

FEE \$10.00

PERMIT #

14376 -

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 2938 North Ave, Cr Jct 81501

Property Tax No: 2943-083-32-002

Subdivision: Palace Point Simple Sub (LOT 2)

Property Owner: North Avenue Center LLC

Owner's Telephone: 970-242-4490

Owner's Address: 2030 Baseline DR, Cr. Jct 81503

Contractor's Name: Alco Building Company, Inc

Contractor's Telephone: 970-242-1423

Contractor's Address: 2526 Patterson Rd #101 Cr. Jct CO 81505

Fence Material & Height: Masonry 6'

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and fence height(s). NOTE: Property line is likely one foot or more behind the sidewalk.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 LIGHT COMMERCIAL SETBACKS: Front N/A from property line (PL) or

SPECIAL CONDITIONS PER APPROVED N/A from center of ROW, whichever is greater.

DRAWING: WALL TO BE Side N/A from PL Rear N/A from PL

LOCATED ON NORTH PROPERTY LINE

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 4.1.J 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 W A Oswald Date 10-3-05

Community Development's Approval John A. Peterson Date 10-3-05

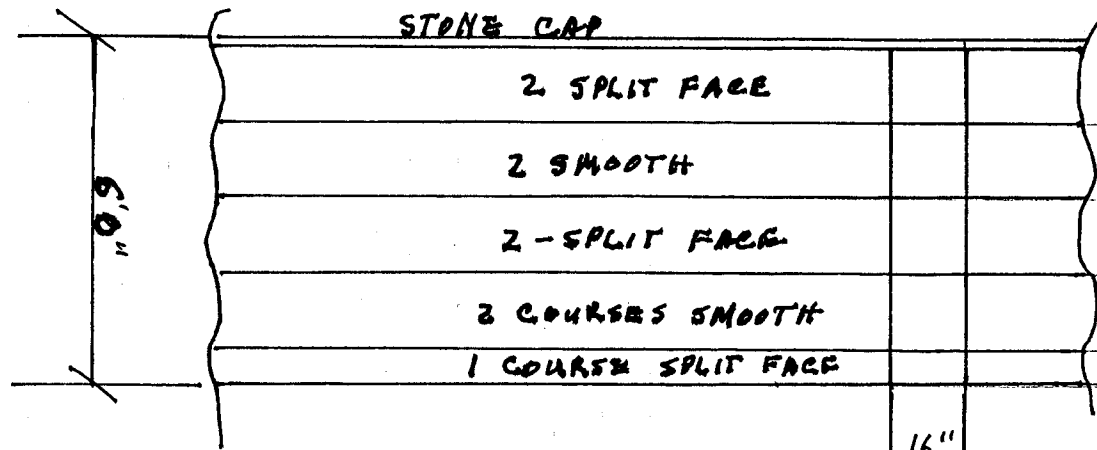
City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

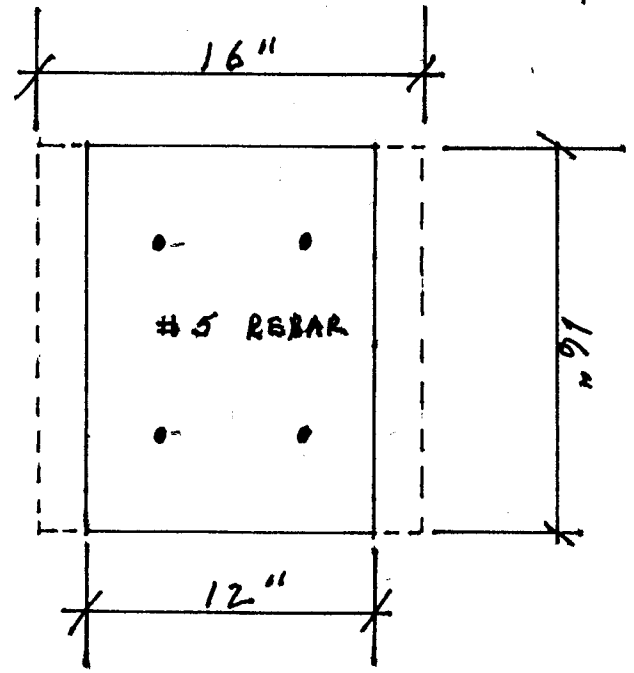
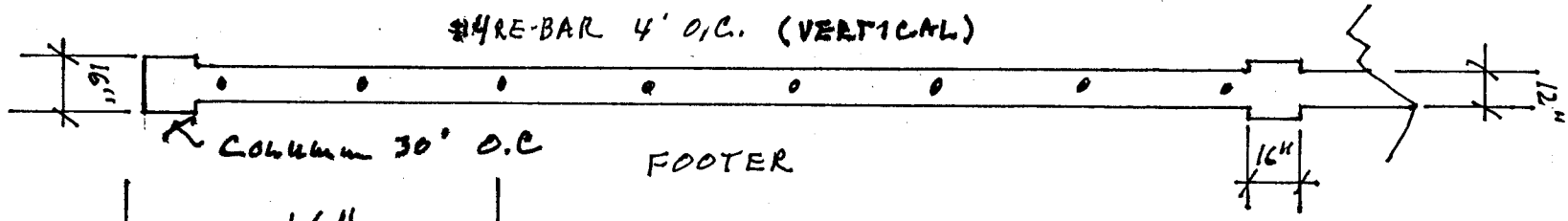
(Yellow: Customer)

(Pink: Code Enforcement)



NOTE:
BACK SIDE
OPPOSITE

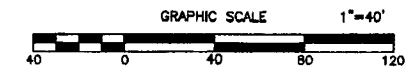
SPLIT FACE BLOCK
(MATCH BLDG)



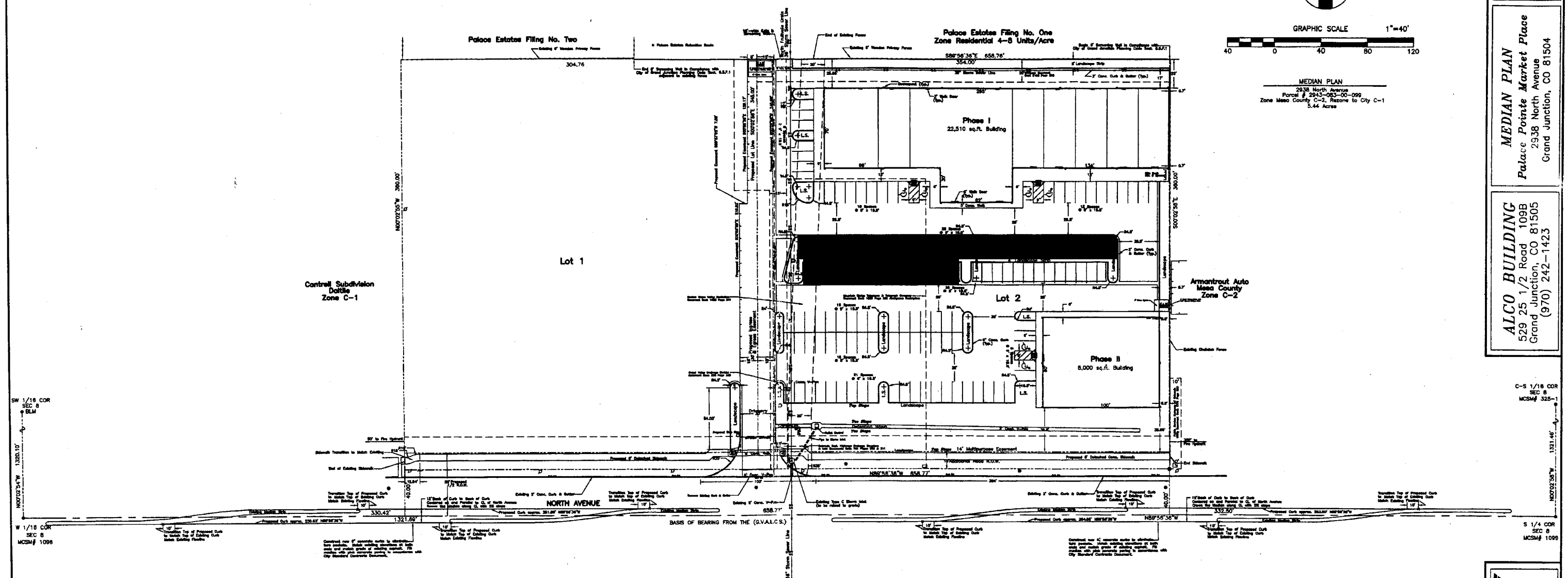
TOTAL LENGTH - 354'

PALACE POINTE MKT PLACE
2938 NORTH AVE
G. JCT, CO 81501

All construction and materials shall comply with City of Grand Junction Specifications and Standards details.
The contractor shall have a signed copy of the plans and a copy of the City of Grand Junction Specifications and Standards on the job site.



MEDIAN PLAN
2938 North Avenue
Parcel # 2943-093-00-099
Zone Mesa County C-2, Rezone to City C-1
5.44 Acres



Note: Refer to City of Grand Junction Department of Public Works and Utilities Standard Contract Document for standard concrete details, accessible ramps and parking stall details, curb & gutter details, v-pole details, sidewalk flow through, general notes and construction details.

LEGEND

--- Property Border	□ Hydrant
- - - Centerline of Road	⊙ Manhole
- - - Edge of Asphalt	⊕ Building Mount Light
- - - Easement	⊙ Light Pole
- - - Fence Line	⊙ Water Meter
- - - Storm Sewer Line	⊙ Power Pole
	⊕ Bike Rack

Note: All utility locations are approximate. Call for utility locates prior to excavation.

Accepted for construction for one year from this date.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with City of Grand Junction Standards and Specifications.

City of Grand Junction Engineering Department Representative _____ Date _____

All details, construction, inspections, and testing shall conform to City of Grand Junction Standards and Specifications. The contractor shall have a copy of the accepted plans and the current City of Grand Junction Standards and Specifications on site and available at all times.

REVISIONS	DATE	BY

MEDIAN PLAN
Palace Pointe Market Place
2938 North Avenue
Grand Junction, CO 81504

ALCO BUILDING
529 25 1/2 Road 109B
Grand Junction, CO 81505
(970) 242-1423

C-S 1/18 COR
SEC 8
MCSM# 325-1
1321.46'
N00702'55"W
S 1/4 COR
SEC 8
MCSM# 1099



PROJECT
Median Plan
SCALE
As Shown
DATE DRAWN
Dec. 18, 2003
LATEST REVISION
Dec. 18, 2003
FILE NUMBER
Palace80.dwg

SHEET NUMBER
MP-1