

53850-0

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ 10 <sup>00</sup>
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

Building Address 515 28 3/4 Road  
 Parcel No. 2943-074-00-985  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

#### OWNER INFORMATION:

Name Colorado West Asset Management  
 Address 515 28 3/4 Rd  
 City / State / Zip G. J CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Extend fence height

#### APPLICANT INFORMATION:

Name Lloyd Dressler  
 Address 515 28 3/4 Road Suite 230  
 City / State / Zip GJ CO 81501  
 Telephone (970) 241-6023 / 970-260-4920

\* FOR CHANGE OF USE:  
 \*Existing Use: RES  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 26650  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 PLANNING STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>/</u>
Side <u>0</u> from PL Rear <u>10-0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
	Special Conditions: _____

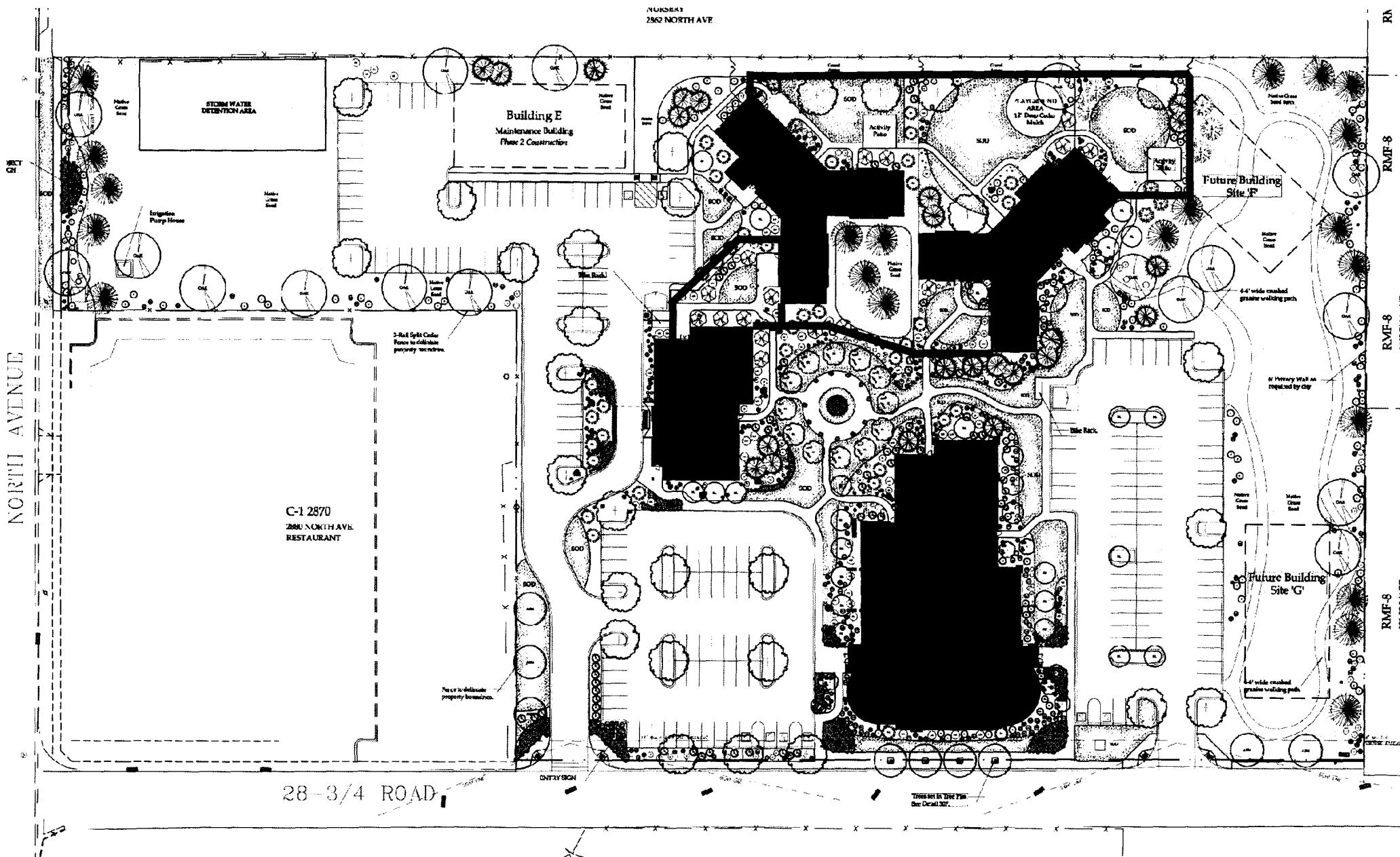
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 [Signature] Date 7/19/10  
 Planning Approval [Signature] Date 7/19/10 Extend fence

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>/</u>	W/O No WTR/SWR Change
Utility Accounting <u>[Signature]</u>		Date <u>7/19/10</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Courtyard security fence extension proposal  
 Colorado West Psychiatric Hospital  
 515 28 3/4 Road  
 Grand Junction CO 81501

Contractor: J&S Fence Company

Removal of Approximately 787 LF of existing 45 degree top angle.  
 Installation of an additional 48" fence post extensions, with chainlink material and then replace the 45 degree top angle.  
 The footage includes 5 walk gates and three double swing gates.

ACCEPTED *Pat O'Connell* 7/19/10  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY ALL SETBACKS AND PROPERTY LINES.

## J&S Fence Company, Inc.

2886 I-70 Business Loop  
Grand Junction, CO 81501  
(970) 243-2723, FAX: (970) 243-2735

July 15, 2010

Colorado West Mental Health  
585 28 3/4 Rd.  
Grand Junction, CO 81501  
Fax: 242-8330  
Att: Lloyd  
Re: Chain link fence  
Extend to 10' high

We are pleased to provide quotes to extend the height of the existing chain link fence from 6' high with a 3' overhang to 10' high with a 3' overhang.

We will weld extensions to the existing posts and weld the overhang to the new extensions. The overhang will need to be welded due to the new height. The existing 6' high fence will remain in place and we will add 4' of fence with screening.

The process for the work will be as follows:

1. Remove the existing overhang
2. Weld the extensions to the existing posts
3. Add 4' of chain link fence with windscreen or privacy link to match the existing to the newly extended posts
4. Re-install the overhang windscreen on the overhang

The privacy link will be much more durable and pleasing to the eye. The windscreen will be effective but much less pleasing to the eye.


We will need approximately 12 working days to complete this project. These days will not be consecutive. We will work on one fence line at a time, completing the process before we move to another area.

Quote #1

Extend fence - use privacy link on the newly extended section - matching the 6' high fence

Materials and labor - \$ 26656.00

Colorado West  
Regional Mental Health, Inc.



LLOYD DRESSLER  
Facilities Manager

*Call 2604926*

(970) 241 6023, ext 7096  
(970) 242-8330 Fax  
ldressle@cwrmhc.org

515 2834 Road  
Building A, Suite 230  
Grand Junction, CO 81501

Quote #2

Extend fence - use windscreen on the newly extended section.

Materials and labor - \$ 23521.00

Please call if you have any questions.

Doris Downey 

# J&S Fence Company, Inc.

2886 I-70 Business Loop  
Grand Junction, CO 81501  
(970) 243-2723, FAX: (970) 243-2735

( ) <u>242-8330</u>	DATE: <u>7/15/10</u>	FROM: <u>DORIS</u>
TO: <u>Colorado</u> <u>West</u>	ATTENTION: <u>Lloyd</u>	Number of pages including cover sheet: <u>3</u>

Quotes for extending height  
of fence.