

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: 583 Belhaven wly  
Property Tax No: 2943-071-53-008  
Subdivision: Belhaven  
Property Owner: Helen Gray-Buskirk  
Owner's Telephone: (970) 433-7689  
Owner's Address: 583 Belhaven wly Grand Jct CO 81501  
Contractor's Name: \_\_\_\_\_  
Contractor's Telephone: \_\_\_\_\_  
Contractor's Address: \_\_\_\_\_  
Fence Material & Height: hamanent - 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 PLANNING STAFF**

ZONE R-8 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 Helen Gray Buskirk Date 6/12/08  
Planning Approval Gayleen Henderson Date 6-12-08  
City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

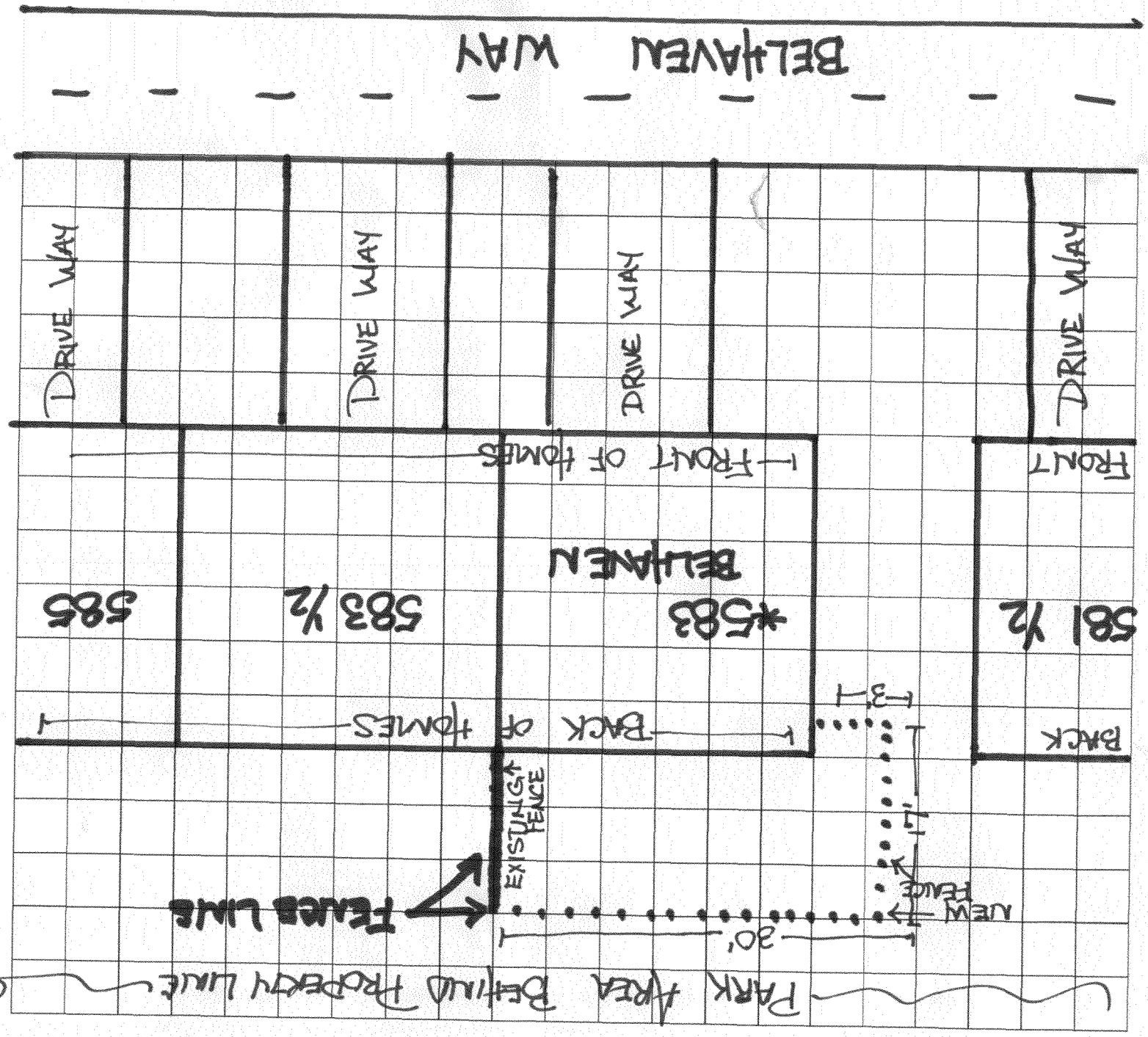
**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE** (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

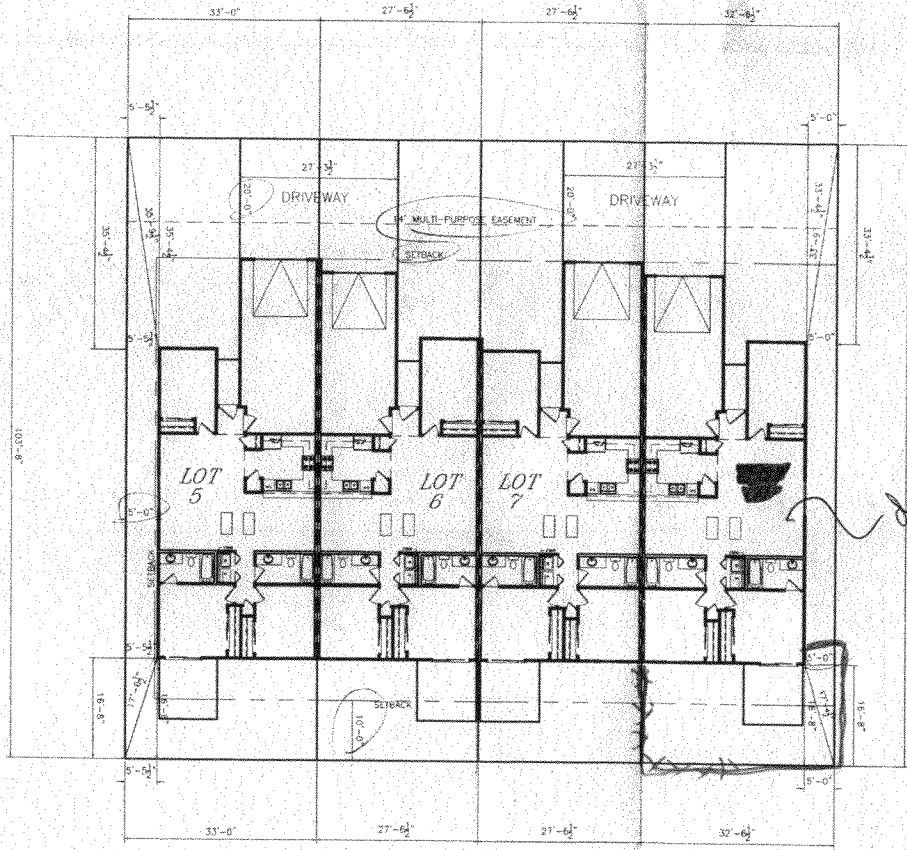
HELEN  
 GRAY-BUSKIRK  
 583 BELHAVEN WAY  
 GRAND JT, CO  
 81501-4193  
 (970)433-7689



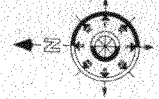
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**NOTICE:**  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

BELHAVEN WAY



ACCEPTED *Dr Judith A. Dee 10/05/06*  
 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.



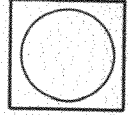
NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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.

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



SONSHINE II  
 BLOCK 3, LOTS 5-8

DRAWN BY  
**AUTODRAFT**  
 DATE  
 10-31-05  
 SCALE  
 1" = 10'-0"

UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION		UNIT INFORMATION	
LOT NUMBER	5	LOT NUMBER	6	LOT NUMBER	7	LOT NUMBER	8
BLOCK NUMBER	3	BLOCK NUMBER	3	BLOCK NUMBER	3	BLOCK NUMBER	3
STREET ADDRESS	P	STREET ADDRESS	7	STREET ADDRESS	7	STREET ADDRESS	7
GARAGE SQ. FT.	393 SF	GARAGE SQ. FT.	363 SF	GARAGE SQ. FT.	393 SF	GARAGE SQ. FT.	363 SF
LIVING SQ. FT.	1208 SF	LIVING SQ. FT.	1229 SF	LIVING SQ. FT.	1208 SF	LIVING SQ. FT.	1228 SF
LOT SIZE	3421 SF	LOT SIZE	2853 SF	LOT SIZE	2853 SF	LOT SIZE	3372 SF

SITE PLAN INFORMATION	
SUBDIVISION NAME	BELHAVEN
FILE NUMBER	1
COUNTY	MESA