

FEE \$10.00

PERMIT # 13912

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 459 Jo Alaw Ct

Property Tax No: 2943-101-46-003

Subdivision: Iles Subdivision

Property Owner: Lupita Ramirez

Owner's Telephone: 970-216-7876

Owner's Address: 459 Jo Alaw Ct.

Contractor's Name: self

Contractor's Telephone: self

Contractor's Address: self

Fence Material & Height: 6 foot wood fence (back of property) & 4 ft 2/3 open fence in front

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 20' from property line (PL) or

SPECIAL CONDITIONS _____ 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 Lupita Ramirez

Date _____

Community Development's Approval Mishi Magan

Date 3/29/08

City Engineer's Approval (if required) _____

Date _____

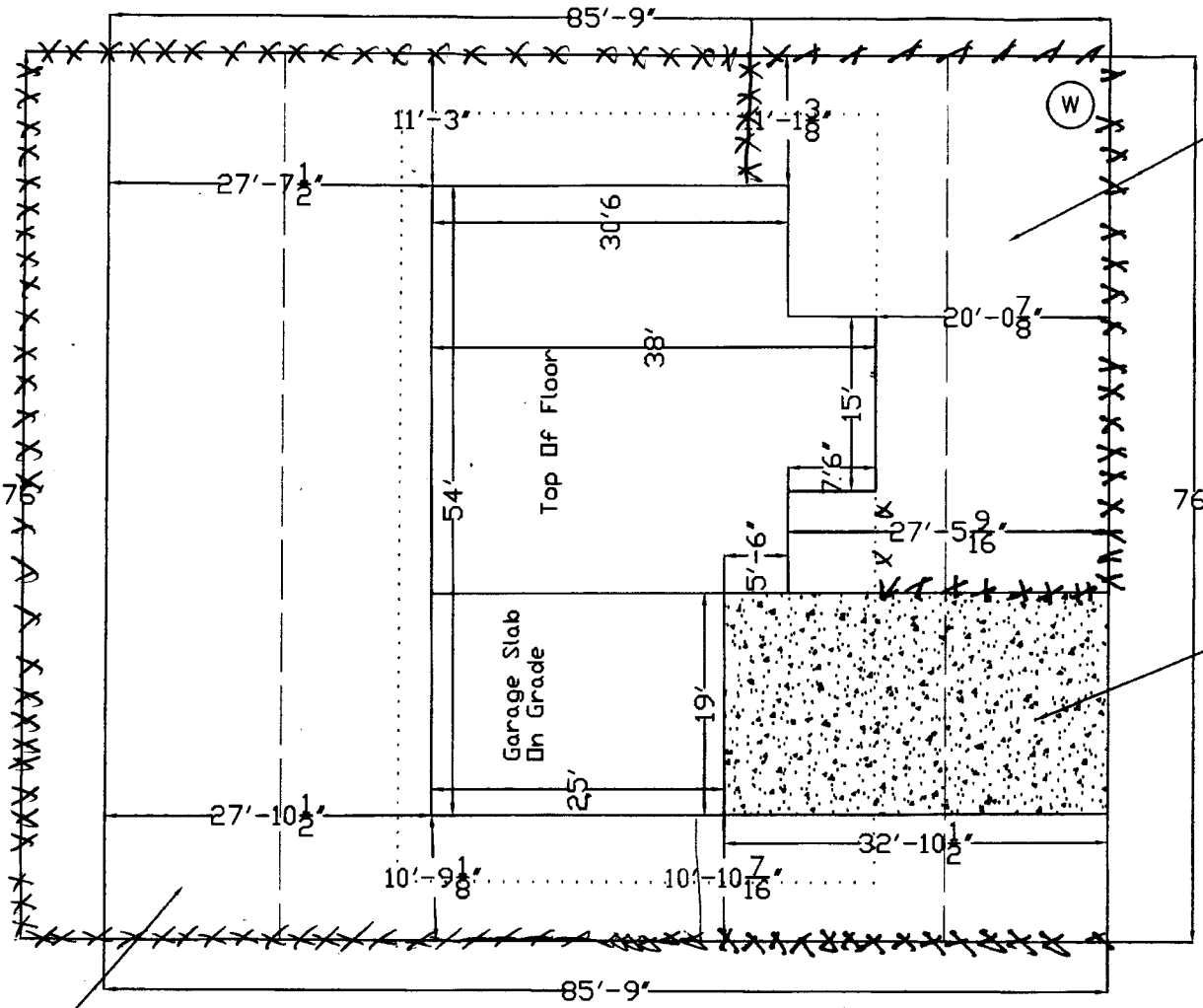
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Code Enforcement)

DATE	APPROVED
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14' multipurpose easement


JoAlan Ct.

Concrete Driveway

ACCEPTED *11/10/04*
 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.

aw
6/30/04

15' drainage and irrigation easement


 N

Lot 3 Block 2

Ramirez Residence	
459 JoAlan Court	
Iles Subdivision	SQ.FT. 6517
SCALE	Housing Resources

244-1430