

on fence permit

Planning \$ <u>0</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>64767</u>
FILE #

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 1911-I-70 B TAX SCHEDULE NO. 2945-134-03-064

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER American Radiator NO. OF DWELLING UNITS
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2995 North Ave NO. OF BLDGS ON PARCEL
BEFORE: — AFTER: — CONSTRUCTION

(1) TELEPHONE 245-4974 USE OF ALL EXISTING BLDGS —

(2) APPLICANT Taylor Fence DESCRIPTION OF WORK & INTENDED USE: 8' chain fence

(2) ADDRESS —

(2) TELEPHONE 241-1473

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 C-2 Landscaping / Screening Required: YES — NO —

SETBACKS: Front 0' from Property Line (PL) or 55' from center of ROW, whichever is greater
Side 0' from PL Rear 0' from PL

Parking Req'mt —
Special Conditions: —

Maximum Height —
Maximum coverage of lot by structures — Census Tract 8 Traffic Zone 55 Annx # —

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 Geoff Orman Date 4-13-98

Department Approval Bonnie Edwards Date 4-13-98

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —

Utility Accounting Dobi Overholt Date 4-13-98

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 1911 I-70 Business Loop
TAX SCHEDULE NO 2945-134-03-064
PROPERTY OWNER American Radiator
OWNER'S PHONE 245-4974
OWNER'S ADDRESS 2995 North Ave
CONTRACTOR Taylor Fence
CONTRACTOR'S PHONE 241-1473
FENCE MATERIAL Chainlink
FENCE HEIGHT 8' + 1' BarBwire

See the Attached Drawing

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 0' ^{55' - E of ROW} from property line (PL) or _____ 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 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]
Community Development's Approval [Signature]
City Engineer's Approval (if required) N/A

Date 4-13-98
Date 4-13-98
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)

TAYLOR FENCE COMPANY

TO American Radiator
2995 North Ave
GJ Co 81504 Attn Gus Wilbur

DATE 4-13 1998 W 4352
 PHONE 245-4974
 CUSTOMER'S ORDER NO. _____

TERMS _____

SALESMAN Juno

QUANTITY	DESCRIPTION	PRICE
	Project Back Building Fence 1911 1-70 Business Loop	
118'	2 Rd 1+18' 9' OA x 2" x 9ga chainlink complete	
118'	(6 p/s) 1 5/8 x 2 1/2" SS40 TOP RAIL	
5	1 5/8 sleeves	Set n stretch
10	2 3/8 x 11" SS40 line post	Locate
10	2 3/8 x 1 5/8 BarB wire arms	
400'	2 Pt BarB wire	
200	Tie wires	
1	12' x 9' OA Double Drive gate 4" In Hwd	
2	4" x 11' SS40 Ends Straight UP	
4	2 7/8 x 11' SS40 Ends Straight UP	
1	2 7/8 x 11' SS40 Corner Straight UP	
	Notes	
	1) Set all post 3' Deep	
	2) Line gate up with Garage Door	

