

Fence Permit

PERMIT # **NO** 15366

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 2601 Thru 2656 Cider Mill Rd
 Property Tax No: 2945-101-29-018 Thru 040
 Subdivision: Colony Park Townhouses
 Property Owner: Nyla Kladder, President, HOA *see attached list*
 Owner's Telephone: 970-245-7867
 Owner's Address: 2601 Cider Mill Rd
 Contractor's Name: Valleywide Fence
 Contractor's Telephone: 970-523-8150
 Contractor's Address: 2105 E. Main, I70 Business Loop
 Fence Material & Height: PVC-8'

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 PLANNING STAFF

ZONE <u>PD</u>	SETBACKS: Front _____ from property line (PL) or
SPECIAL CONDITIONS <u>See June 10, 2008</u>	_____ from center of ROW, whichever is greater.
<u>letter to HOA</u>	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 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 Public Works & Planning 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 Nyla Kladder, Pres HOA Date 9-23-08
 Planning Approval Pat Overly Date 9/23/08
 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: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

Colony Park Townhomes Property Owners

Michael & Marion Pisciotta
2655 Cider Mill Road
Grand Junction, CO 81505
970-245-5317

Dianne Alexander
2652 Cider Mill Road
Grand Junction, CO 81505
970-243-5937

Derick Rentals, LLC *
c/o Robert L. & Celine Derick
2338 Chandler
Ft. Collins, CO 80526
970-232-9030

John & Wilma Bonella *
P. O. Box 2068
Grand Junction, CO 81502
970-242-6259

Raymond & Peg Meininger
2625 Cider Mill Road
Grand Junction, CO 81505
970-243-3020

Verne A. & Diana Smith *
257 McFarland Court
Grand Junction, CO 81505
970-243-5827

Helen Knauer
2610 Cider Mill Dr.
Grand Junction, CO 81505
DDT-1-877-243-2823
970-245-7633

Joe & Sandy Sparn
2656 Cider Mill Road
Grand Junction, CO 81505
970-434-6881

Jessica Scheiver
2645 Cider Mill Road
Grand Junction, CO 81505
970-640-8108

Gail J. Pritchard *
2510 El Corona Drive
Grand Junction, CO 81501
970-241-1566

Frankie Squirrel
2615 Cider Mill Road
Grand Junction, CO 81505
970-242-3314

John & Wanda Moss,
Wanda Thomas
2626 Cider Mill Road
Grand Junction, CO 81505
970-256-1991

Verna Wagner
2614 Cider Mill Road
Grand Junction, CO 81505
970-257-7769

J. P. & Muriel Moore
2602 Cider Mill Road
Grand Junction, CO 81505
970-242-7227

Wayne & Marti Klute
2651 Cider Mill Road
Grand Junction, CO 81505
970-242-8635

Ellen Corder
2646 Cider Mill Road
Grand Junction, CO 81505
970-242-7976

Charles and Joyce Ross
2635 Cider Mill Rd.
Grand Junction, CO 81505
970-242-3992

Nyla Kladder
2601 Cider Mill Road
Grand Junction, CO 81505
970-245-7867

Nora Infusino & Jeanie Cherp
2621 Cider Mill Road
Grand Junction, CO 81505
970-241-2401

Kay Christensen
2611 Cider Mill Road
Grand Junction, CO 81505
970-250-0336

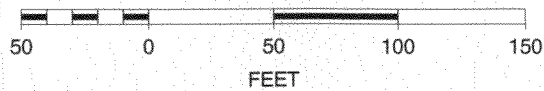
Mary E. Winkler *
P. O. Box 1784
Glenwood Springs, CO 81602
970-745-0117

*Indicates absentee owners

Colony Park Townhomes

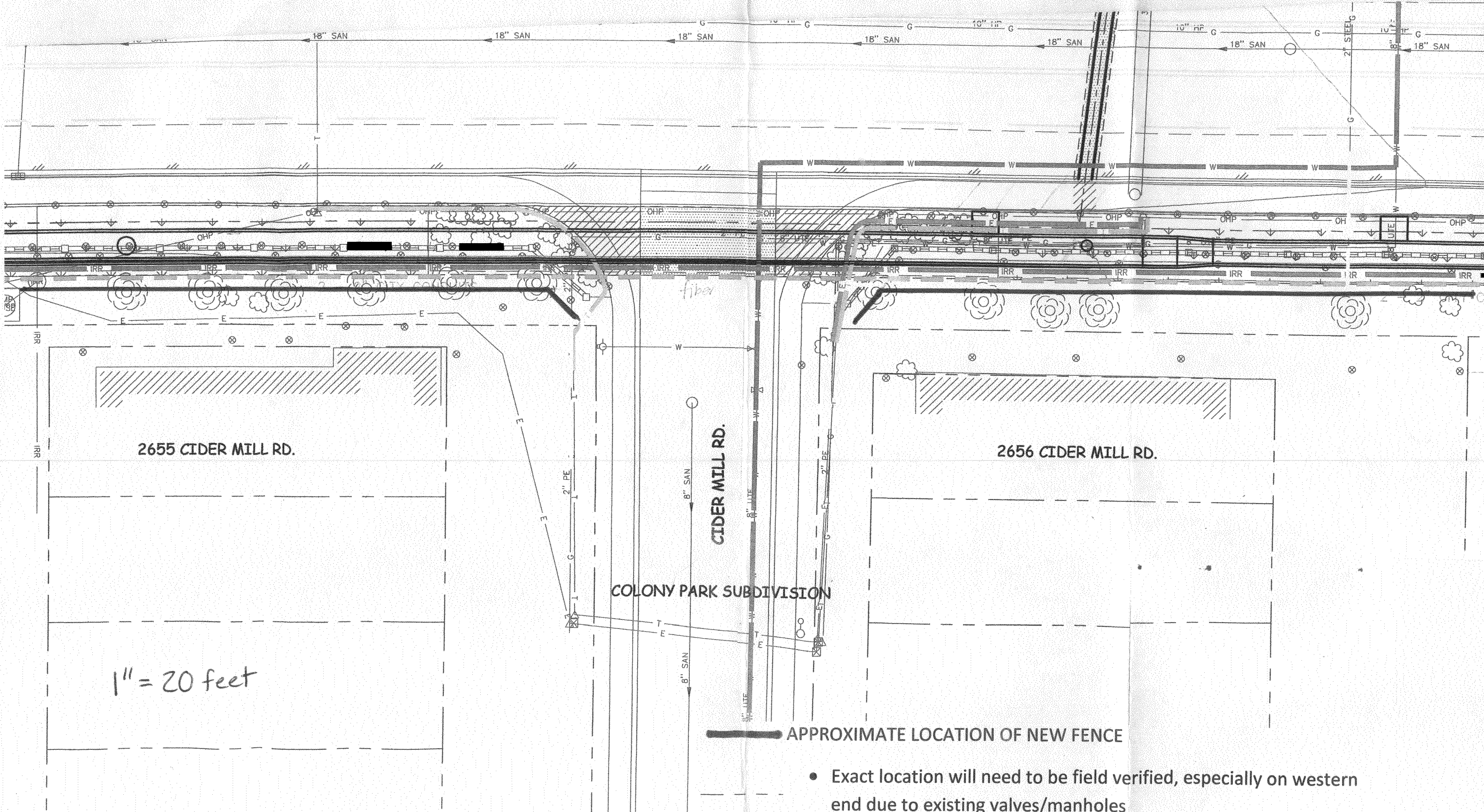


SCALE 1 : 900



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1" = 20 feet

2655 CIDER MILL RD.

CIDER MILL RD.

2656 CIDER MILL RD.

COLONY PARK SUBDIVISION

APPROXIMATE LOCATION OF NEW FENCE

- Exact location will need to be field verified, especially on western end due to existing valves/manholes
- Approximately 350 Linear Feet
- Height of Fence: PVE 8'
- Fence Material(s): PVC

Colony Park Home Owners Association
Nyla Kladder – President
2601 Cider Mill Road
Grand Junction, CO 81505

June 10, 2008

Dear Colony Park Home Owner's Association:

The City has received your request for the HOA to replace a fence that was removed from City right-of-way as part of the City Ranchman's Ditch Project. The fence was permitted as part of a revocable permit granted by Resolution 57-91 dated September 4, 1991. This letter confirms that the work necessary for the City project has been completed and that the Colony Park Home Owner's Association is hereby permitted to replace the fence once a new fence permit has been obtained. A fence permit is enclosed and when completed should be returned to the Planning Division in City Hall, 250 N. 5th Street.


Bret Guillory, Utility Engineer provides the following conditions for placement of the fence (changes to the conditions in the adopted resolution are underlined):

The location of the fence shall be oriented in an east - west alignment 10 feet north of the northerly wall of the existing structures (addresses 2655 & 2656 Cider Mill Road) allowing a longitudinal clear distance of 10 feet from the 10" GVIC pressurized irrigation delivery line. The irrigation line is to be located in the field prior to construction of a fence to insure that 10 feet clear distance from the irrigation line is maintained for the length of the fence; Prior to installation of said fence, the petitioner shall obtain a Fence Permit, and install said fence in accordance with the regulations and requirements as set forth in Section 4.1.J of the Zoning and Development Code of the City of Grand Junction; The fence and landscape improvements shall not be installed in a manner which will limit sight distance or create any other hazardous situation or dangerous condition for vehicular or pedestrian traffic; Any landscape installed shall provide for a clear access lane 20 feet in width centered along the 10" pressurized irrigation line;

Kristen Ashbeck sent an application in the mail for the Home Owner's Association to request assistance in the cost of fence replacement through the Neighborhood Program. Kathy Portner in Neighborhood Services can provide assistance with questions about the grant application and your fence permit if you have questions by calling 244-1420.

I can be reached at 970-244-1446, but will be out of town June 12-20.

Sincerely,



Ivy Williams
Development Services Supervisor

Cc. Fence Permit file