

# FENCE PERMIT

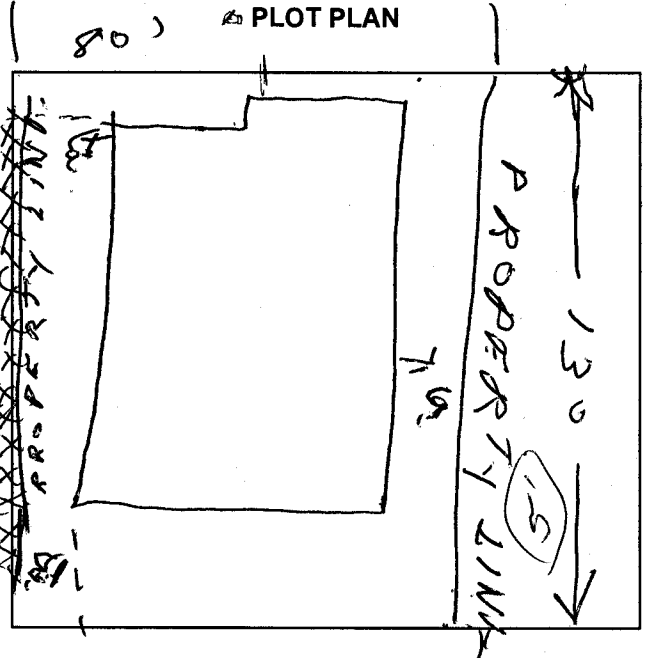
## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

Ac

PROPERTY ADDRESS 207 DREAM ST  
 TAX SCHEDULE NO 2943-294-17-007  
 PROPERTY OWNER JOHN BLASKO  
 OWNER'S PHONE 970-263-0902  
 OWNER'S ADDRESS 207 DREAM ST  
 CONTRACTOR TAYLOR FENCE  
 CONTRACTOR'S PHONE \_\_\_\_\_  
 CONTRACTOR'S ADDRESS 2 1/2 ROAD  
 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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD  
 SPECIAL CONDITIONS fence must be on 3' easement line, not property line

SETBACKS: Front 25' from property line (PL) or 10' from center of ROW, whichever is greater.  
 Side 10/5' from PL Rear 35' 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 John Blasko Date \_\_\_\_\_  
 Community Development's Approval C. Taylor Johnson Date 5/13/02  
 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)

## Chipeta Pines HOA

P.O. Box 1205  
Clifton, CO 81520  
(970) 254-8880

May 12, 2002

Bob Blanchard  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

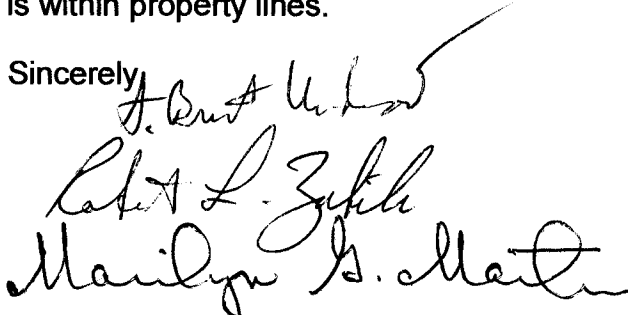
Dear Mr. Blanchard,

The Architectural Control Committee of the Chipeta Pines Homeowners Association has reviewed the fence request by John Blasen at 207 Dream Street in the Chipeta Pines subdivision. We hereby approve the erection of the fence on the property line as requested.

This approval is granted on two conditions. The conditions are that the fence be constructed of cedar and that all panels are removable so that access is available to the easement (on the property of 207 Dream Street) for exterior maintenance to the home located at 207 ½ Dream Street.

This approval in no way implies or guarantees the location of lot lines. It is the responsibility of the homeowner and the fence contractor to ensure that the fence is within property lines.

Sincerely,



The block contains three handwritten signatures in cursive script, stacked vertically. The first signature is the most legible and appears to be 'John Blasen'. The second signature is 'Robert L. Zupile'. The third signature is 'Marilyn B. Martin'.

Architectural Control Committee, Chipeta Pines HOA

Cc: John & Marie Blasen  
File