

Subdivision Revision to H.O. PLAN TENNIS CLUB

Date 11/12/76

Item # 77-76

Petitioner Richard Stettner

Preliminary Review Agencies Comments

Final Review Agencies Comments

① UTILITIES NOT SHOWN (REVISION)
WILL NOT REQUIRE ADDITIONAL
UTILITIES HOOKUPS.

② Eng - question on filling of
DRAINAGE DITCH (PIPING?)



Action Taken
P.C. APPROVED 24 Nov. 1976

Action Taken
P.C. _____

C.C. Approved 15 Dec. 1976

C.C. _____

Comments

Comments



ITEMS REQUIRED FROM DEVELOPER

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

17 - Development in H.O. Application (Preliminary and Final)

Fee Paid _____
Amount _____ Date _____

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

Horizon Park Plaza Tennis Complex
Name of Development
Fee Paid
Amount
Date

Names and Addresses of land owners or developers.

<u>Stettner, Inc.</u>		
NAME	NAME	NAME
Richard Stettner, President		
2654 Sperber Lane, Gd. Jct.		
ADDRESS	ADDRESS	ADDRESS
245-3696		
BUSINESS PHONE	BUSINESS PHONE	BUSINESS PHONE

The following check list shall be completed to insure that the maps contain the essential information required by the Development Regulations. (See regulations for detailed information).

- | | | |
|----------|---|--------------------------|
| 17.6 | Dimensional Standards | <u>shown on drawings</u> |
| 17.7 | Off-street parking and loading | <u>shown on drawings</u> |
| 17.8 | Access and Traffic controls | <u>shown on drawings</u> |
| 15.D.3.C | (1) Street systems, lot lines, lot designs | <u>shown on drawings</u> |
| | (2) Parks, playgrounds, public bldgs., etc. | <u>N/A</u> |
| | (3) Building sites & common open area | <u>shown on drawings</u> |
| | (4) Elevations and/or perspectives of all proposed structures | <u>shown on drawings</u> |
| | (7) Drainage Plan | _____ |
| | (8) Existing and proposed sewer and water lines and utility easements | _____ |

The following information may be submitted in report form or on the plat at the discretion of the developer.

- | | | |
|-----|--|---------------------|
| (5) | Development schedule | <u>see letter</u> |
| (6) | Agreemtns, provisions or covenants | <u>see letter</u> |
| (9) | (a) Off-street parking and loading | <u>N/A</u> |
| | (b) Traffic Circulation Plan | <u>N/A</u> |
| | (c) Landscaping and tree planting plan | <u>see drawings</u> |

Legal Description of Development:

Approved Site: Lot 18 Horizon Park Plaza
New Site: Lot 18 Horizon Park Plaza

This application completed by

Gregory A. Dillon

NAME

930 Main Street, Gd. Jct., Colo

ADDRESS

29 October 1976

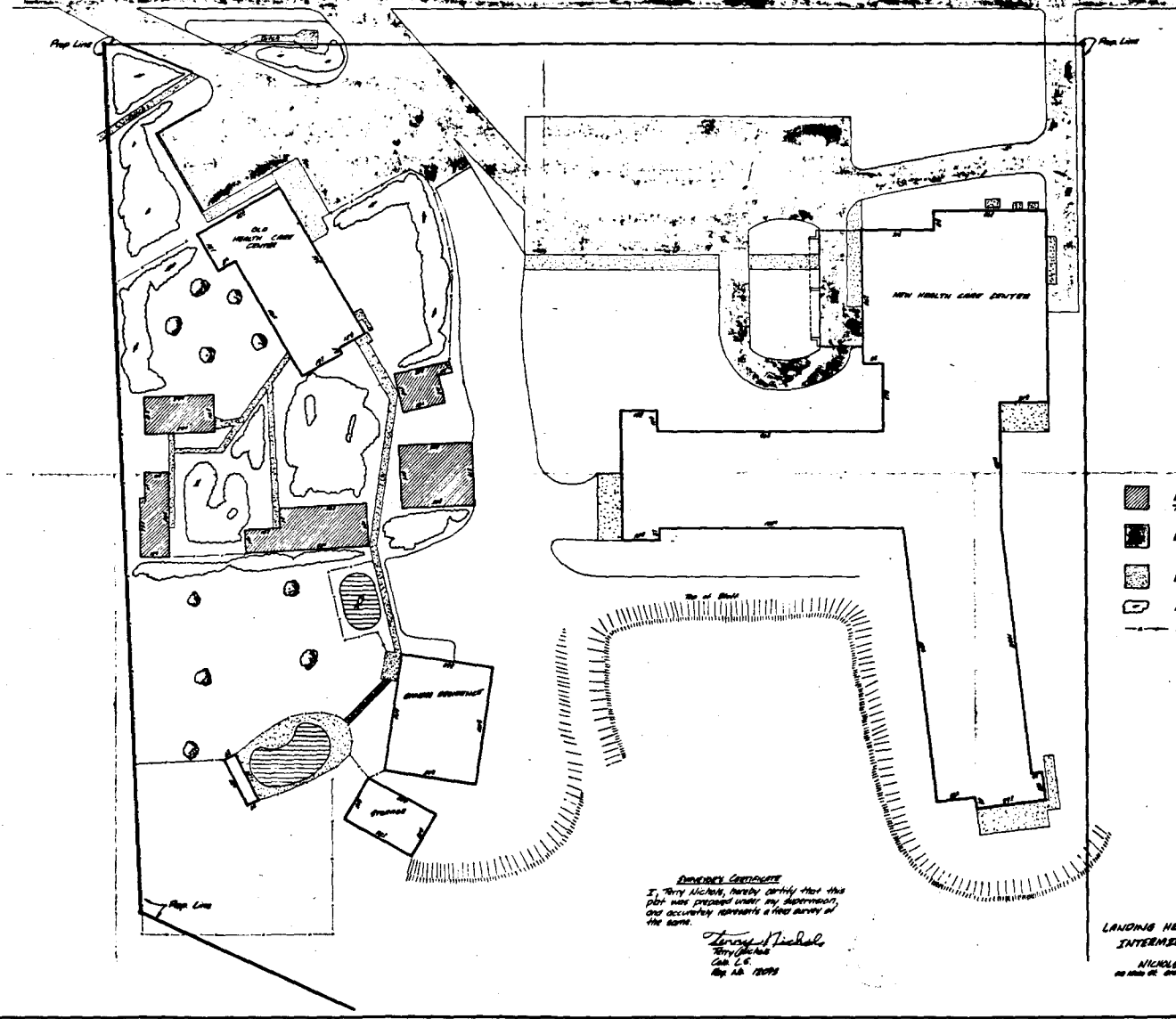
DATE






NAME

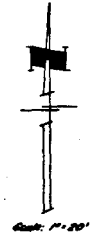
ADDRESS

DATE

PATTERSON (F) ROAD

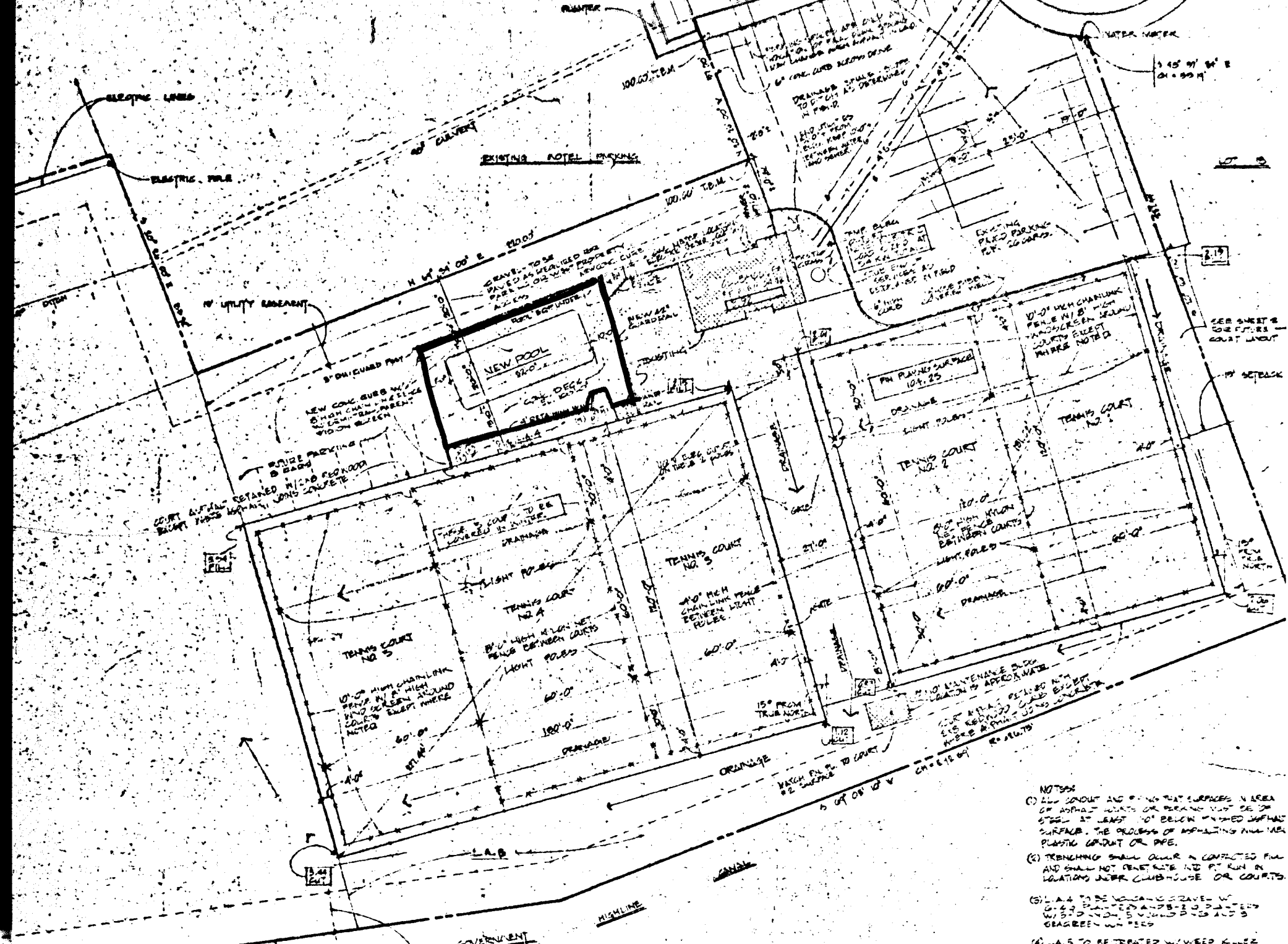


-  Indicates Existing Buildings To Be Retained
-  Indicates Asphalt Surface
-  Indicates Concrete Surface
-  Indicates Hatched Area
-  Indicates Fences



REVISIONS
 I, Terry Nichols, hereby certify that this plan was prepared under my supervision and accurately represents a true survey of the same.
 Terry Nichols
 Civil Engineer
 No. 12, 1978

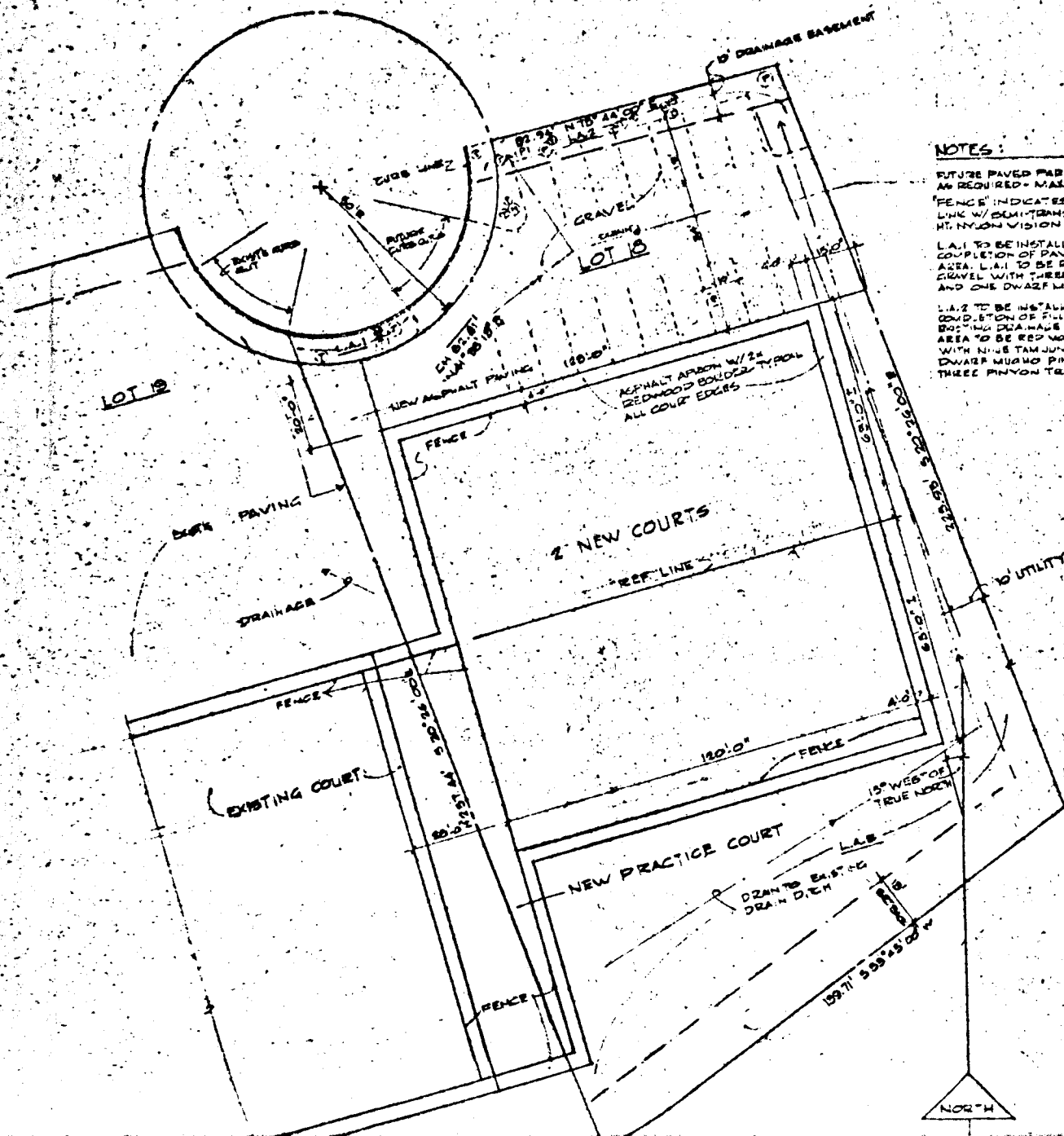
LANDING HEIGHTS HEALTH CARE CENTER
 INTERMEDIATE DEVELOPMENT PLAN
 Prepared by:
 NICHOLS SURVEYING SERVICE
 4010 W. Grand Junction, Colorado 80520
 Nov., 1978



- NOTES
- (1) ALL CONDUIT AND PIPING THAT SURFACES IN AREA OF ASPHALT DRIVEWAYS OR DRIVEWAYS MUST BE 18" STEEL AT LEAST 18" BELOW FINISHED ASPHALT SURFACE. THE PROTECTIVE OF ASPHALTING SHALL BE PLASTIC CONDUIT OR PIPE.
 - (2) TRENCHING SHALL OCCUR A CONTINUED FILL AND SHALL NOT PENETRATE INTO PLYWOOD OR LOCATIONS NEAR CLUBHOUSE OR COURTS.
 - (3) LA 4 TO BE VOLCANIC GRAVEL WITH 3/4" MAXIMUM SIZE AND 3" MAXIMUM SPACING AND 3" GREEN WOOD CHIPS.
 - (4) LA 5 TO BE TREATED WOOD KILN

site plan





NOTES:

FUTURE PAVED PARKING
AS REQUIRED - MAX 10' SPACES
FENCE INDICATES 10' HIGH CHAIN
LINK W/ SEMI-TRANSPARENT FULL
MT. NYLON VISION SCREENS

L.A. 1 TO BE TREATED W/ WEED KILLER

L.A. 1 TO BE INSTALLED UPON
COMPLETION OF PAVING PARKING
AREA. L.A. 1 TO BE RED VOLCANIC
GRAVEL WITH THREE TAM JUNGLES
AND ONE DWARF MUGHO PINE.

L.A. 2 TO BE INSTALLED UPON
COMPLETION OF FILLING THE
BOTTOM DRAINAGE DITCH. THIS
AREA TO BE RED VOLCANIC GRAVEL
WITH NINE TAM JUNGLES, THREE
DWARF MUGHO PINES AND
THREE PINYON TREES.

NOTE: SURVEY
FROM HORZIG
PLAT PREPARED
GEBLOS, VA.

site plan

Site Visit

6-20-77
Tommi Baker

#77-76

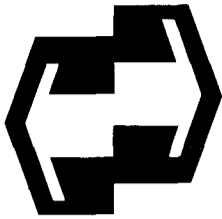
Revision to H.O. Tennis Club

5 crts in - Swimming pool in
use - some Grass along ~~SE~~^{EO.} side
of club house

Tennis crt to west is under
construction

paved parking

alley b/t motel & clubhouse is
gravel - not Accessable by car -



CHAMBLISS • DILLON & ASSOCIATES / ARCHITECTS & PLANNERS

Mr. Don Warner
City Senior Planner
P.O. Box 897
Grand Junction, Colorado 81501

RE: Horizon Park Plaza Tennis Complex

Dear Mr. Warner:

Enclosed are eighteen (18) copies of Development in H.O. Application, drawing sheet 1 & 2, and one reproducible of drawing sheet 1 and 2.

This submission is intended to be considered a final submittal for review by your office, and introduced into the City Planning approval process.

The scope of new work generally includes the addition of a swimming pool west of and abutting the existing tennis pro shop patio, and the construction of two new courts on Lot 18 (east of and abutting the existing courts), plus a practice court between.

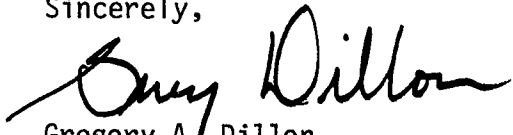
The new pool area will be situated approximately 4 feet below the elevation of the existing courts. It will be completely screened and fenced from view. The pool is intended for member recreational use only, and is not going to be offered for the establishment of any structured swimming programs.

Construction of the pool will be completed by June of 1977, and the new courts are anticipated to be completed by November of 1977. Additional parking will be provided as needs dictate. The future parking area indicated on drawing 2 would be constructed first and the eight car area west of the pool would be constructed last.

Mr. Don Warner
RE: Horizon Park Plaza Tennis Complex
Page 2

If you have any questions concerning this project, please
give me a call.

Sincerely,



Gregory A. Dillon
Chambliss/Dillon & Associates

GAD/lac

encl. 18 copies Development in H.O. Application
18 copies Sheet 1
18 copies Sheet 2
1 sepia drawing of sheet 1
1 sepia drawing of sheet 2

October 29, 1976