

FEE \$10.00

PERMIT # 14219

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 586 1/2 Bel Haven Way
Property Tax No: 2943-071-00-005
Subdivision: Belhaven
Property Owner: Sunshine II
Owner's Telephone: 640-4325
Owner's Address: Same
Contractor's Name: V.W.F
Contractor's Telephone: 523-8150
Contractor's Address: 2105 E Main St
Fence Material & Height: 6' vinyl

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 RMF-8
SPECIAL CONDITIONS
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater.
Side 0' from PL Rear 0' 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 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 [Signature] Date 9-20-04
Community Development's Approval [Signature] Date 9-25-04
City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

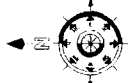
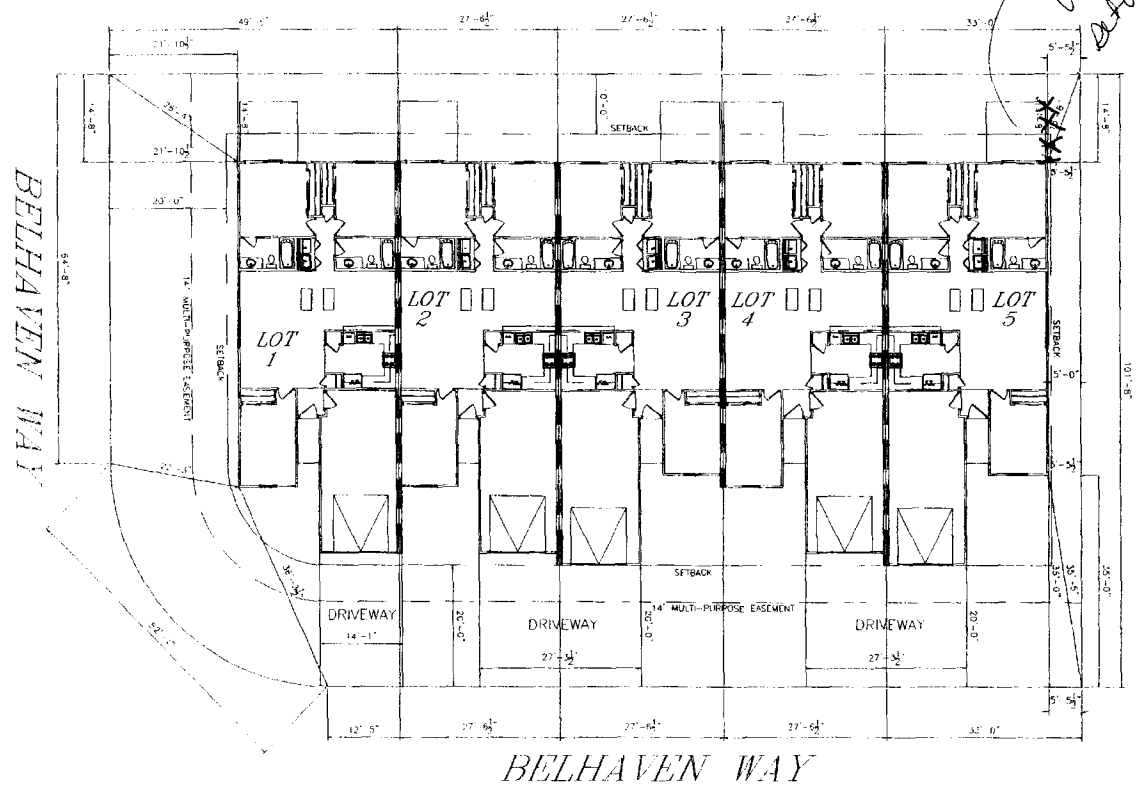
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

NOTICE  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MESA.  
 3. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.  
 4. BUILDER AND OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS FOR PROFESSIONAL USE.

*lot 1 cannot be covered in setback area*

ACCEPTED ~~NO~~ *4/28/04*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. ALL APPLICANTS MUST VERIFY ALL SETBACKS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

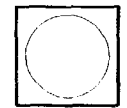
NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEISURE IF NO BRICK LEISURE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION	
LOT NUMBER	1	LOT NUMBER	2	LOT NUMBER	3	LOT NUMBER	4	LOT NUMBER	5
BLOCK NUMBER	1	BLOCK NUMBER	1	BLOCK NUMBER	1	BLOCK NUMBER	1	BLOCK NUMBER	1
STREET ADDRESS	7	STREET ADDRESS	7	STREET ADDRESS	7	STREET ADDRESS	7	STREET ADDRESS	7
GARAGE SQ. FT.	374 SF	GARAGE SQ. FT.	365 SF	GARAGE SQ. FT.	395 SF	GARAGE SQ. FT.	305 SF	GARAGE SQ. FT.	393 SF
LIVING SQ. FT.	1228 SF	LIVING SQ. FT.	1228 SF	LIVING SQ. FT.	1208 SF	LIVING SQ. FT.	1278 SF	LIVING SQ. FT.	1208 SF
LOT SQ.	1720 SF	LOT SQ.	1759 SF	LOT SQ.	1799 SF	LOT SQ.	1729 SF	LOT SQ.	1855 SF

SCALE: 1" = 20'-0"

REVISIONS



SECTION 1  
 BLOCK 1 LOTS 1-5  
 3  
 RAD

SITE PLAN INFORMATION	
SUBDIVISION NAME	BELHAVEN
PLAT NUMBER	1
COUNTY	MESA
SETBACKS USED	FRONT 30' SIDES 5' REAR 10'

DATE: 10-21-03  
 SCALE: 1" = 20'-0"  
 SHEET: 1  
**SITE 1**