



Murl Anderson  
609 Rico Way  
Grand Junction, CO 81506

Tom Paradis  
604 Rico Way  
Grand Junction, CO 81506

Original  
Do NOT Remove  
From Office

Alice Kocher  
2675 Capra Way  
Grand Junction, CO 81506

Milton Crawford  
2677 Capra Way  
Grand Junction, CO 81506

Robert Zentner  
612 26 3/4 Road  
Grand Junction, CO 81506

Jim Eisenhower  
2676 Capra Way  
Grand Junction, CO 81506

Robert G Young  
612 Rico Way  
Grand Junction, CO 81506

Hurst F Otto  
2678 Capra Way  
Grand Junction, CO 81506

Arnold Nottingham  
2681 Capra Way  
Grand Junction, CO 81506

Thomas J Snow  
1010 Rico Ct  
Grand Junction, CO 81506

Gordon J Hogge  
606 Rico Way  
Grand Junction, CO 81506

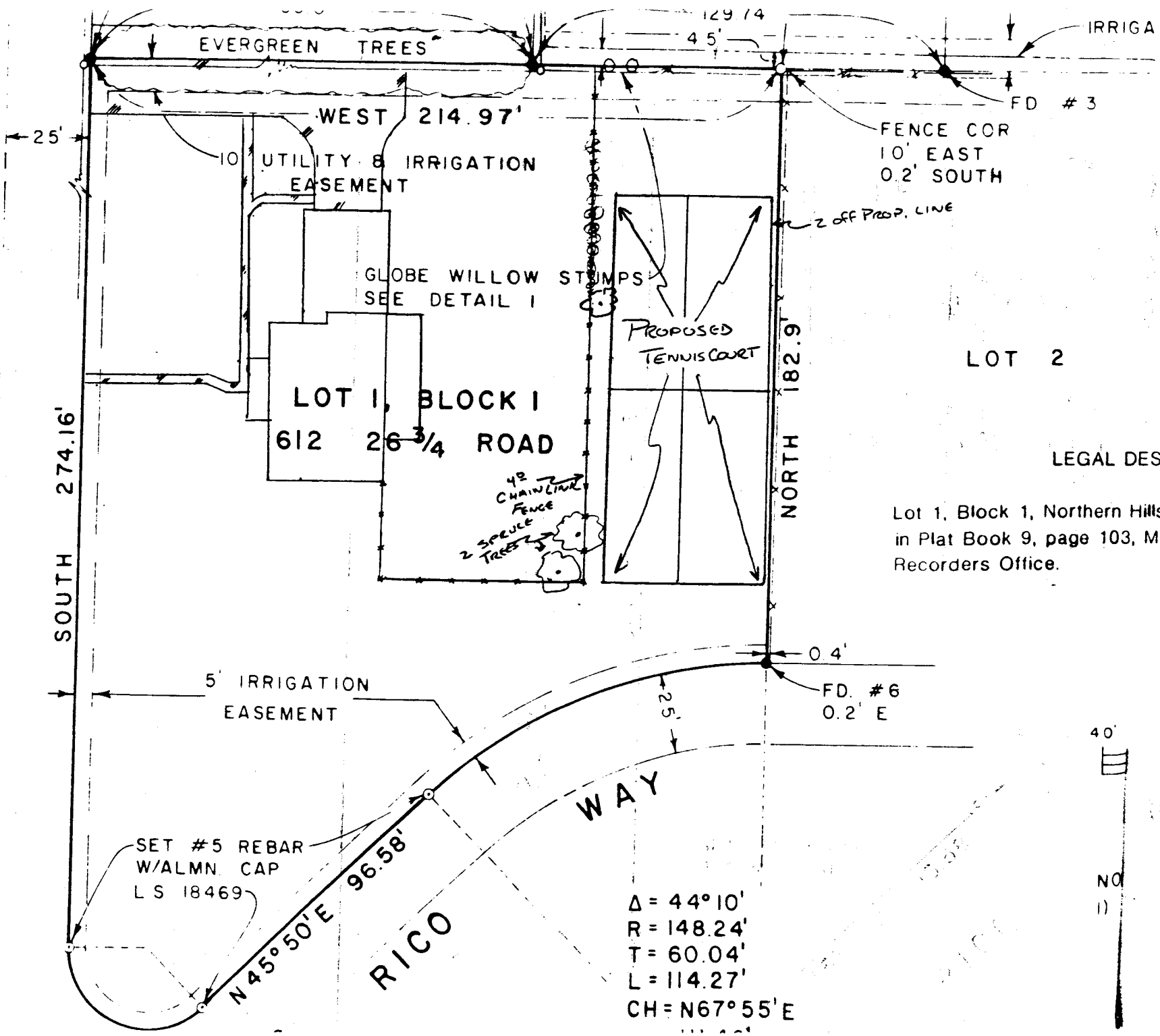
Charlotte Wren  
602 Rico Way  
Grand Junction, CO 81506

Frank M Dunn  
2680 Capra Way  
Grand Junction, CO 81506

ROAD

26 3/4

Q



LOT 2

LEGAL DESCRIPTION

Lot 1, Block 1, Northern Hills Subdivision as r  
in Plat Book 9, page 103, Mesa County Clerk  
Recorders Office.

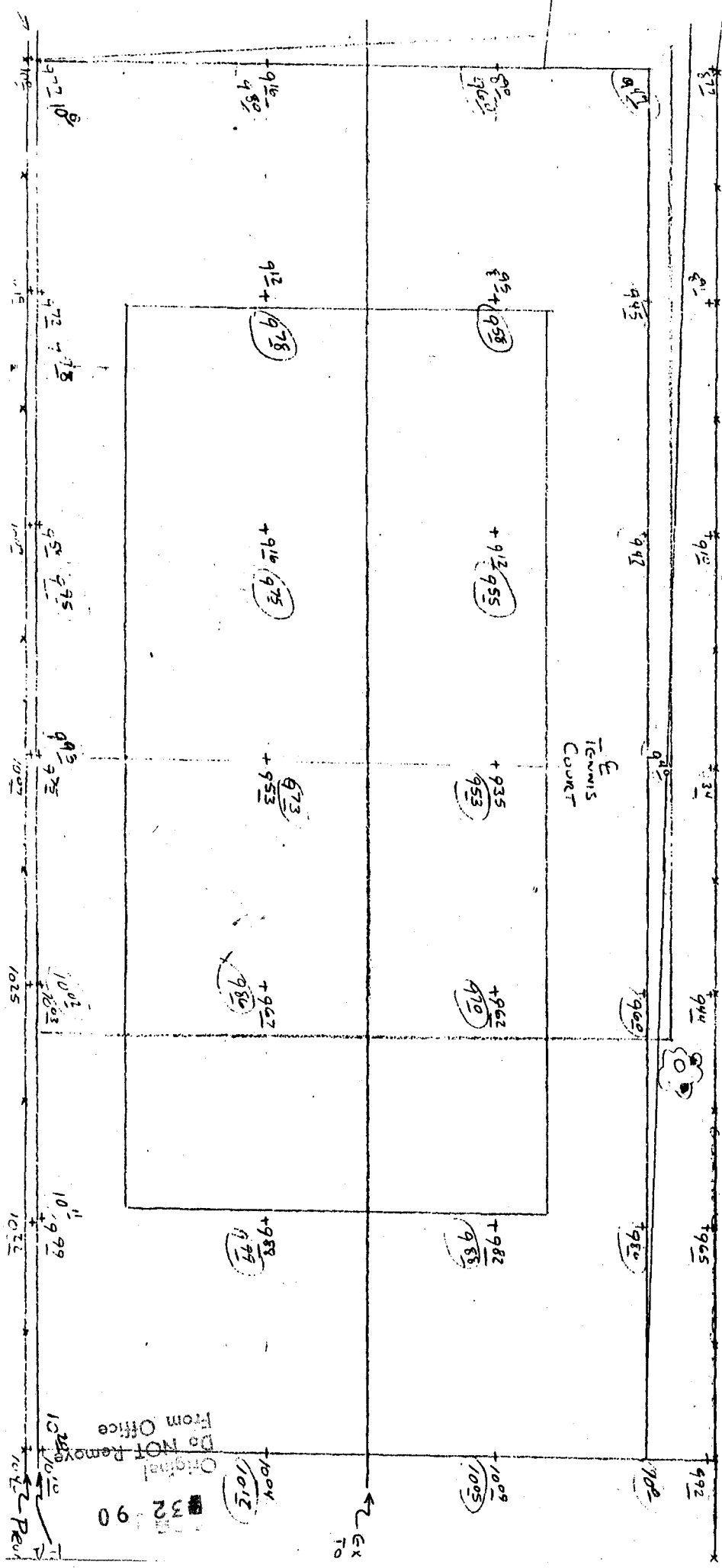
$\Delta = 44^\circ 10'$   
 $R = 148.24'$   
 $T = 60.04'$   
 $L = 114.27'$   
 $CH = N67^\circ 55' E$

Original  
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Elaim Construction, Inc.  
1228 South 7th Street  
Grand Junction, Colorado 81501

1225 South  
Grand Jun.

CORNER OF EXISTING  
CHAIN LINK FENCE



Original  
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32-90

Planning Dept

Original  
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From Office

32 90

Project location: Lot 1, Block 1, Northern Hills Subdivision as recorded in plat book 9, page 103, Mesa County Clerk and Recorders office. The address is 612 26 3/4 Road.

Resident: Robert K. Zentner

The project entails the following: Excavate an area of approximately 6,360 sq feet to a depth of 11 inches below finished grade. Grade and compact the subgrade. Relocate sprinkler system, furnish, place and compact 8 inches of 3/4 inch roadbase in a manner as to insure proper drainage. Apply necessary herbicides which inhibit future weed growth. Furnish place and compact 3 inches of hot bituminus pavement covering an area of 6,360 sq feet. Furnish and install a 10 foot high green polyester coated chain link perimeter fence with 2 gates. Installation of necessary net posts, net, wind screens, tennis court surfacing, color coat and necessary striping. Reclaiming the area adjacent to the tennis court, furnishing and installing new sod and landscaping. The intended use of project is as a tennis court.

The installation of the new tennis court should have minimal impact and does not require zoning change or consideration with the exception of the 10 foot fence. The only area which would have any impact would be lot 2 in Northern Hills Subdivision.

The installation of the tennis court will enhance the surrounding area and will increase the value to the benefit of all surrounding residents.

REVIEW SHEET SUMMARY

FILE NO. #32-90 TITLE HEADING: Tennis Court

ACTIVITY: Conditional Use

PETITIONER: Robert Zentner

REPRESENTATIVE:

LOCATION: 612 26 3/4 Road

PHASE: ACRES:

PETITIONER'S ADDRESS: 612 26 3/4 Road, Grand Junction, CO

ENGINEER: ELAM

STAFF REPRESENTATIVE: Karl Metzner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

CITY ENGINEER 08/14/90

No comment.

CITY ATTORNEY 08/07/90

No problems noted.

US WEST 08/02/90

No comments at this time.

PUBLIC SERVICE 08/08/90

GAS: No objection.

ELECTRIC: No objection.

PLANNING DEPARTMENT 08/20/90

As of this date there have been no objections from review agencies. There are other similar tennis court fences in the neighborhood and have received no complaints about height. The property to the ~~west~~ EAST would potentially be most affected.

The conditional use is required only to go from a 6' to a 10' height on the westerly fence.

RESPONSE NECESSARY

AUG 31 1990

by \_\_\_\_\_

FF



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# ACTION SHEET

ACRES \_\_\_\_\_  
UNITS \_\_\_\_\_  
DENSITY \_\_\_\_\_  
ACTIVITY Conditional Use - Tennis Court fence

## CONDITIONAL USE

FILE NUMBER #32 90  
ZONE RSF-4  
TAX SCHEDULE # 2945-02-02  
008

PHASE \_\_\_\_\_  
COMMON LOCATION 612 26 3/4 road  
DATE SUBMITTED \_\_\_\_\_ DATE MAILED OUT \_\_\_\_\_ DATE POSTED \_\_\_\_\_  
DAY REVIEW PERIOD \_\_\_\_\_ RETURN BY \_\_\_\_\_  
OPEN SPACE DEDICATION (acreage) \_\_\_\_\_ OPEN SPACE FEE REQUIRED \$ \_\_\_\_\_ PAID RECEIPT # \_\_\_\_\_  
RECORDING FEE REQUIRED \$ \_\_\_\_\_ PAID (Date) \_\_\_\_\_ DATE RECORDED \_\_\_\_\_

### REVIEW AGENCIES

	A	B	C	<del>X</del>	<del>X</del>	<del>X</del>	G	H	<del>X</del>	J	K	L	<del>X</del>	O	P	Q	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	Z	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Engineer	●	●								●				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Transportation Engineer	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Parks/Recreation	●	●		●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Fire Department	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Police Department	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> County Planning	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> County Engineer	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> County Health	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Floodplain Administration	●	●								●				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> G.J. Dept. of Energy	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Walker Field	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> School District	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Irrigation	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Drainage	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Water (Ute, Clifton)	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> U.S. West	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> Public Service (2 sets)	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Highway Department	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Geological	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Health Department	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Property Agent	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Utilities Engineer	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Attorney	●	●								●				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Building Department	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> DDA	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> GJPC (7 packets)	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> CIC (11 packets)	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Other	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	

### TOTALS

BOARDS  
P.C.      DATE 9/4/90      APPROVED

STAFF

APPLICATION FEE REQUIREMENTS



#420

# development summary



File # 32-90 Name Conditional Use for a tennis court fence Date 09/04/90

PROJECT LOCATION: 612 26 3/4 Road

## PROJECT DESCRIPTION:

A Conditional Use for a ten foot high tennis court fence in a Residential Single Family (RSF-4) Zone.

The Zoning & Development Code requires a Conditional Use Permit for any fence over ten feet tall within the setback.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
Complies with adopted policies	X		Streets/Rights Of Way	N/A	
Complies with adopted criteria	X		Water/Sewer	N/A	
Meets guidelines of Comprehensive Plan	N/A		Irrigation/Drainage	N/A	
			Landscaping/Screening	N/A	
			Other: _____		

\* See explanation below

## STATUS & RECOMMENDATIONS:

Planning Commission decision final unless appealed to City Council. No appeals have been received.

Planning Commission Action

Approved 7-0