



# Fence Permit

PERMIT # 15326

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX (970) 236-4031

FEE \$10.00

Property Address: 706 Centauri Drive  
 Property Tax No: 2701-354-25-002  
 Subdivision: Galaxy  
 Property Owner: Randal France  
 Owner's Telephone: \_\_\_\_\_  
 Owner's Address: Same as above  
 Contractor's Name: J&S Fence Company, Inc.  
 Contractor's Telephone: (970) 243-2723  
 Contractor's Address: 2886 J-70 Bus. Loop, Grand Junction, CO 81501  
 Fence Material & Height: 6' Cedar Privacy

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 <u>R-2</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS <u>N/A</u>	<u>-</u> from center of ROW, whichever is greater.
	Side <u>0</u> from PL Rear <u>0</u> 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 Eric Downey Date 9/04/08  
 Community Development's Approval Cindi McKee Date 9/4/08  
 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: Community Development) (Yellow: Applicant) (Pink: Code Enforcement)

# City of Grand Junction GIS City Map ©

# 15326

**Parcels**

□ Address Label

**Air Photos**

■ 2008 Photos

— Highways

— Street Labels

**City Limits**

■ Grand Junction

■ Fruita

■ Palisade

■ Mesa County

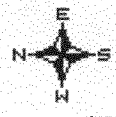


SCALE 1 : 575



*706 Centauri Drive*

# 15324



NOTE: DRAWING IS NOT TO SCALE.  
— 6' HIGH CEDAR PRIVACY FENCE

