

# Table of Contents

File 1991-0061 - APPROVED

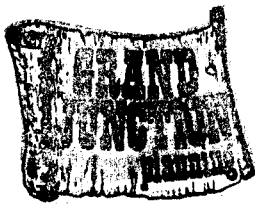
Name: 12' Fence - 1921 N. 17<sup>th</sup> Street - CUP

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
---------------------------------	---------------------------------	--

X	X	<b>Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
X		Application form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Site Plan Guidelines			
X		Transamerica Abstract & Title Co. of Mesa Co., Inc. - Commitment to Insure - 9/21/89			
X		Pictures of fence			
X		Public Notice Posting - 9/20/91			
X	X	Planning Commission Mtg. Agenda - ** - 10/1/91			
X	X	Suggested Motion Sheet - Kathy Portner			
X	X	Planning Commission Minutes - ** - 10/1/91			
X	X	Computer Files Indexing Information Sheet			
X	X	Planning Clearance - ** - 10/2/91			
X	X	Action Sheet			
X	X	Site Plan			
X	X	Improvement Location Certification			

Receipt # 4651

Date Rec. \_\_\_\_\_

Received By [Signature]

# DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input checked="" type="radio"/> Conditional Use			1921 N. 17th St.	RSF-8	12' fence on property line
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Name Stephen C. Love

Name

Name

Name ownerAddress 1921 North 17th Street.

Address

Address

Address

City/State Grand Junction, CO

City/State

City/State

City/State

Business Phone # 244.7346

Business Phone #

Business Phone #

Business Phone #

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



Signature of person completing application

Date

Original  
Do NOT Remove  
From Office[Signature] 9/3/91

#61 91

Signature of property owner(s) - attach additional sheets if necessary

Robin D. Peckham  
Miriam Peckham  
Robin D. Peckham, Jr.  
1660 Orchard  
Grand Junction, CO 81501  
Mark and Mary Lee Walker  
1630 Orchard  
Grand Junction, CO 81501

Evelyn Marie and  
Lesley Richard Estes  
218 E. 5th Street  
Rifle, Colorado 81650

John H. and Betty J.  
Blasick  
1602 Orchard Avenue  
Grand Junction, CO 81501

Michael E. Kelley  
1546 Orchard Avenue  
Grand Junction, CO 81501

Thomas A. and Joyl Thyer  
1541 Pinyon  
Grand Junction, CO 81501

Ervin P. and Carol F.  
Lockert  
677 24.5 Road  
Grand Junction, CO 81505

William David and  
Kathleen J. Pilkenton  
1553 Pinyon  
Grand Junction, CO 81501

Duane L., Jr. and Linda  
Storey  
1615 Pinyon  
Grand Junction, Colorado  
81501

Harry L., Sr. and  
Barbara A. Link  
3043 E½ Road  
Grand Junction, CO 81504

Conley M. and E.J. Campbell  
1941 North 17th Street  
Grand Junction, Colorado 81501

Hazel B. and E.M. Hurd  
1931 North 17th Street  
Grand Junction, Colorado 81501  
Tracy D. Mickelson  
1710 Orchard Avenue  
Grand Junction, Colorado 81501

William K. Oakes  
April M. Straight  
1700 Orchard Avenue  
Grand Junction, Colorado 81501

Helen M. and Robert G.  
Johnston  
1920 North 17th Street  
Grand Junction, Colorado 81501

Jackie L. and F.M. Wells  
1930 North 17th Street  
Grand Junction, Colorado 81501

Shirley Burman  
1390 Everett Court, #210  
Lakewood, Colorado 80215

School District #51  
2115 Grand Avenue  
Grand Junction, Colorado 81501

VA  
PO Box 25126  
Denver, Colorado 80225

Deborah J. and William J.  
Campbell  
1637 Orchard  
Grand Junction, Colorado 81501

Juan R. and Kimberly J. Ambriz  
1615 Orchard Avenue  
Grand Junction, Colorado 81501

Diane M. Corey  
1625 Orchard Avenue  
Grand Junction, Colorado 81501

Original  
Do Not Remove  
#61 91

# PROTECT NARRATIVE

3 Sept. 1991

I AM REQUESTING A CONDITIONAL USE FOR THE CONSTRUCTION OF A 12' FOOT HIGH CHAIN LINK "BACK STOP/TRELLIS" ON THE WEST END OF MY PROPERTY. ~~AS~~ I HAVE CONSTRUCTED A BASKETBALL COURT IN THAT AREA AND FEEL THAT A FENCE TALLER THAN THE ALLOWED SIX FEET IS NEEDED TO AVOID CONSTANT ~~S~~ CHASING OF BALLS INTO NEIGHBORING PROPERTIES. IT IS ALSO MY INTENT OVER TIME TO GROW VINES ON THE STRUCTURE TO ELIMINATE ANY VISUAL "HARSHNESS" TO THE NEIGHBORING AREA. SCREENING CALLED "ENVIRO SCREEN" IS USED CURRENTLY TO RETAIN PRIVACY FOR THE NEIGHBORHOOD.

I HAD ORIGINALLY INTENDED TO PROCESS THIS APPLICATION AS A PLANNING CLEARANCE, BUT CONSTRUCTION ON THE COURT DID NOT ALLOW SUFFICIENT (3 FOOT) MARGIN FROM THE PROPERTY LINE.

THE STRUCTURE IS LOCATED DISTANT FROM ALL NEIGHBORING STREETS - ORCHARD, 17th and PINYON - AND IS ~~OR~~ ORIENTED FAR FROM ANY RESIDENTIAL AREAS OF USE DUE TO THE UNIQUE CONFIGURATION OF THE NEIGHBORHOOD.

IT IS MY HOPE THAT THE STRUCTURE WILL ALLOW A VARIETY OF RECREATIONAL USE TO ME AND MY FAMILY IN ADDITION TO THE BASKETBALL COURT, THOUGH THE COURT IS THE PRIMARY MOTIVATOR IN HEIGHT. IT WAS SUGGESTED AS TYPICAL BY THE CONTRACTOR, APPARENTLY IDENTICAL IN HEIGHT TO THE COURTS CONSTRUCTED BY THE CITY IN CONJUNCTION W/ THE SCHOOL DISTRICT AT WEST MIDDLE SCHOOL. IT IS ALSO SIMILAR TO THE COURT CONSTRUCTED @ WILLIAMS PARK @ 14th AND MESA. THIS WAS A COMMUNITY PARK PROJECT UTILIZING ANOTHER UNIQUE RESIDENTIAL LAYOUT IN A NEARBY NEIGHBORHOOD.

WE ARE ABLE TO USE THE NEARBY SCHOOL (ORCHARD) FOR A VARIETY OF RECREATIONAL USES, BUT THE EQUIPMENT, PARTICULARLY FOR BASKETBALL, IS ABUSED AND IN POOR REPAIR. THE LARGE FIELDS AT ORCHARD ABSORB THE SOCCER AND SOFTBALL CROWDS, SO THE ABILITY TO USE THAT AREA AT WILL IS LIMITED. THE AREA IN OUR YARD IS CLOSE, CAN BE USED FOR

DO NOT Remove  
From Office

BASEBALL PITCHING, SOCCER  
BALL KICKING, AND SOME  
FOOTBALL DRILLS! W/ SUPERVISION  
AND SOME HARD FAST  
FAMILY RULES REGARDING  
PLAY, SOME PRESSURE CAN  
BE RELIEVED FROM OUR  
OVER USED PARK SPACE.

THOUGH I KNOW THE PLANNING  
COMMISSION DOES NOT USUALLY  
ACT FAVORABLY TO SUCH  
REQUESTS, I WOULD LIKE TO  
FORMALLY REQUEST REDUCTION  
OF THE FEE TO THAT  
ASSOCIATED W/ A VARIANCE,  
I BELIEVE \$100. IT SEEMS  
TO ME THAT \$420 IS  
A BIT HIGH IN RELATION TO  
THE OVERALL COST OF THE  
PROJECT, WHICH I ESTIMATE  
@ \$1871<sup>00</sup>. OF THAT AMOUNT,  
I THINK APPROXIMATELY \$100  
REPRESENTS CITY AND COUNTY  
SALES TAX AND THE BALANCE  
MONEY THAT WENT IN TO  
THE LOCAL ECONOMY.



# SITE PLAN GUIDELINES

To be shown on site plan only.

- ✓ 1) Adjacent zoning and uses
- ✓ 2) Setbacks shown on plan
- ✓ 3) Buffering/screening types
- 4) Bike Racks *n/a*
- ✓ 5) Building heights/elevations/dimensions *Top of residence is 15' ±*
- 6) Access dimensions (ROW's, curb cuts, sidewalks, etc.) *n/a*
- ✓ 7) Parking - total number required:  
HC Parking  
Dimensions, stalls, curb blocks, paved  
Pedestrian access from parking  
Designated employee, resident etc.
- 8) Landscaping: *8491.50 sq site (1450 residence = 17%)*  
*83* % open space  
Types of vegetation (including ground cover) *small deciduous plants*  
Maintenance/upkeep *owner* *4 large trees.*  
Amenities
- 9) Trash Pick-up locations *curb*
- 10) Lighting location/types *safety light @ front door*
- 11) Directional flows: one ways/crosswalks/fire lanes etc *two / one 17th Street*
- 12) Signage detail *no signs*
- 13) Ingress/egress. *17th.*
- 14) Easements *10' utility in rear.*
- 15) Vacation or dedication of ROW's/easements *none*
- 16) Phasing proposed (if any) *none*



**REVIEW SHEET SUMMARY**

(Page 1 of 2)

**FILE NO.** 61-91           **TITLE HEADING:** 12-FOOT FENCE

**ACTIVITY:** Conditional Use

**PETITIONER:** Stephen C. Love

**LOCATION:** 1921 N. 17th Street

**STAFF REPRESENTATIVE:** Kathy Portner 303-244-1446

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED BY SEPTEMBER 27, 1991.**

**City Attorney 9/6/91**  
**Dan Wilson**

---

No problem with concept. Did not feel justification for fee waiver was sufficiently compelling.

**City Engineer 9/17/91**  
**Don Newton**

---

No comment.

**City Fire Department 9/12/91**  
**G. Bennett 244-1400**

---

No problems.

**Utilities Engineer 9/16/91**  
**Bill Cheney 244-1590**

---

Fence may need to be moved since it is being constructed on a utility easement. Moving the fence, if needed, is the responsibility of the homeowner. No other comments.

**U.S. West 09/6/91**  
**Leon Peach**

---

No comments at this time.



(Page 2 of 2) 61-91

**Building Department 9/5/91**  
**Bob Lee**

Due to the height of the fence, a building permit is required.

**Public Service 9/11/91**  
**Carl Barnkow**

No objections for gas or electric service.

**Community Development Department 9/19/91**  
**Kathy Portner 244-1446**

See attached comments.

**Community Development 9/20/91**

**Kathy Portner**

According to section 5-1-5.A.3 of the Zoning and Development Code fences within a required setback area exceeding six feet in height require a Conditional Use Permit. This 12' fence was built within the 3' rear yard accessory structure setback and therefore requires a Conditional Use Permit. Structures over 6' in height also require a Planning Clearance and Building Permit.

The Code does not have special provisions for increased height in fencing for playing fields or courts in residential zones. There have been Conditional Use Permits granted in the past for tennis court fencing.

Of the criteria listed in the Zoning and Development Code for reviewing Conditional Use Permits, only section 4-8-1.A seems to be applicable. It states that the proposed use must be compatible with adjacent uses in terms of appearance, site design and scope. Because of the unusual configuration of the lot, the 12' high section of fence is only visible from the adjoining properties' back yards and a good distance from neighboring houses. The enviro-screening and proposed natural vegetation will further reduce the visual impact to the neighborhood.

**ITEM:** #61-91 (Page 1 of 1)

**PETITIONER:** Stephen C. Love

**PROPOSAL:** A request to allow a 12-foot fence in an existing Residential Single Family not to exceed eight units per acre (RSF-8) Zone.

**PRESENTED BY:** Kathy Portner

---

**COMMENTS:** SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

---

**APPROVAL:** "Mr. Chairman, on item #61-91, a request to allow a 12-foot high fence in an existing Residential Single Family not to exceed eight units per acre (RSF-8) Zone, I move that we approve this subject to the Review Agency Summary Sheet Comments."

**DENIAL:** "Mr. Chairman, on item #61-91, a request to allow a 12-foot high fence in an existing Residential Single Family not to exceed eight units per acre (RSF-8) Zone, I move that we deny this for the following reasons:" **(STATE REASONS)**.

COMPUTER FILES INDEXING  
INFORMATION SHEET

1. File Number 61-91
2. Type of Application Conditional Use - 12' Fence
3. Name of Project 1921 N. 17<sup>th</sup> Street
4. Address of Project same
5. Name of Applicant Steve Love
6. Co-Applicant \_\_\_\_\_
7. Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_
8. Land Use Type residential
9. Action Date 7/6/91 By PC
10. Action Taken approval
11. Suspense Date(s) \_\_\_\_\_



ACRES \_\_\_\_\_ UNITS \_\_\_\_\_ DENSITY \_\_\_\_\_ **CONDITIONAL USE**

FILE NUMBER \_\_\_\_\_ ZONE RSF-8 TAX SCHEDULE # 2945-122-06-021

ACTIVITY 12' fence on property line

PHASE Final

COMMON LOCATION 1921 N. 17th St.

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 D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG

Table with 28 rows of agencies and 26 columns of review items (A-Z, AA-CC). Rows include Planning Department, City Engineer, Transportation Engineer, City Parks/Recreation, City Fire Department, City Police Department, County Planning, County Engineer, County Health, Floodplain Administration, G.J. Dept. of Energy, Walker Field, School District, Irrigation, Drainage, Water (Ute, Clifton), Sewer Dist. (FV, CGV, OM), U.S. West, Public Service (2 sets), State Highway Department, State Geological, State Health Department, City Property Agent, City Utilities Engineer, City Attorney, Building Department, DDA, GJPC (7 packets), CIC (11 packets), and Other.

TOTALS

BOARDS

DATE

PC

10/1/91

Approved  
Recommend reduction of fee to \$200.00 (5-1)

Additional methods required for fee reduction fees  
to CIC

STAFF

APPLICATION FEE REQUIREMENTS

\$420.00 payable to City of G.J. at time of submittal

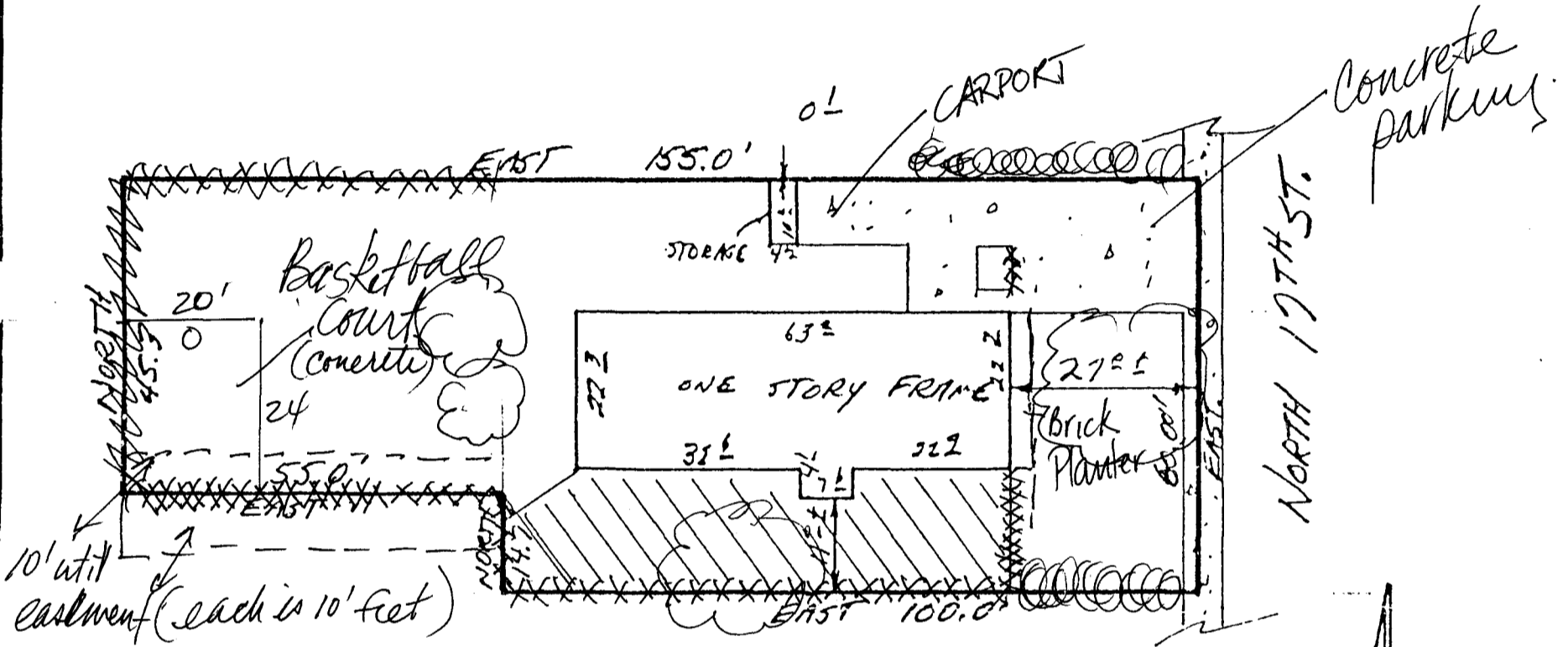


IMPROVEMENT LOCATION CERTIFICATE

Conditional Use

1921 North 17th. Street  
 Lot 9, Block 1 and the South 45.3 feet of the East 1/2 of Lot 13 Block 1, all  
 in Weaver Subdivision, City of Grand Junction, Mesa County, Colorado.

All adjoining RF-8



NOTE: This property does not fall within any flood plain.  
 Love Acct.  
 Abstract & Title Co. #888140

SCALE 1" = 30'  
 NOT TO SCALE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR  
FBS Mortgage, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY  
 PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER  
 FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED  
 PARCEL ON THIS DATE 9/08/89 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE  
 BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS UPON THE  
 DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND  
 THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART  
 OF SAID PARCEL, EXCEPT AS NOTED.

*[Handwritten signature]*

- XXXX - 6' FOOT CEDAR FENCE
- //// - REDWOOD DECK
- - small plants
- ☁ - deciduous trees

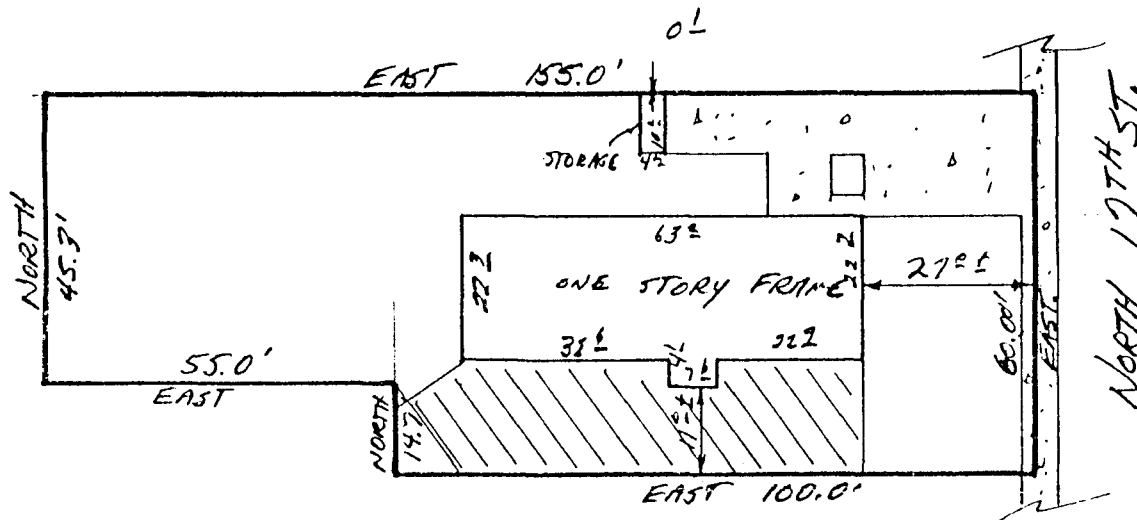
MMMM - structure for approval (back stop/trellis)

Original  
 Do NOT Remove  
 From Office

IMPROVEMENT LOCATION CERTIFICATE

*Conditional Use*

1921 North 17th. Street  
Lot 9, Block 1 and the South 45.3 feet of the East 1/2 of Lot 13 Block 1, all  
in Weaver Subdivision, City of Grand Junction, Mesa County, Colorado.



NOTE: This property does not fall within any flood plain.  
Love Acct.  
Abstract & Title Co. #888140



SCALE 1" = 30'

#61 91

Do NOT Remove  
From Office

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR  
FBS Mortgage, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY  
PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER  
FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED  
PARCEL ON THIS DATE, 9/08/89 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE  
BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS UPON THE  
DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND  
THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART  
OF SAID PARCEL, EXCEPT AS NOTED.

*[Handwritten signature]*