

Subdivision Revocable Permit - I.B.C.

Date 9-10-76 Item # 66-76

Petitioner I.B.C. Church Supplies

Preliminary Review Agencies Comments

Final Review Agencies Comments

UTILITIES - MUST HAVE GATE ACCESS TO WATER METER. Identify type & ht. of fence.

Fence 48" chain link

Action Taken
TABLED 29 SEP 1976
P.C. APPROVED 27 OCT 1976
C.C. APPROVED 17 NOV 1976

Action Taken
P.C. _____
C.C. _____

Comments

Comments

Get ENG. COMMENTS ON AMOUNT of fence setback NECESSARY for ADEQUATE SIDEWALK WIDTH
P.C. Approval subject to 8' back from face of curb to fence on 12th & Glenwood.

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

I. B. C. CHURCH SUPPLIES
1200 North 12th
Grand Junction, Colorado 81501

August 26, 1976

Grand Junction Planning Commission
Grand Junction, Colorado 81501

Gentlemen:

I would like to submit this letter as a formal request for a special permit to build a chain link fence near the sidewalk adjacent to our property at 1200 N. 12th. St., Grand Junction.

The land has been surveyed as requested by the building inspector and we find that to put a fence on our property line we will have to go back from the sidewalk 10'3" in front and 3'10" on the side. This would cut across the front yard and necessitate removal of all our front shrubs and would put the fence about 4 feet from the front door.

Through the years we have had lots of problems in our location with litter, vandalism, general destruction of property etc. When we first moved to this area 10 years ago we did not have too much trouble with the lawn, but with Spanky's nextdoor and Mesa College across the street the problems increase daily. The yard is constantly being used by foot traffic as a general walkway. It is next to impossible to keep the grass growing and nice. It serves as a gathering place after dark for beer parties and debris left for us to clean up. We have found evidence of cars crossing the yard at night. We feel a fence on the property would help eliminate many of the problems we have.

We are against putting this fence on our property line for these reasons:

1. It would be unsightly cutting across the grass.
2. It would cause removal of greenery already there.
3. It would leave much of the front area in front of the fence.
4. It would make maintaining of the grass more difficult.

We feel a fence near the sidewalk would be more beneficial for these reasons:

1. Gates could be locked at night and provide better security for all our property.
2. It would eliminate loitering at night behind bushes and under trees.
3. It would make it easier to keep the yard.
4. Foot traffic would be stopped on whole yard.
5. It would look better and still would not obstruct eye view from cars at the corner.
6. It would be closer in balance with the fence erected nextdoor.

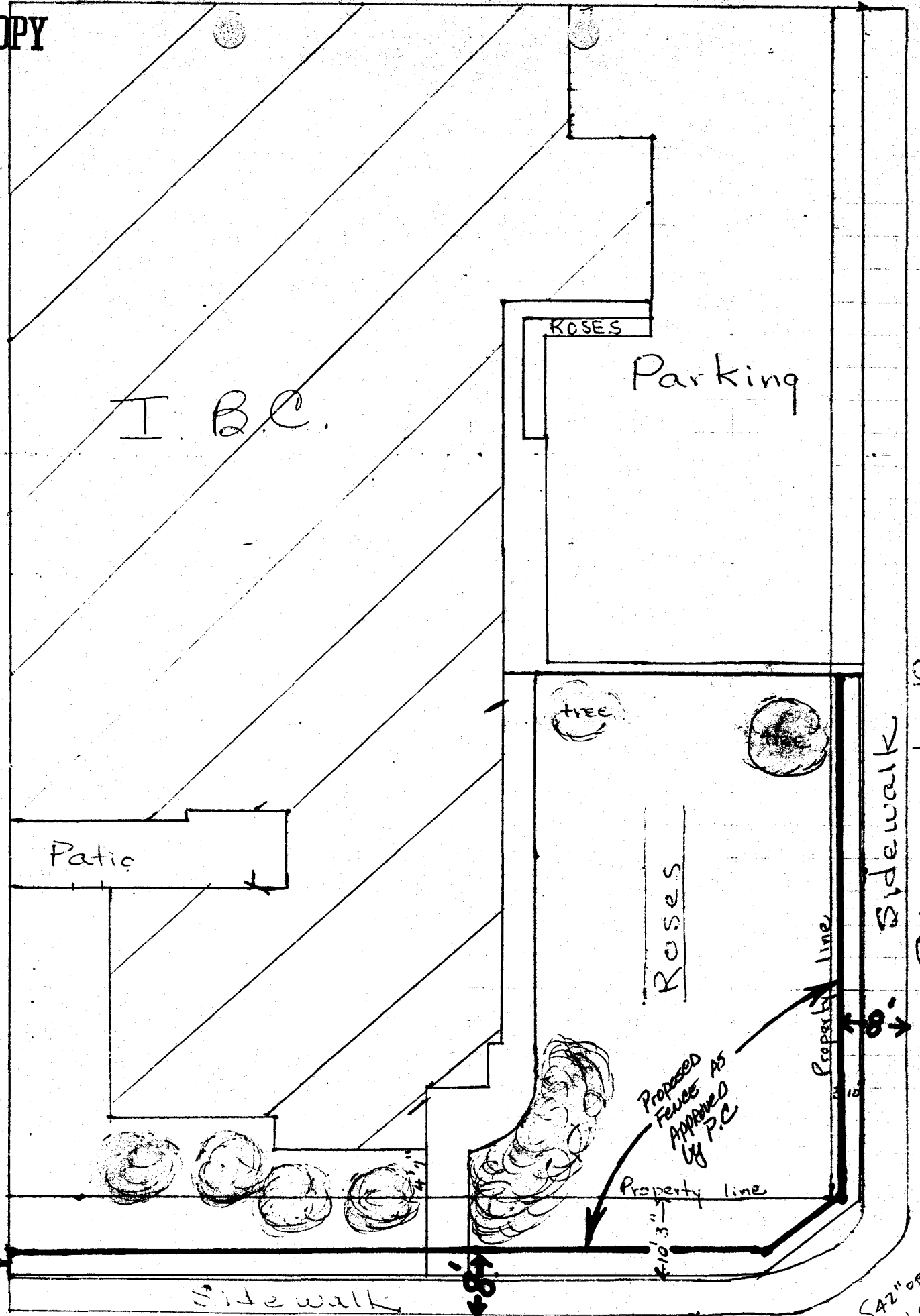
We feel at this point we are faced with either fencing and keeping our yard, or removing all greenery, trees, shrubs etc. and blacktopping it for more parking. We want to keep the yard as there is enough blacktop around.

We understand that if this request is granted and the streets needed to be widened we would move the fence back at our expense. We trust you will act favorably on this request. Thank you.

Sincerely,
(Mrs) Kathryn Heald, mgr.

OFFICE COPY

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OFFICE COPY

N. 12th. St. W

Proposed fence red line 42" open 30" closed