

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 586 Belhaven Wy
Property Tax No: 2943-071-53-027
Subdivision: Belhaven
Property Owner: Stephanie Johnston
Owner's Telephone: (970) 778-1938
Owner's Address: Same
Contractor's Name: Valleywide Fence
Contractor's Telephone: (970) 523-8150
Contractor's Address: 2105 E. Main St.
Fence Material & Height: 36" open Picket

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 PLANNING STAFF

ZONE _____	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	Side _____ from PL Rear _____ 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 Public Works & Planning 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: 4/15/08
Planning Approval: Gayleen Hendron Date: 4-15-08
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)

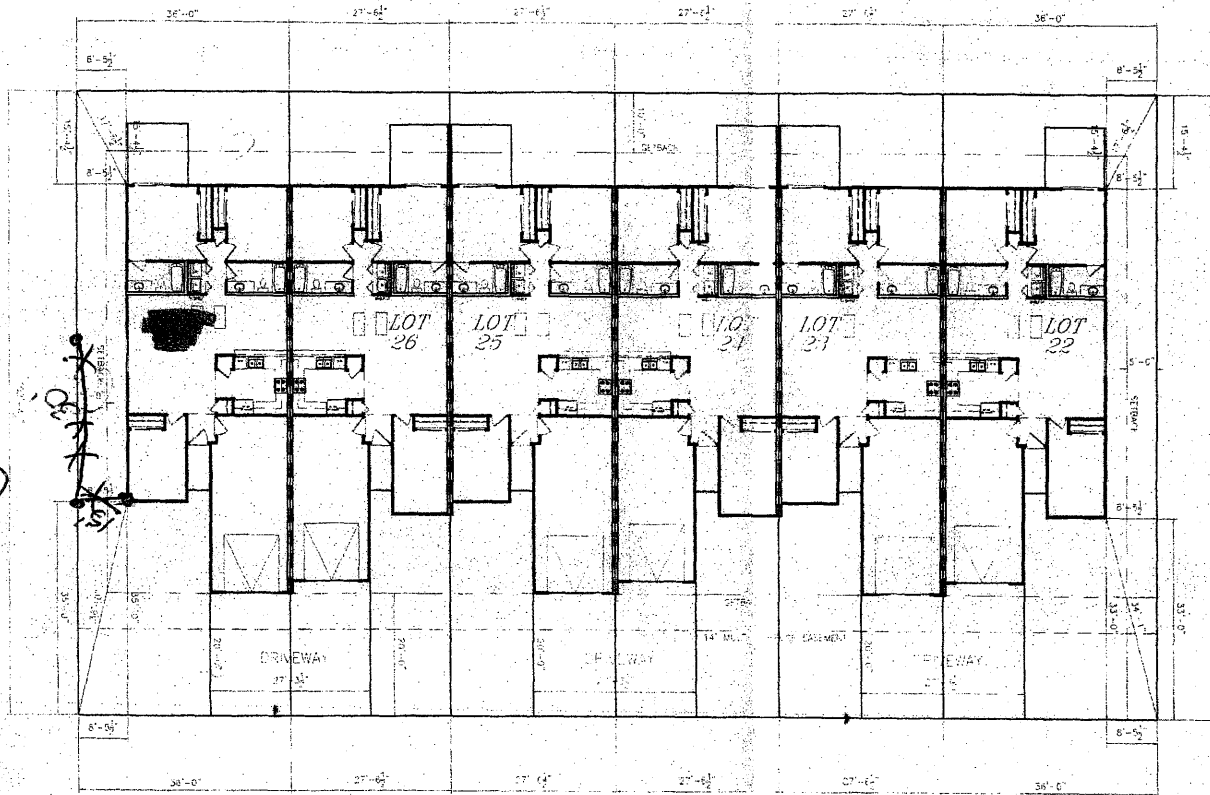
(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

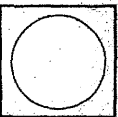
THESE PLANS ARE THE RESPONSIBILITY OF THE ENGINEER IN ORDER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 OWNER AND OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 THIS PLAN HAS NOT BEEN ENGINEERED BY ARCHITECT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

REVISIONS	



ACCEPTED *Dkt Jackson Rec 10/11/06*
 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.

AUTODRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



SONSHINE II
 BLOCK 3, LOTS 22-27

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 LEDGE IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

Done OK 10-10-06

BEHAVEN III

SITE INFORMATION	
LOT NUMBER	27
BLOCK NUMBER	3
STREET ADDRESS	
GARAGE SQ. FT.	300
LIVING SQ. FT.	1276
LOT SIZE	3094

UNIT INFORMATION	
LOT NUMBER	26
BLOCK NUMBER	3
STREET ADDRESS	
GARAGE SQ. FT.	285
LIVING SQ. FT.	1229
LOT SIZE	2918

UNIT INFORMATION	
LOT NUMBER	25
BLOCK NUMBER	3
STREET ADDRESS	
GARAGE SQ. FT.	181
LIVING SQ. FT.	1206
LOT SIZE	1816

UNIT INFORMATION	
LOT NUMBER	24
BLOCK NUMBER	3
STREET ADDRESS	
GARAGE SQ. FT.	362
LIVING SQ. FT.	1228
LOT SIZE	3685

UNIT INFORMATION	
LOT NUMBER	23
BLOCK NUMBER	3
STREET ADDRESS	
GARAGE SQ. FT.	362
LIVING SQ. FT.	1228
LOT SIZE	3685

UNIT INFORMATION	
LOT NUMBER	22
BLOCK NUMBER	3
STREET ADDRESS	
GARAGE SQ. FT.	362
LIVING SQ. FT.	1228
LOT SIZE	3685

SITE PLAN INFORMATION	
SUBDIVISION NAME	BEHAVEN
DATE	10-11-05

DATE: 10-11-05