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Fil	e_19	90-0032 Name <u>Tennis Court Fence – 612 25 ¾ Road</u>													
	S c a n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.													
Χ	X	Table of Contents													
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		Review Sheets													
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		*Submittal checklist													
		*General project report													
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		Reduction of assessor's map.													
		Evidence of title, deeds, easements													
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		*Petitioner's response to comments													
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	1	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:													
X															
X		Review Sheet Summary Review Sheets													
-X X		Development Summary – 9/4/90													
		Development Application – 6/30/90													
X		Planning Clearance - ** - 9/12/90													
X		Planning Commission Minutes - ** - 9/4/90													
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		Plat Map													
X	+	Notice of Public Hearing – 9/4/90 Legal Ad – 8/28/90													
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Grand Junction, CO 81506	Grand Junction, CO 81506

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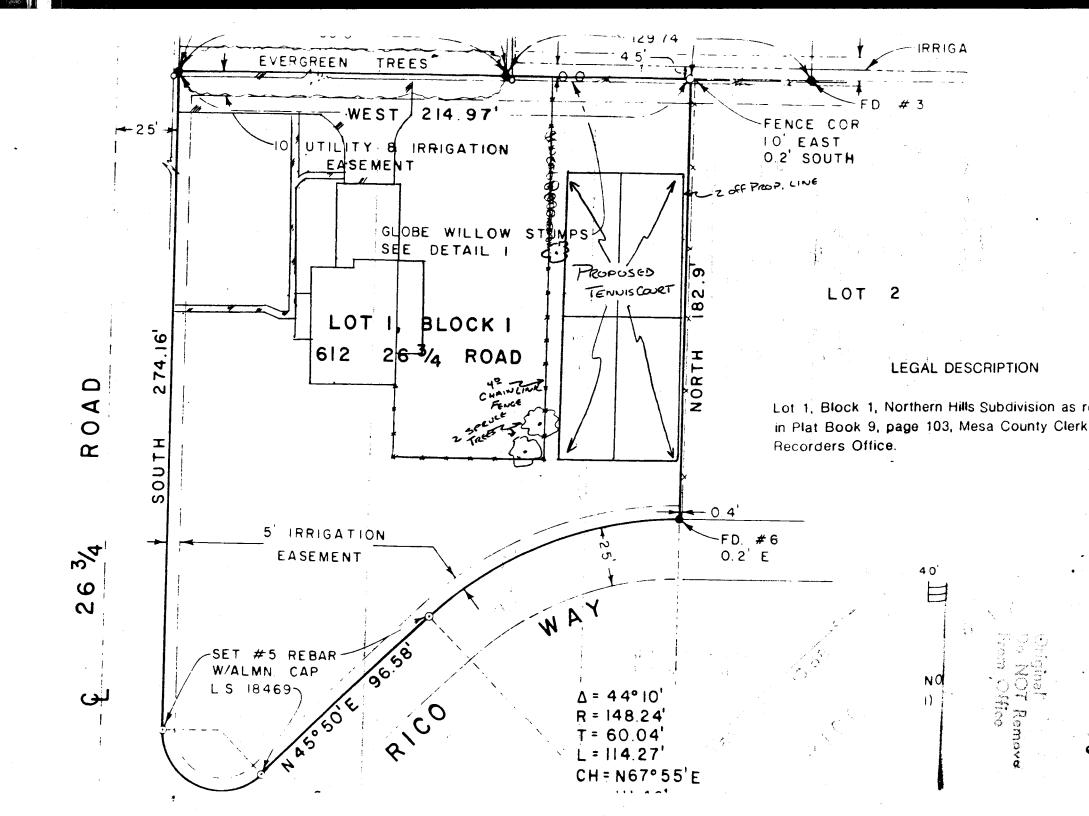
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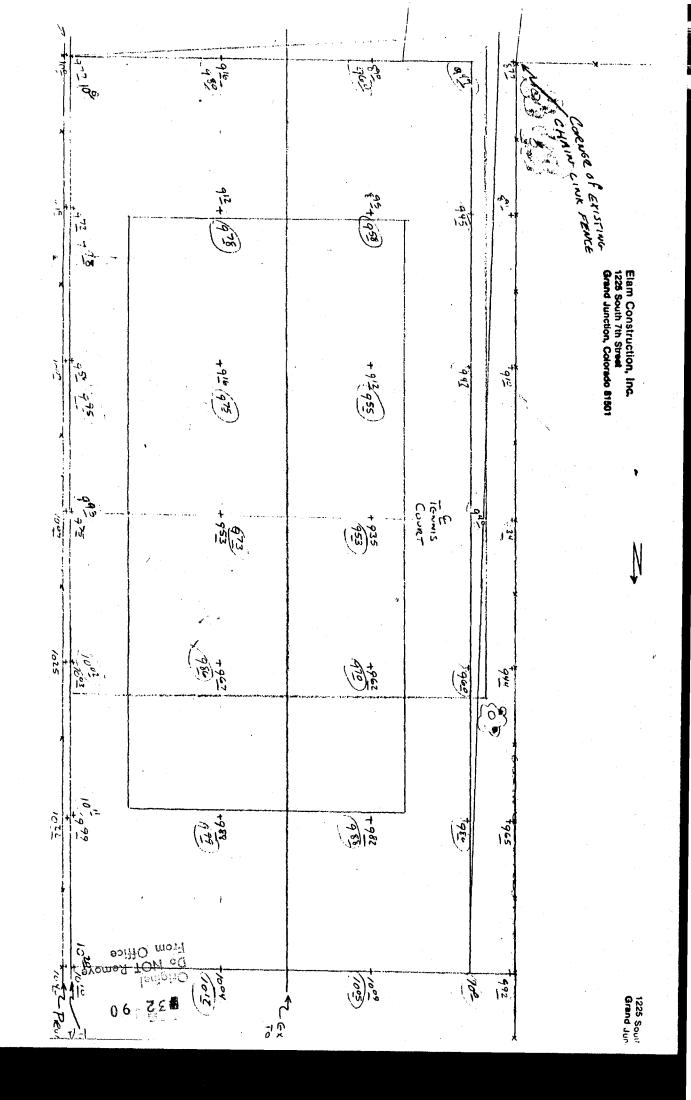
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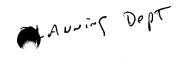
Arnold NottinghamThomas J Snow2681 Capra Way1010 Rico CtGrand Junction, CO81506Grand Junction, CO81506

Gordon J HoggeCharlotte Wren606 Rico Way602 Rico WayGrand Junction, CO 81506Grand Junction, CO 81506

Frank M Dunn 2680 Capra Way Grand Junction, CO 81506 Original Do NOT Remove From Office







Do NOT Remove From Office

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 enhace the surrounding area and will increase the value to the benefit of all surrounding residents.

\$32 90

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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.

<u>US WEST / 08/02/90</u>

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 pest would potentially be most affected. EAST

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

RESPONSE NECESSARY by _____AUG 3 1 1990

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development summary





Conditional Use for File # 32-90 Name a tennis court fence

_ Date _____

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	№*	TECHNICAL REQUIREMENTS	SATISFIED	NOT # SATISFIED
Complies with adopted policies	X		Streets/Rights Of Way	N/A	
Complies with adopted criteria	х		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