signature]</u>	Date <u>5-21-96</u>

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

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

FEE \$10.00

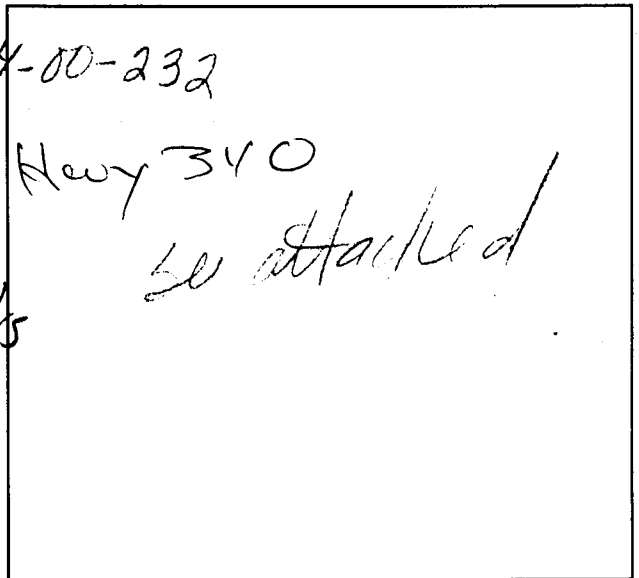
# FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 4114 3109 Redwood Canyon  
TAX SCHEDULE NO ~~2945-164-00-232~~  
PROPERTY OWNER Maria Garcia  
OWNER'S PHONE 303/494-3006 2496 Hwy 340  
OWNER'S ADDRESS 1910 Stony Hill Rd, Boulder  
CONTRACTOR Cole 3 Company Builders  
CONTRACTOR'S PHONE 243-7711  
FENCE MATERIAL Stucco  
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 RR SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
SPECIAL CONDITIONS see file # FPP-95-133 \_\_\_\_\_ 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 5/26/96

Community Development's Approval [Signature]

Date 5/16/96

City Engineer's Approval (if required) see signed site plan

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)