

FEE \$10.00

PERMIT # 11412



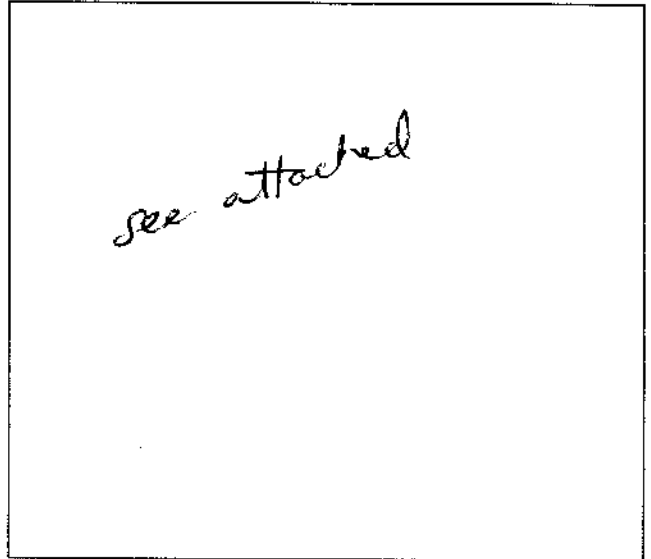
FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

Ex

PLOT PLAN

PROPERTY ADDRESS 2949 NORTH AVE
TAX SCHEDULE NO 2943-172-00-027
PROPERTY OWNER U-HAUL INTERNATIONAL
OWNER'S PHONE (602) 263-6502
OWNER'S ADDRESS 2727 N. CENTRAL AVE; PHOENIX ARIZONA
CONTRACTOR SEMINOLE CONST. INC.
CONTRACTOR'S PHONE (405) 340-9508
CONTRACTOR'S ADDRESS 4721 E. 2ND EDMOND, OKLA
FENCE MATERIAL #1 CEDAR
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 C-1
SPECIAL CONDITIONS

SETBACKS: Front from property line (PL) or 55' from center of ROW, whichever is greater.
Side 10' from PL Rear 10' 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)

Date 11/16/99
Date 11-16-99
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

LANDUSE BREAKDOWN

CONCRETE PAVEMENT	122509.1	0.49Ac	34.2%
ASPHALT PAVEMENT	5806.1	0.01Ac	0.3%
SIDEWALKS	3914.1	0.01Ac	0.3%
BUILDINGS	262348.1	0.60Ac	42.2%
LANDSCAPED	26229.1	0.08Ac	4.0%
GRAVEL SURFACE	109268.1	0.25Ac	17.8%
TOTAL ACREAGE		1.42Ac	100.0%

- UTILITY VENDORS**
- WATER CONSERVANCY DISTRICT
 - FRUITVALE SANITATION DISTRICT
 - PUBLIC SERVICE CO.
 - U.S. WEST COMMUNICATIONS
 - CO CABLEVISION



CALL
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

TOPOGRAPHIC SURVEY BY:
BANNER ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
GRAND JUNCTION, CO 81508

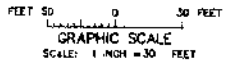
SITE PLAN AND LAYOUT BY:
J-HAUL INTERNATIONAL
PHOENIX, ARIZONA

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE COLORADO DEPARTMENT OF TRANSPORTATION ACCESS REQUIREMENTS.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DETAILS, LIGHTING DETAILS, AND UTILITY SERVICE DETAILS.
- REFER TO GRAPHIC AND OPENING PLAN FOR OVERLOT GRABBING, STORMWATER LANDSCAPE DETAILS, SIDEWALK, CURB AND GUTTER, AND PAVEMENT STRUCTURE DETAILS.

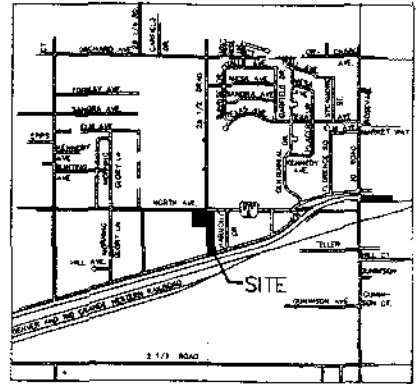
LEGEND

- FIRE HYDRANT
- MANNING SUPPORT COLUMN
- LIGHT POLE
- SIGN
- WATER METER
- ELECTRIC METER
- TELEPHONE JUNCTION BOX
- GUY WIRE
- POWER POLE
- BOLLARD
- FLOOD LIGHT
- GAS METER
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING SANITARY SEWER LINE/MANHOLE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE/SERVICE
- EXISTING STORM LINE
- GAS
- PROPOSED GAS SERVICE
- PROPOSED STORM DRAIN
- PROPOSED 2" HDPE CURB AND GUTTER
- PROPOSED BARRIER CURB (6" REVEAL)
- EXISTING DECIDUOUS TREE
- EXISTING TRAFFIC FLOW
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- REMOVE AND REPLACE CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

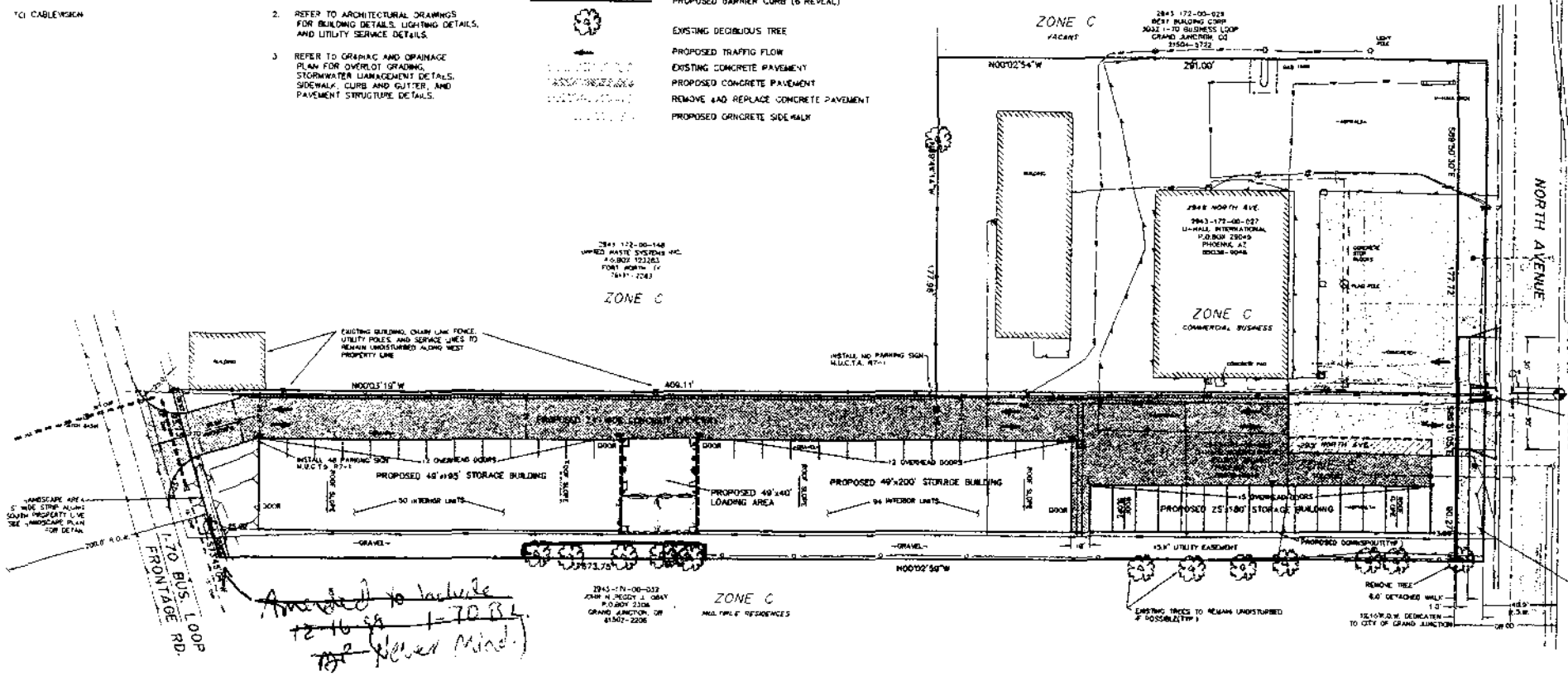


BENCHMARK/CONTROL

- M 1/4 SECT. 17
- N 5000.000
- E 5000.000
- ELEV = 4841.36
- △ SW PROPERTY CORNER (IRON PIN)
- N 4225.893
- E 5000.717
- ELEV = 4636.57



VICINITY MAP



*Amended to include
12-16-99 1-70-04
for Review Mind!*

2943-063-10-084
DANIEL W. MOORE CLARK
GRAND JUNCTION, CO
81505-1423

ZONE C



87 WEST DRIVEWAY
CURB CUT WITH 4" CENTER
ISLAND, CENTER OF CURB CUT
TO MATCH WITH 20'-7/2" ROAD.
(SEE DWG. 17-CITY OF
GRAND JUNCTION STR. DETAILS)

ENTRANCE ASHLAR ISLAND
(SEE LANDSCAPE
PLAN FOR DETAILS)
EXISTING POWER POLE TO
REMAIN.

2943-063-10-037
NEVA COUNTY
644 ROAD AVE.
GRAND JUNCTION, CO
81501-2663

ZONE C
LANDSCAPED AREA

APPROVED FOR CONSTRUCTION <i>[Signature]</i> CITY DEVELOPMENT	APPROVED FOR CONSTRUCTION <i>[Signature]</i> CITY DEVELOPMENT	ACCEPTED AS CONSTRUCTED <i>[Signature]</i> CITY DEVELOPMENT
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DRAWN BY SKR	REVIEWED	DATE	FOR
DESIGNED BY SES	REVIEWED	DATE	FOR
CHECKED BY SES	DATE	FOR	BANNER ASSOCIATES, INC.

BANNER ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81505 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHKD
1	10/28/99	REVISED PER REVIEW COMMENTS	BKR	SES

U-HAUL INTERNATIONAL
PHOENIX, ARIZONA
SITE PLAN, 2951 NORTH AVE., GRAND JUNCTION, CO
U-HAUL STORAGE FACILITY

SCALE 1" = 30'	JOB NO. 898-48	DATE 6/26/99
SHEET NO.		2 OF 5