

FEE \$10.00

PERMIT # 12413



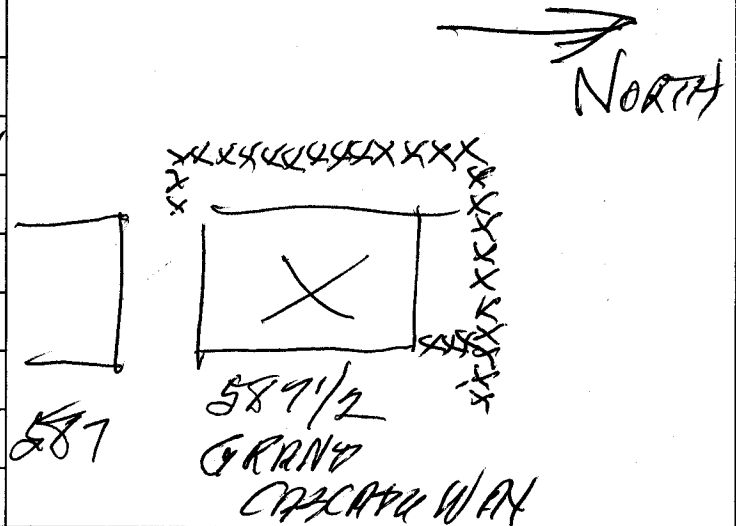
# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS: 587 1/2 GRAND CASCADE WAY  
 PROPERTY TAX NO: 2943-072-19-013  
 SUBDIVISION: THE FALLS #1  
 PROPERTY OWNER: JOHN A. & KATHARINE W. WIGLEY  
 OWNER'S PHONE: (970) 241-8777  
 OWNER'S ADDRESS: 587 1/2 GRAND CASCADE WAY  
 CONTRACTOR NAME: DWANEAR ROAST CO.  
 CONTRACTOR'S PHONE:  
 CONTRACTOR'S ADDRESS: 28 1/2 Rd.  
 FENCE MATERIAL & HEIGHT: WOOD - APPROX 5'0"

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). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD 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 [Signature]  
 Community Development's Approval [Signature]  
 City Engineer's Approval (if required) \_\_\_\_\_

Date 6-4-2003  
 Date 6-4-03  
 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)

**JOHN A. WRIGLEY -**

**587 ½ Grand Cascade Way  
Grand Junction, CO 81501  
(970) 241 - 8799**

**Saturday, June 07, 2003**

**YLISHI ARAGON**

**Community Development**

**City Hall**

**250 North Fifth Street**

**Grand Junction, CO 81501**

**Dear Ms. Aragon:**

**Re: Fence at 587 ½ Grand Cascade Way**

**Thank you for your help in partially clearing up the troubling matter of our fence. You asked that I write to you to offer my input to this Confusing matter.**

**We bought this house in October, 2000 from a supposedly reputable home builder, Dinosaur Enterprise, Inc. , Ebe Estami, President.**

**We were recently informed by Falls Homeowners Association that the City of Grand Junction had found encroachments by fences and retaining walls by many of the homes in the area. We understood that a number built by Dinosaur were involved. We were told that instead of requiring that the fences be torn down or retaining walls removed that The City would permit replatting and resurveying with substantial cost to only the homes involved.**

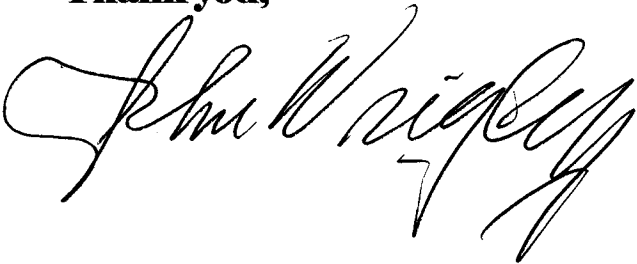
**The letter from the City of Grand Junction dated May 30, 2003 requiring that we obtain a fence permit for a fence that was built three**

**years ago came as a real shocker. In any event, with your assistance, we obtained the required fence permit.**

**It was also gratifying to learn that you and your supervisor, from a review of an aerial photograph, had determined that our fence was right on our property line and not one of the offenders.**

**So, we now have the tardy fence permit that Dinasaar did not obtain in the year 2000 and have learned that we should not be subjected to the onerous replatting and resurveying costs which will be required by the City's belated concern with property encroachments in the area.**

**Thank you,**

A handwritten signature in cursive script, appearing to read "John W. Ripley". The signature is written in black ink and is positioned to the right of the typed text "Thank you,".