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r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e s	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.
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		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
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X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
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	X	Review Sheet Summary
XX		Review Sheets Development Application - 9/28/87
	X	Planning Commission Minutes - ** - 10/6/87, 11/3/87
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	X	Office Memorandum re: Differences occur in the structure supporting the net – 10/30/87
_		
X		Letter from Bennett Boeschenstein, Planning Director to Ted Novack, Parks & Rec re: approval of request – 9/6/91
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X X X		Rec re: approval of request - 9/6/91
X X X		Rec re: approval of request - 9/6/91 Letter from A. Bourret, Medical Center Director to Parks and Rec re: safety net - 10/20/87 From letter to Interested Citizen re: Parks proposal for netting adjacent to the

IMPACT STATEMENT/PROJECT NARRATIVE

It is proposed that a nylon net be erected to a height of 30 feet to decrease the number of golf balls leaving Lincoln Park Municipal Golf Course. The net will run down the 2nd, 3rd, 4th and parts of the 6th fairways. The net was requested by the home owners along the 2nd hole.

It is anticipated that the installation of the net would take place in November and probably will take a month to complete.

Errant golf balls have been a continuous problem for numerous years at Lincoln Park. Damage has been caused to cars and homes. In 1986, \$14,000 worth of trees were planted around the course perimeter. Further, two sand traps were moved and a tee extension constructed. Also, in previous years we have built a new fourth green and reconstructed the 4th tee to decrease errant golf balls. The surrounding property owners prefer a quicker fix than the trees allow. At a public meeting on July 27, 1987, the net option was explained to the surrounding property owners. The Gunnison Avenue residents felt the net was a satisfactory alternative, while two employees of the VA believed the course should be shut down. There was no one present from North Avenue.

Since a majority of the residents that live on the second and third holes feel that a fence extension will improve their quality of life, it is requested that the height variance be granted.

9/28/87

#32 87

2945-131-03-001 Loyd Files 900 North 23rd St Grand Junction, CO 81501

2945-131-03=009 Bradley P. Cox 2344 Hill Court Grand Junction, CO 81501

2945-131-03-010 Theodore Vialpando 2345 Hill Avenue Grand Junction, CO 81501

2945-131-03-017 R. H. Sheldon 2302 Gunnison Avenue Grand Junction, CO 81501

2945-131-03-018 Harold J. Lekic 310 Music Lane Grand Junction, CO 81501

2945-131-03-079 John H. Tabat 2240 Gunnison Avenue Grand Junction, CO 81501

2945-131-03-020 Jesus Gutierrez 2230 Gunnison Grand Junction, CO 81501

2945-131-03-021 Rodney Alan Smith 102 East Park Grand Junction, CO 81504

2945-131-03=022 Hazel Yount 2148 Gunnison Avenue Grand Junction, CO 81501

2945-131-03-023 Evelyn O. Barbour 2138 Gunnison Avenue Grand Juncton, CO 81501 2945-131-03-024 R. L. Pendergrass 2122 Gunnison Avenue Grand Junction, CO 81501

2945-131-03-025 Harlien Perino 606 Viewpoint Drive Grand Junction, CO 81506

2945-131-03-026 Pete S. Nielsen 2104 Gunnison Grand Junction, CO 81501

2945-131-03-027 Marie B. Pfander 2044 Gunnison Avenue Grand Junction, CO 81501

2945-131-03-028 Geoffrey L. Burkey 2032 Gunnison Avenue Grand Junction, CO 81501

2945-131-03-029 Pauline Bynum 2022 Gunnison Avenue Grand Junction, CO 81501

2945-131-03=030 Samuel M. Parker 2012 Gunnison Avenue Grand Junction, CO 81501

2945-131-02-031 Robert VanHouten 2000 Gunnison Avenue Grand Junction, CO 81501

2945-131-03-032 Robert J. Schroeder 3151 Snowberry Court Grand Junction, CO 81503

2945-131-03-033 Richard A. Thomason 13231 Bethany Place Aurora, CO 80014 2945-131-03-034 Sara J. Williams 1926 Gunnison Avenue Grand Junction, CO 81501

2945-131-03-035 Genevieve A. Sechrist 1914 Gunnison Avenue Grand Junction, CO 81501

2945-131-03=036 Frank R. Mercer 1902 Gunnison Avenue Grand Junction, CO 81501

2945-131-03=037 1st National Land & Cattle Co 16420 Park Ten Place, #240 Houston, Texas 77084

2945-124-25-012 L. R. Sullivan 400 West 48th Avenue Denver, C0 80216

2945-124-25-013 Roger Armstrong 1940 North Avenue Grand Junction, CO 81501

2945-124-25-016 Feather Petroleum Co 2492 Industrial Blvd Grand Junction, CO 81505

2945-124-25-019 Theodore A. Vath P. O. Box 992 Grand Junction, CO 81502

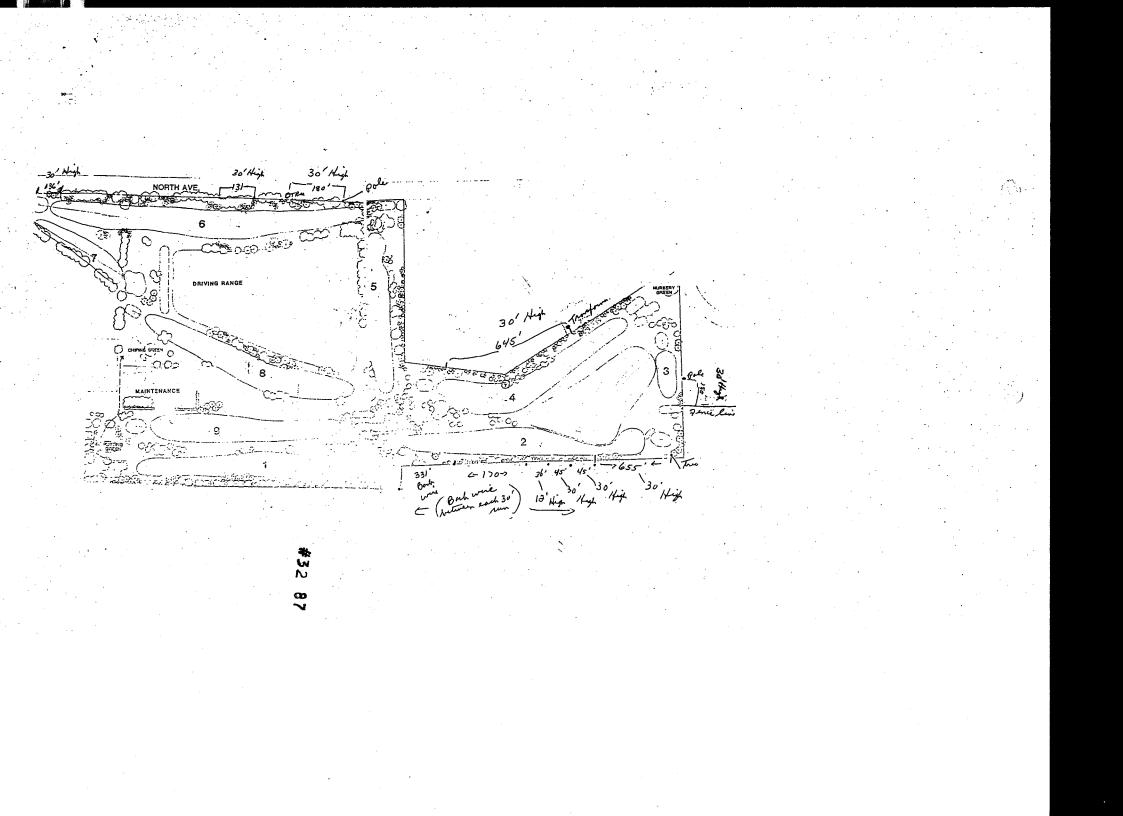
2945-124-00-020 Frank Z. Sabolich 2222 North Avenue Grand Junction, CO 81501

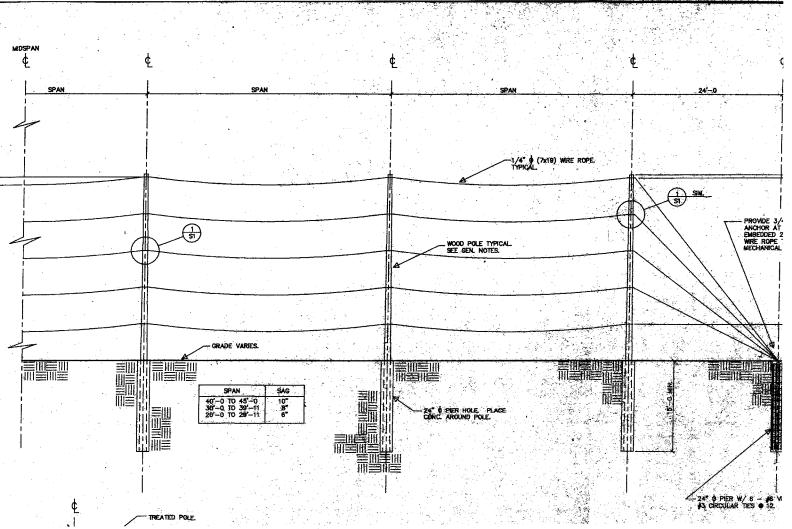
#32 87 2945-124-00-019 Alan M. Simpson 730 Tulip Drive Grand Junction, CO 81506 Vetrans Adminstration Medical Center 2121 North Ave. Grand Junction, CO 81501

American Oil Company 600 S. Cherry Suite 915 Denver, CO 80222

City Parks & Recreation DOUG JONES

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	e	Medical Center	2121 North Avenue Grand Junction CO 8150							
3	Veterans Administration	RECEIVED GRAND JUNCTION	RL METZNER	- Planning						
	October 20, 1987	OCT 23 1987								
		li Li	Reply Refer To:	575/00						
-	Director, Parks and Recreat 250 North Fifth Street City of Grand Junction Grand Junction, CO 81501-2]							

Dear Mr. Novak:

I was unable to attend the Planning Commission meeting on October 6 during which a safety net was being proposed for the city golf course adjacent to VA property. However, I had the opportunity to meet with the Mayor earlier to discuss my views on the need for this net to ensure the safety and protection of Federal government property. I understood from the Mayor that the installation of this safety net was a decision already made. You are well aware of the history of damage to government and personal property caused by errant golf balls over the past years.

Several of our important employees attended the hearing. They informed me that the Planning Commission could not come to any recommendation on the safety net which could be forwarded to the City Council. I remain baffled by this lack of action in view of the known safety factor and the real threat to personal injury, or perhaps death.

To date, the City of Grand Junction has taken the position that they are immune from prosecution or lawsuit resulting from injury or death from an errant golf ball. I contend the City is responsible for injury or death from errant golf balls if the City fails to take action to ensure the safety and well-being of its residents and citizens. I give you a firm prediction that this will one day soon be tested in the courts. Further, the City will be held liable for failing to take corrective action to protect one group of citizens from another because the City knew of the threat of personal injury and failed to take corrective action.

I encourage you, on behalf of thousands of innocent patients, volunteers, and visitors to proceed to have this safety net installed along the south side of our property. Further, your safety efforts should not stop there. We have adequate evidence today that the west boundary of our property is also at high risk and injury or death can easily occur there also. The west boundary should also be included in the installation of any device which will ensure the safety of those who enter VA property. Director, Parks and Recreation

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This is a long-standing issue and you are familiar with it. I am surprised the Planning Commission maintains a "do not care" attitude in spite of the importance of this hospital to this community.

Sincerely,

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Medical Center Director

OFFICE MEMORANDUM

TO:

Planning Department DATE: October 30, 1987

FROM: Doug Jones Golf Course Superintendent

SUBJECT: 30' Barrier Fence

The chart below shows differences in the original barrier and the engineered barrier. The height and amount of protected areas remain the same. Differences occur in the structure supporting the net.

	Original	Engineered
Height	301	307
Posts	4" steel	12" treated tapered wood
Centers	20' Max	45′ Max
Linear Feet	2,2621	2,2621
Hole Depth	51	157
Cable	5/16"two continuous cables	1/4"four con- tinuous cables
Hole Fill	Concrete	Concrete
Net	Green 1 mill nylon 3/4" mesh	Green 1 mill nylon 3/4" mesh
Deadman	3L×3W×4D	15'hole 24" dia

REVIEW SHEET SUMMARY

Dairy Jones Parts & Rac

10

 fence. Stresses resulting from those forces could cause structural failure and collapse of the fence unless adequate support of the poles is provided. Because of the proximity the fence to residential properties, public streets and public property, I recommend that the fence be designed to withstaw wind loads under adverse weather conditions. D-01-87 Building Dept. Recommend approval. Building permit and inspections are required. Structural Engineer stamped drawings required with verificat of compliance with Chapters 23, 29 of the Uniform Building Code, 1985 Edition and all other City Codes and Ordinances. 10-01-87 Planning Dept. This proposal requires a Conditional Use permit because it exceeds six feet in height (per Section 5-1-5:C of the Grand Junction Zoning & Development Code). The decision of the Grand Junction Planning Commission shall be final unless an appeal is submitted verbally at the 	ACTIVITY - PETITIONER - LOCATION	N - PHASE - ACRES Conditional Use for 30 foot high fence
ENGINEER DATE REC. AGENCY COMMENTS -30-87 City Engineer Under certain wind load conditons, very large lateral forces would be transferred from the net to the poles supporting the fence. Stresses resulting from those forces could cause structural failure and collapse of the fence unless adequate support of the poles is provided. Because of the proximity the fence to residential properties, public streets and public street	extension around areas of	f Lincoln Park Golf Course, Doug Jones
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APPLICATION FEE REGUIREMENTS



120.00 payable to City of Grand Junction upon Submittal

August 30, 1991

Dear Interested Citizen:

The Grand Junction Parks and Recreation Department is requesting a minor change the their approved Conditional Use Permit for protective netting along the Lincoln Park Golf Course. The netting that is in place now was approved by the City Council in 1987. The Parks Department is proposing adding another 150 feet of 20' high netting adjacent to the first tee box along Gunnison Avenue. The Zoning and Development Code requires notification to all parties who testified at previous public hearings on a revision to a Conditional Use Permit. There will not be another public hearing. The Director of Community Development will make a final decision on the request September 9, 1991. Comments must be received by this office no later that September 6, 1991 to be considered in the decision. If you have questions or concerns please contact Kathy Portner at 244-1446.



Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 81501-2668 (303) 244-1430 FAX (303) 244-1599

September 6, 1991

Ted Novack, Director Grand Junction Parks and Recreation 250 N. 5th Street Grand Junction, CO 81501

Dear Ted:

This will confirm the approval of your request for a minor change to the approved Conditional Use Permit for protective netting along the Lincoln Park Golf Course. The netting that is in place now was approved by the City Council in 1987. The addition of another 150 feet of 20' high netting adjacent to the first tee box along Gunnison Avenue can be considered a minor amendment as per sections 4-7-3.B and 7-5-6.A of the Zoning and Development Code. As per the Code, notice was sent to all those who testified at past hearings on the original Conditional Use. No comments were received.

Sincerely,

Bennett Boeschenstein Director

xc: Doug Jones