



FOLLOW-UP FORM FOR:

Right-of-way Vacation  
Text Change  
Rezoning

Preliminary Plat  
Final Plat  
Minor Subdivisions

Bulk Development  
Conditional Use  
PUD

ITEM HARCROFT SUBDIVISION

DATE RECEIVED 5-12-75 ITEM # 12-75

REQUEST Bulk Development Plan

LOCATION 2235 North 15th

PETITIONER John N. Stern

ADDRESS Aspen, CO PHONE NO. \_\_\_\_\_

Information Submitted

Fee Submitted \$250.00

Application: \_\_\_\_\_ Plats: 15

Progress Chart

Reviewing Agencies (see attached form) Sign Posted \_\_\_\_\_

Notice to Adjacent Property Owners \_\_\_\_\_

Planning Commission: \_\_\_\_\_

Action Taken: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Council: \_\_\_\_\_

Action Taken: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PUBLICATION DATES: 7 days 1. \_\_\_\_\_

7 days 2. \_\_\_\_\_

DATE COMPLETED: \_\_\_\_\_

FILING FOR BULK DEVELOPMENT

PROPERTY OWNER: John N. Stern, Aspen, Colorado  
AGENT: Elizabeth Harris, Bennett Realty, Grand Junction, Colorado

ITEM 5

- a) Title of Development - Harcroft
- b) Zoning of Property - R 1C
- c) Location of property - Approximately 2235 North 15th, Grand Junction, Colorado  
Beg. 31.8' S of NE Cor Lot 19 Blk 6 Fairmount Sub Sec 12 1S 1W  
S 87.3' S89 DEG 54' W 300.7 N 87.3' N 89 Deg 54' E 300.7' to beg 2945-122-00-138
- d) Proposed locations and dimensions per attached drawing
- e) Circulation plan per attached drawing
- f) A concrete slab for extra parking in front of each garage. Small grass area in front of each unit. Small fenced area in rear of each unit for garden or back lawn.
- g) Project to be completed 10 months after approval of zoning subject to financing.
- h)
- i)
- j) Adjacent land uses and locations.

Resident adjacent on North R1C  
Apartment complex on West  
Two residence on south R1C

6. Names and addresses of all adjacent property owners

|  |                 |
|--|-----------------|
| North - Linda A. Rose, P. O. Box 1123, Grand Junction          | 2945-122-00-139 |
| South - Huldah W. Priest & James E. Henderson, 2220 North 14th | 2945-122-00-062 |
| Geo. & Josephine Spraker, 2223 No. 15th                        | 2945-122-00-063 |
| West - Dennis L. Granum, 823 26 Road, Grand Junction           | 2945-122-01-011 |
| East - North 15th Street                                       |                 |

Subdivision Harcraft

Phase Bulk Development Sketch Date 5-12-75

CC \_\_\_\_\_ PC 28 May 75 CC final 16 Jul 75

Review Agencies FINAL OK ?

5-19-75 Public Service OK ?

Sanitation

5-16-75 Utilities

5-19-75 Comptronics

5-19-75 Engineering

5-21-75 Mr. Bell

6-3-75 Fire dept.

Comments Conflict between legal & plat

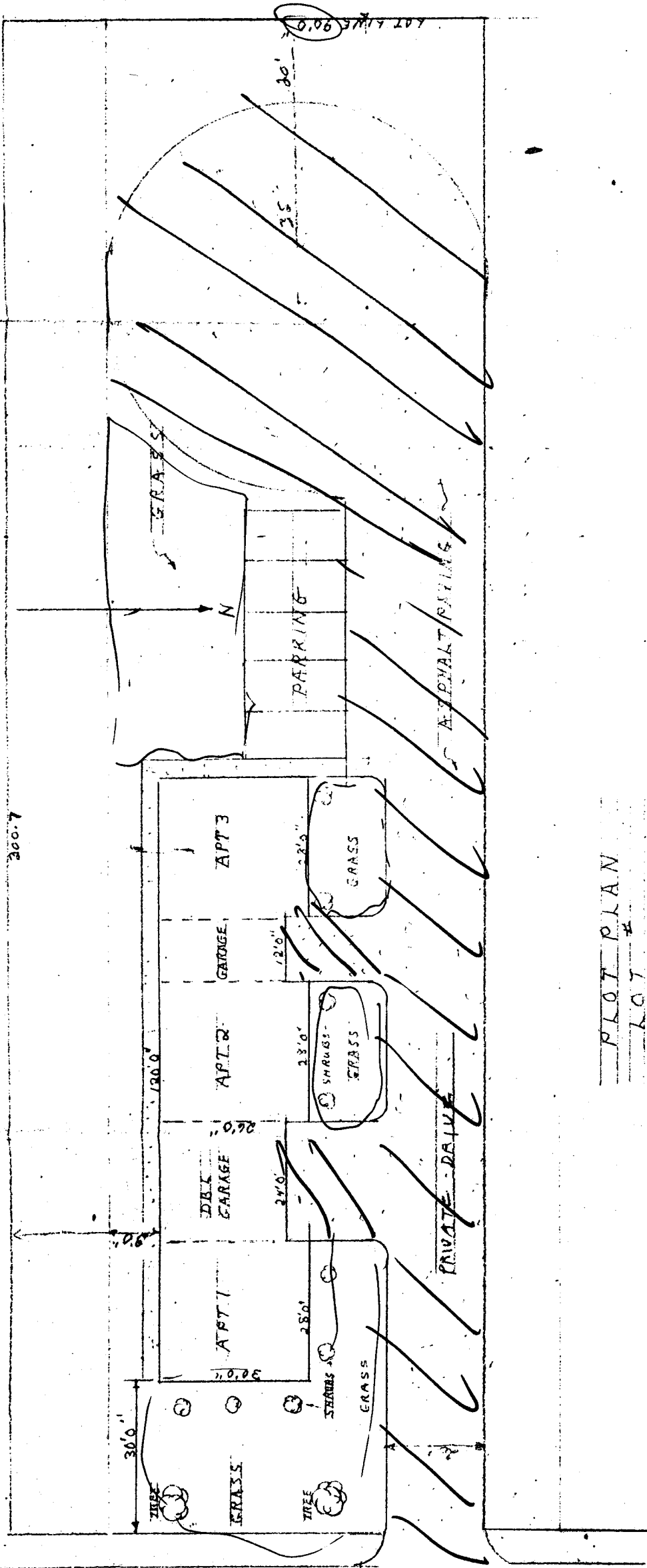
Final Passed PC 28 May

Documents:

- Improvements Agreement
- Title Investigation
- Improvements Guarantee
- Appraisal
- Covenants
- 5% Open Space
- Annexation
- Roadway X-sections
- Drainage
- Sewer

Comments \_\_\_\_\_

Drawing \_\_\_\_\_



0.06 3774 107

300.7

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APT 3

GARAGE

APT 2

DBL GARAGE

APT 1

PARKING

GRASS

GRASS

GRASS

PRIVATE DRIVE

ASPHALT PAVING

PLOT PLAN

# 107

FAIRMOUNT SUBDIVISION

18th STREET