

FEE \$10.00

PERMIT # 10029

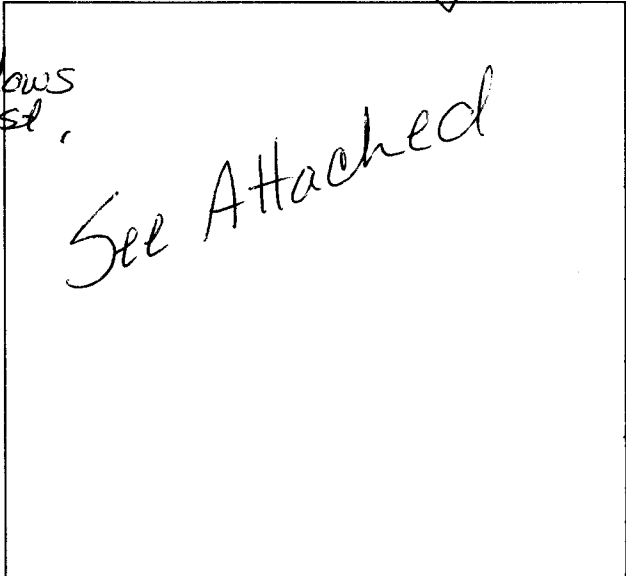
FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 664 Chama Dr  
 TAX SCHEDULE NO 2945-031-41-003 Valley Meadows East  
 PROPERTY OWNER Kathleen F Ingalite  
 OWNER'S PHONE 242-0334  
 OWNER'S ADDRESS 2847 D. 04/ard ave  
 CONTRACTOR Shane Kelly  
 CONTRACTOR'S PHONE 970-216-1357  
 FENCE MATERIAL Cedar  
 FENCE HEIGHT 6'



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 2.93 SETBACKS: Front 20' 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 5-5-5B 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 Kathleen F Ingalite Date 5-29-97  
 Community Development's Approval Santa Costello Date 5-29-97  
 City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

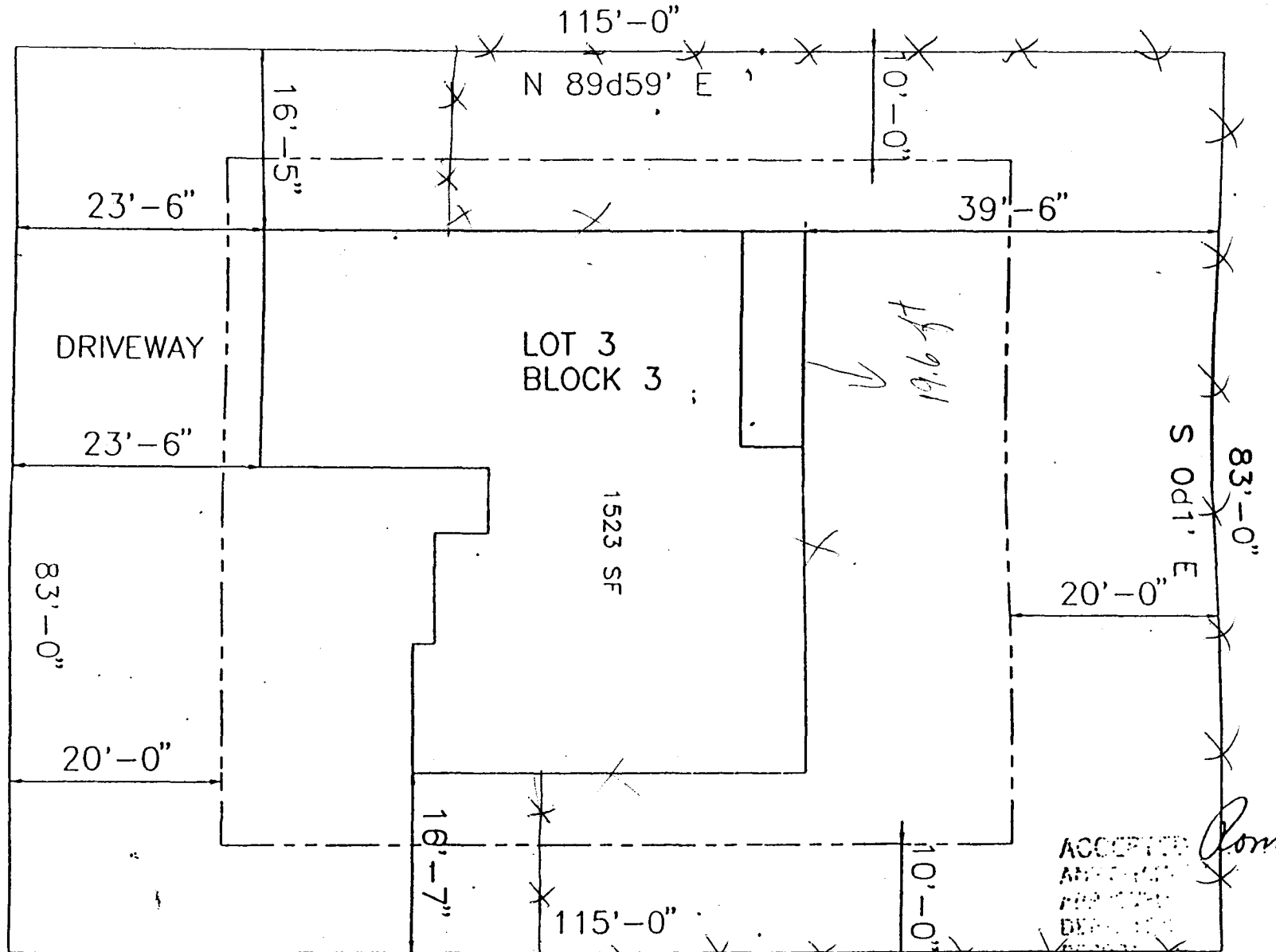
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Community Development) (Yellow: Code Enforcement) (Pink: Customer)

VALLEY MEADOWS EAST SUBDIVISION

L3 B3 F1

APPROVED



DRIVEWAY  
 LOCATION OK  
 10-24-97  
 CHAMA LANE 599

No overhangs into easements

ACCEPTED  
 10/24/97  
 Rommie

Attach to permit

## City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 244-1599



November 19, 1997

Kathleen F. Ingalsbe  
664 Chama Lane  
Grand Junction, CO 81505

### CERTIFIED MAIL RETURN RECEIPT REQUESTED


Re: Fence constructed at 664 Chama Lane

Dear Ms. Ingalsbe:

On May 29, 1997 a Fence Permit was issued for the construction of a 6' cedar fence at 664 Chama Lane (lot 3, block 3, Valley Meadows East, Filing #1). That lot is adjacent to the common open space that was required with the development. The approval of the subdivision specifically required that fencing along the adjoining lots of outlot A1 (the open space) and the access roads be no more than 48 inches in height and be of a split rail design. The 6' fence is in violation of the conditions of approval and, therefore, the permit is hereby revoked.

The fence must be removed or brought into compliance by December 20, 1997 to avoid further Code Enforcement action. If you have questions please call Kathy Portner at 244-1446. Thank you for your cooperation.

Sincerely,

  
E. Scott Harrington  
Director of Community Development

cc: Ivy Williams, Code Enforcement Supervisor

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Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 244-1599



April 21, 1998

Kathleen F. Ingalsbe  
664 Chama Lane  
Grand Junction, CO 81505

### CERTIFIED MAIL RETURN RECEIPT REQUESTED

Re: Fence constructed at 664 Chama Lane

Dear Ms. Ingalsbe:

On November 19, 1997 you were sent a letter indicating that the fence permit issued for your property at 664 Chama Lane had been revoked. As you know, enforcement was not pursued pending the outcome of the Home Owners Association request to amend the fencing standards around the private park. On February 3, 1998, the Planning Commission approved the request to amend the fencing requirements in Valley Meadows East Subdivision to allow split rail or solid cedar fencing, up to 6' in height.

Therefore, the fence permit issued for 664 Chama Lane, dated May 29, 1997, is still valid. Thank you for your cooperation and understanding through this process.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Planning Manager