

FEE \$10.00

PERMIT # 14438

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 470 JO Alan Ct. GJ. CO. 81504
Property Tax No: 2943-1161-46-072
Subdivision: Canyon Lands
Property Owner: Anna Trujillo
Owner's Telephone: 234-2740
Owner's Address: 470 JO Alan Ct. GJ. CO. 81504
Contractor's Name: NA
Contractor's Telephone:
Contractor's Address:

Fence Material & Height: CEDAR transition back yard to front left to 48 inches.

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-5 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).

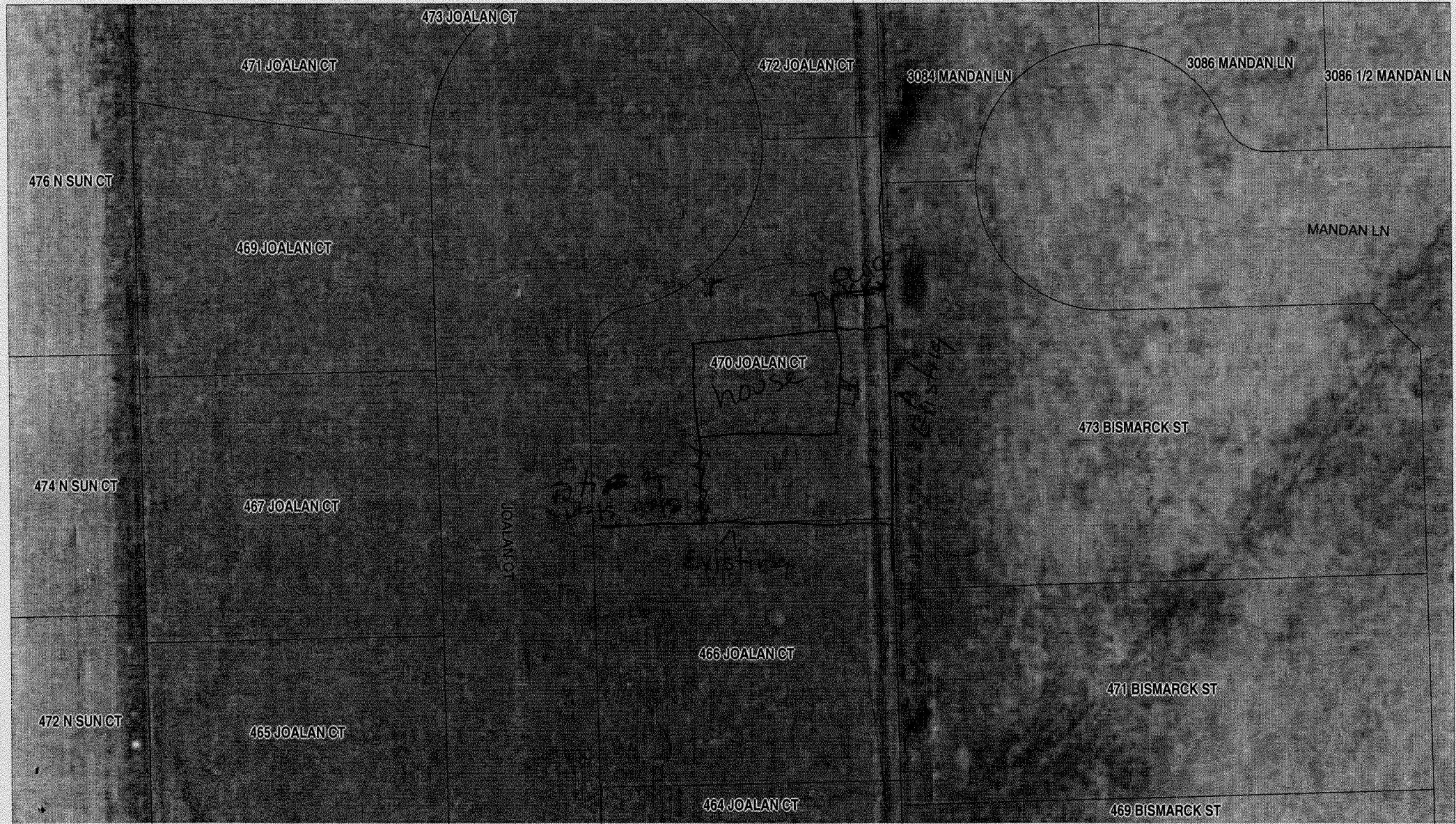
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is 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 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 Anna Trujillo Date 12/16/05
Community Development's Approval Wendy Spurr Date 12/16/05
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)



473 JOALAN CT

471 JOALAN CT

472 JOALAN CT

3084 MANDAN LN

3086 MANDAN LN

3086 1/2 MANDAN LN

476 N SUN CT

469 JOALAN CT

MANDAN LN

470 JOALAN CT

MOOSE

473 BISMARCK ST

474 N SUN CT

467 JOALAN CT

JOALAN CT

466 JOALAN CT

471 BISMARCK ST

472 N SUN CT

465 JOALAN CT

464 JOALAN CT

469 BISMARCK ST