

Canyon View Estates Architectural Control Committee (ACC)

Architectural Request for Fencing Projects

The purpose of this form is to facilitate the approval process on home and site improvements submitted to the ACC. Please review Canyon View Estates Covenants, Conditions, and Restrictions (CC&Rs) to assure that your proposed project is compliant to the conditions and restrictions set forth. The homeowner and/or Contractor shall obtain any applicable City of Grand Junction approvals, in writing, and any applicable City Permits. These approvals and/or permits shall be submitted to the ACC prior to commencing work.

CC&R Article V, Paragraph 5.3

Duplicate copies of complete plans and specifications, including a construction schedule, relating to a Building or Improvement shall be submitted to the ACC for review and final approval. Plans and specifications shall contain, without limitation, the plot plans showing the layout, including setbacks, flow and manner of surface drainage, finish and natural grade elevations, floor plans showing overall dimensions, roof plans showing pitch, roof materials, color, exterior elevations showing doors, windows and exterior materials and colors and a perspective sketch if requested, and other details necessary to explain the feature or component of the Improvements.

NOTE:

Repairs, replacement or repainting is permitted without the approval of the ACC so long as there is no change from the existing Improvement or change of color (Reference: CC&R Article IV, Paragraph 4.2 M) Please call Tracey Heritage at Western Slope HOA Management at (970) 778-6149 so the HOA knows your intentions.

Today's Date: ____ / ____ / ____

Homeowner Name: _____ Phone _____

Address _____ Email _____

Anticipated Start Date: _____ Completion Date: _____

Documentation of Improvement (attach additional information as set forth by CC&Rs)

- Fence Specifications

Manufacturer _____ Type and Color _____

- Plot plan showing fence height(s), RV parking, line of sight to patios, pools, etc., setbacks/easements, existing fences/walls with abutters

Return this form to the ACC Point of Contact: Janice Kiehl, xlbear@verizon.net, 970-314-2298

The ACC will approve, disapprove or request more information within thirty days (Ref: CC&R Article V, Paragraph 5.4). Further submissions may be required to assure that permits are issued, and proper City Building Planning Department codes and regulations are met by the homeowner.

TO BE COMPLETED BY ACC

Received fence specifications

Received plot plan showing fence height(s), RV parking, line of sight to patios, pools, etc., setbacks/easements, existing fences/walls with abutters

CC&R References: Article IV, Paragraphs 4.2 C, 4.3 H, 4.9 and Article V
City of Grand Junction References: Setback definitions, Permitting

Date: _____

Approved: Yes No Pending

Comments:

ACC Chairperson (HOA VP) Approval: _____