

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>569 24 1/2 Rd.</u>	TAX SCHEDULE NO. <u>2945-092-08-001</u>
SUBDIVISION <u>Blue Heron Industrial Park</u>	SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK _____ LOT <u>1</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____
OWNER <u>Ricon Resins Inc.</u>	MULTI-FAMILY:
ADDRESS <u>569 24 1/2 Rd.</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>Grand Jct. Co.</u>	CONSTRUCTION
APPLICANT <u>J&S Fence</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS <u>2886 I-70 B</u>	CONSTRUCTION
CITY/STATE/ZIP <u>Grand Jct. Co. 81501</u>	USE OF ALL EXISTING BLDG(S) _____
TELEPHONE <u>243-2723</u>	<u>Estimated remodeling cost 4,000.00</u>
	DESCRIPTION OF WORK & INTENDED USE: <u>extend existing</u>
	<u>6' chain link fence to a</u>
	<u>total of 10' height approx. 200'</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>F-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	_____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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 Grand Junction 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>12-28-05</u>
Department Approval <u>[Signature]</u>	Date <u>12-28-05</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>12/28/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

City of Grand Junction GIS City Map ©

12-28-05

ACCEPTED

Gaylen 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.

Parcels

□ Address Label

Air Photos

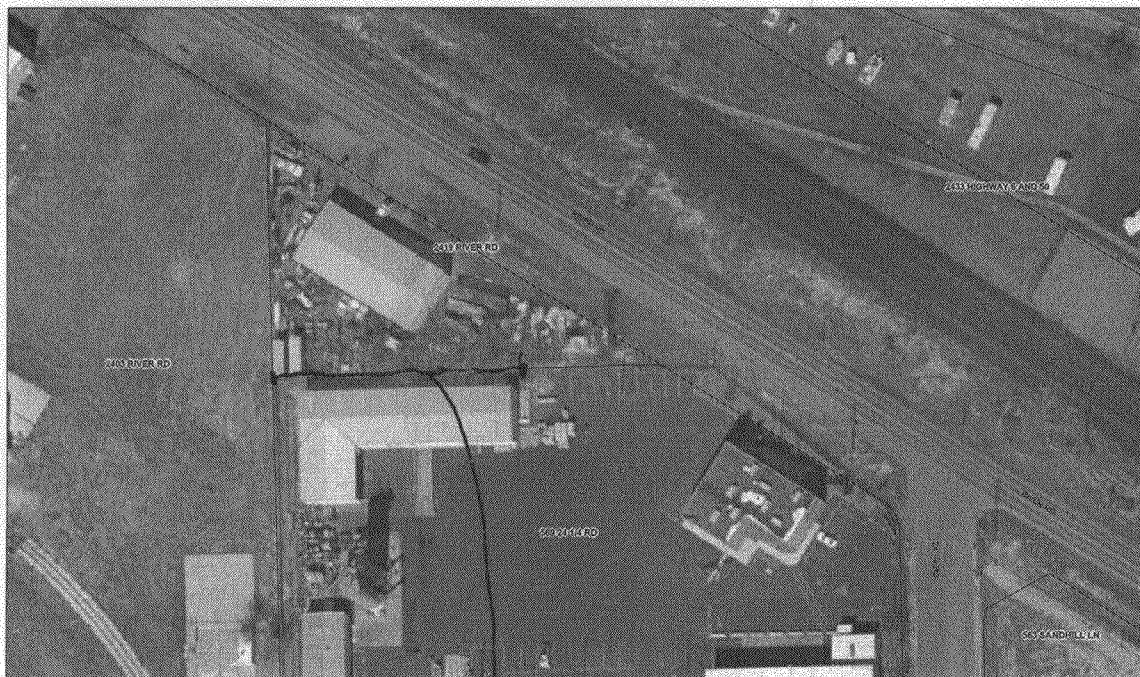
▣ 2002 Photos

— Highways

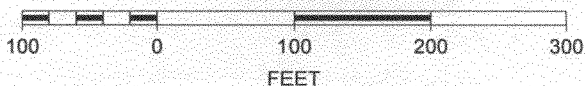
■ City Limits

- Grand Junction
- Fruita
- Palisade
- Mesa County

— Street Labels



SCALE 1 : 1,691



extend this section of 6' high chain link to a total height of 10' chain link total footage 200'