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|-------------------------|
| FEE \$ <u>No Charge</u> |
| TCP \$ |
| SIF \$ |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

| |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|



Your Bridge to a Better Community

BLDG ADDRESS 540 28 1/4 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943-073-00-941 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER City of S.D.S. Parks NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 1340 Munison D.S. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970/244-1535 DESCRIPTION OF WORK & INTENDED USE replace eight fence Posts & reattach fence

(2) APPLICANT Cole & Co. Builders LLC TYPE OF HOME PROPOSED:
 (2) ADDRESS 235 N. 7th St D.S. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 970/243-5711

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE CSR Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL Parking Req'mt _____

Maximum Height _____ Special Conditions Doing the East part of the fence

CENSUS _____ TRAFFIC _____ ANNX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature Speny Hatten Date 2/3/04

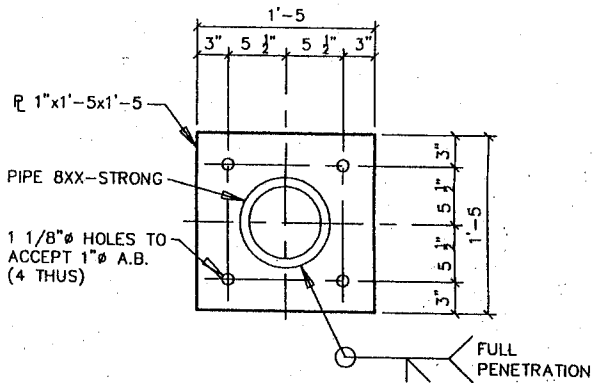
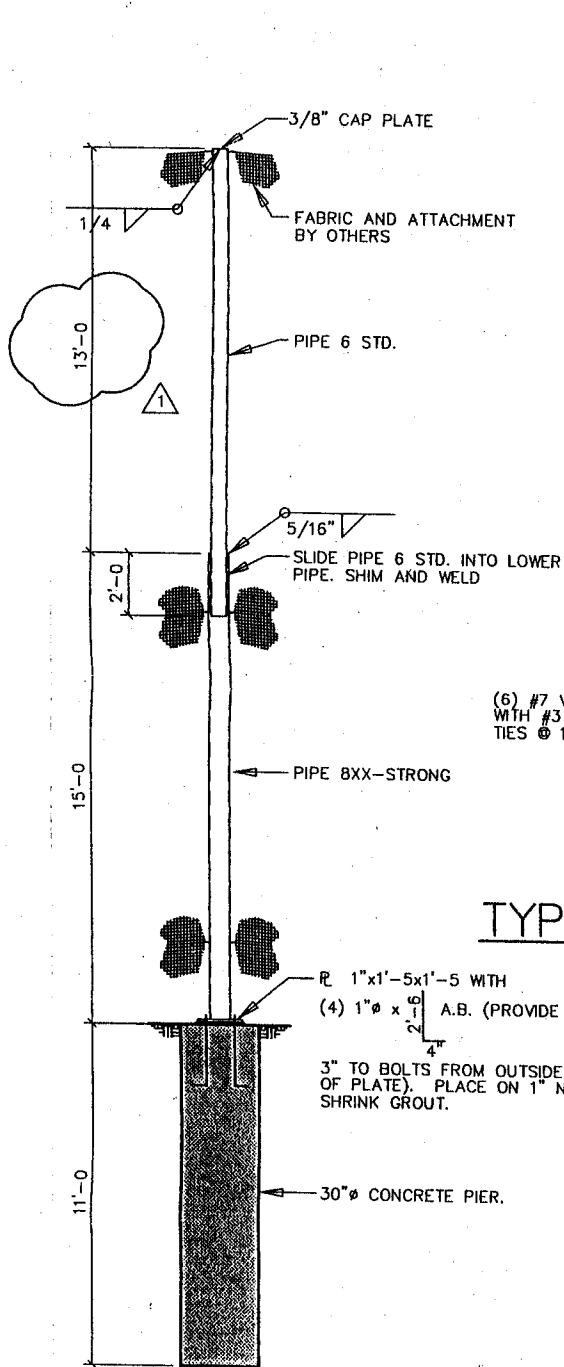
Department Approval Ylstra Magon Date _____

| | | | |
|--|-------------|------|-------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/C No. |
| Utility Accounting | <u>None</u> | | <u>fence work</u> |
| | | Date | <u>2/5/04</u> |

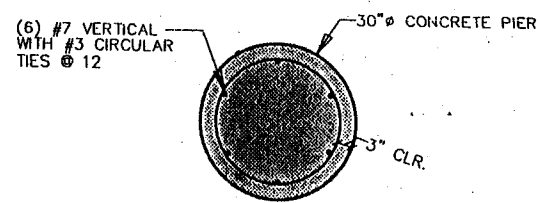
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

GRAND JUNCTION PARKS AND RECREATION DEPARTMENT
 COLUBINE PARK (28 1/4 RD. AND ORCHARD AVE.)
 GRAND JUNCTION, COLORADO 81501
 JOB NUMBER 01109



TYPICAL BASE
 PLATE DETAIL 1"=1'-0"



TYPICAL PIER DETAIL 1/2"=1'-0"

2-5-05
 ACCEPTED *Gayle Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

- FENCE COLUMN SECTION** 1/4"=1'-0"
1. ALL POSTS TO BE SPACED 30'-0" MAXIMUM.
 2. PIERS TO BE DRILLED A MINIMUM OF 11'-0" LONG.
 3. ALL CONCRETE SHALL DEVELOP 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 4. ALL REINFORCING SHALL CONFORM TO ASTM A615 (GRADE 60).
 5. PIPE COLUMNS SHALL CONFORM TO ASTM A35 (GRADE B) OR A501, LATEST EDITION.
 6. ALL ANCHOR BOLTS SHALL BE A325.

REVISION:
 1 APRIL 22, 2003

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