

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: 2854 BASIL PL
 Property Tax No: 2943-191-39-012
 Subdivision: WHITE WILLOWS
 Property Owner: BEN HUNTER
 Owner's Telephone: 970 261-7189
 Owner's Address: 2854 BASIL PL
 Contractor's Name: SELF
 Contractor's Telephone: SAME
 Contractor's Address: SAME
 Fence Material & Height: VINYL 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.


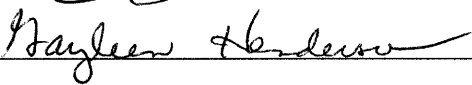
THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-4</u>	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  Date 10/6/2008
 Planning Approval  Date 10-6-08
 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)

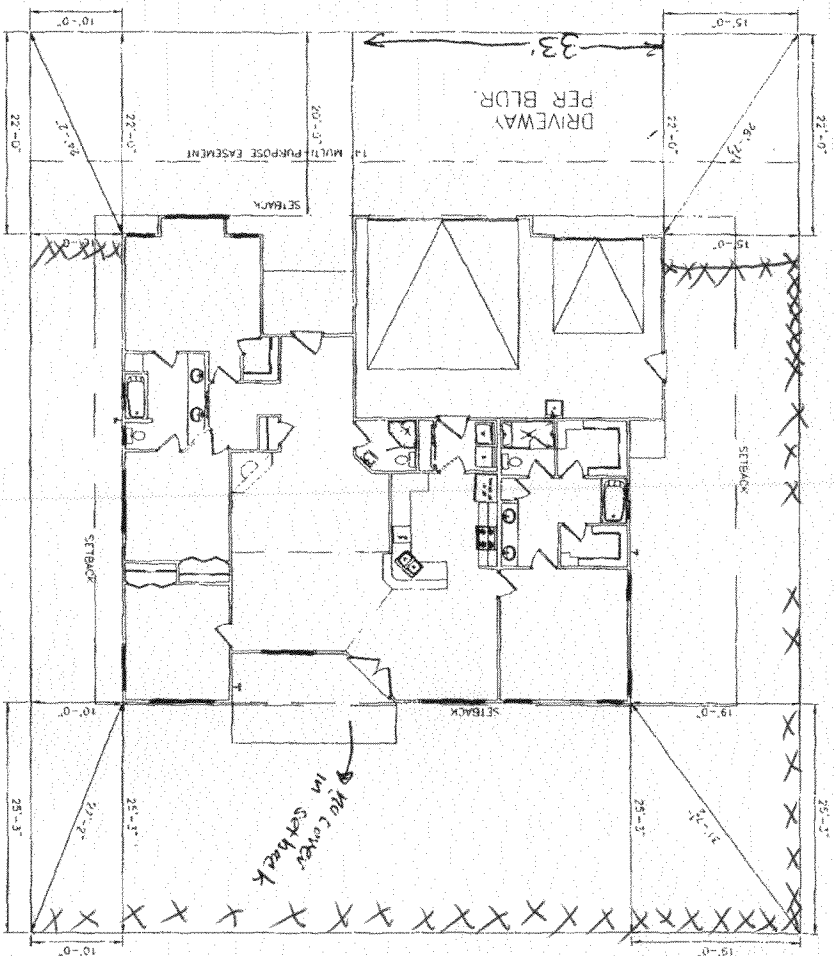
(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

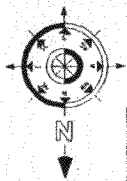
BASIL PLACE

*Done OK
10/2/07*



SCALE: 1/8"=20'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	WHITE WILLOWS SUBDIVISION
FILING NUMBER	2
LOT NUMBER	12
BLOCK NUMBER	5
STREET ADDRESS	2854 BASIL PLACE
COUNTY	MESA
GARAGE SQ. FT.	739 SF
COVERED ENTRY SQ. FT.	70 SF
COVERED PATIO SQ. FT.	84 SF
LIVING SQ. FT.	2106 SF
LOT SIZE	8433 SF
FRONT SETBACK	20'
REAR SETBACK	25'



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

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

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

NOTE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL SETBACKS
AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNER'S ACCEPTANCE OF THESE TERMS
AND DIMENSIONS.
3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION 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 ENGINEERED DATA.

NO PROPERTY LINES

ENCROACHMENTS AND EASEMENTS

PLANNING

STREETS MUST BE

APPROVED BY *Wally Spurr*