

FEE \$10.00

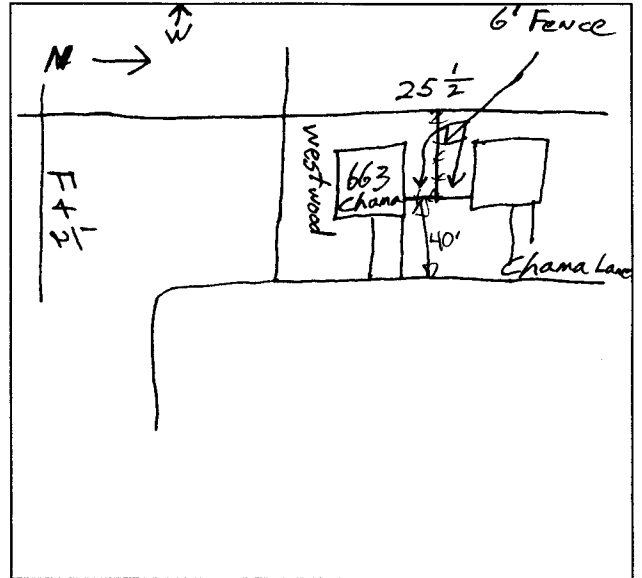
PERMIT # 10208

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 663 Chama Lane
TAX SCHEDULE NO 2945-038.39.001
PROPERTY OWNER Stan + Pam Scott
OWNER'S PHONE 245-5205
OWNER'S ADDRESS 663 Chama Lane
CONTRACTOR
CONTRACTOR'S PHONE
FENCE MATERIAL Cedar Picket (solid)
FENCE HEIGHT 6'

PLOT PLAN



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-3.0
SPECIAL CONDITIONS fence abutting 25 1/2 Rd must be 4' in ht for an 8' section.
SETBACKS: Front 20' from property line (PL) or 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 Stan Scott Date 23 Feb 1998
Community Development's Approval K. Valdez per KP Date 2-23-98
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)

January 21, 1998

JAN 23 1998

Ms. Kathy Portner
File for Planning Commission
City of Grand Junction
250 North 5th Street
Grand Junction, CO. 81505

RE: Valley Meadows East
Home Owners Association
Fencing Revision Request

Dear Kathy:

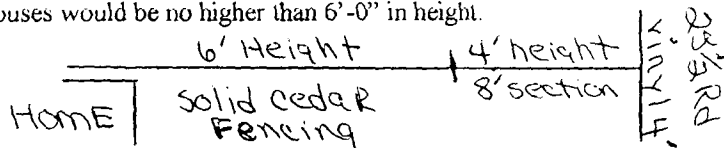
Concerning the above referenced item, please make this letter a part of our previous submittal. I will refer to our Home Owners Association Members as HOA members below.

In regard to the request to allow solid cedar fencing up to 6'-0" and / or split rail fencing around the common area / park in the center of our subdivision, we would like to further clarify the reason we have requested this change.

1. Various homeowners around the park have small children and or pets that they do not want to roam freely in the park.
2. Some of the homeowners adjacent to the park prefer not to have users of the park looking into their back yards at all times.
3. Various other HOA members, as potential users of the park, prefer not to have vision into the back yards of homes while using the park.
4. Several homeowners currently have expended great expense to place these solid fences and would be at considerable detriment to have to replace or remove the fences.
5. The majority of our HOA members do not consider the variety of fencing, i.e., split rail and solid cedar at varying heights a problem visually.
6. Those owners who have placed split rail fences in their rear yards, are not opposed to others having solid fences.

In regard to the request to allow 6'-0" solid cedar fencing graduating to a 4'-0" solid cedar fencing which would join to the 4'-0" vinyl fence along 25 1/2 road, we would like to further clarify how this graduation will be accomplished.

1. An 8'-0" section of the fencing from the vinyl fencing along 25 1/2 road back to the houses would be no higher than 4'-0" in height.
2. The fencing starting at 8'-0" from the vinyl fencing along 25 1/2 road back to and along side the houses would be no higher than 6'-0" in height.



We the HOA members are making an effort to come to a reasonable solution to resolve what seems to be a variety of miscommunications and mistakes from various sources, yet continue to provide a pleasing environment in our subdivision.

Thank you for your time and consideration of our requests.

Sincerely,

Bonnie Lightfoot
Committee Fence Revision Chairman

cc: Barbara Forrest, President - VME HOA

CITY OF GRAND JUNCTION

COMMUNITY DEVELOPMENT DEPARTMENT • CODE ENFORCEMENT DIVISION
2549 RIVER ROAD • GRAND JUNCTION, CO 81505 • 970 244-1593 • FAX: 970 244-1427

MEMORANDUM

TO:

RE: fence

Stanley & Pamela Scott
663 Chama Ln.
Grand Jct CO 81503

CASE NO: —

FROM: N. McNally

DATE: 2/12/98

Several residents in Valley Meadows East have installed fences without first obtaining permits. It appears a fence between your property and 665 Chama Ln. belongs to you. Please obtain a fence permit. A minor height adjustment will be required where your fence adjoins 25 1/2 Rd.
Thank You

Note: Fence permits are issued at: City Hall, 250 N. 5th St.
Community Dev. Dept.