

Subdivision W's Duplex

Date _____ Item # _____

Petitioner _____

Preliminary Review Agencies Comments

Final Review Agencies Comments

No objections from review agencies.

Need 20' R.O.W along Patterson Rd.

Action Taken
P.C. Approved 31 Mar 76
C.C. Approved 21 Apr. 76
Comments adix

Subject to 20' ROW along Patterson Rd.

Action Taken
P.C. _____
C.C. _____
Comments _____

- ITEMS REQUIRED FROM DEVELOPER
- Check
 - Drainage
 - Improvements
 - Utility Agreement
 - Landscaping
 - Guarantee
 - Title Investigation
 - Covenants
 - Annexation
 - Other (Specify)

March 3, 1976

AL'S DUPLEX
2716 F Rd.
Grand Junction

This property consists of one acre of land with a single family dwelling, garage, and storage sheds. It is proposed to convert the house to a duplex. The house contains about 2,150 sq. ft. of floor space on the main floor and about 1,800 in the basement.

The main floor is readily adaptable to a two bedroom apartment containing about 1,500 sq. ft. A front porch across the front of the house is not included. A rear bedroom, including a three-quarter bath, (see projection to the west on the plot plan) was added to the house after the original construction. This third bedroom on the main floor could be rented to two college students simply by locking one door which now leads into the main part of the house. This will separate the ground level two bedroom apartment from the rear bedroom with its own three-quarter bath. This bedroom presently has its own outside entrance. Thus on the main floor there would be a 1,500 sq. ft. two bedroom apartment and a one bedroom sleeping room with its own bath. The sleeping room and bath contain about 300 sq. ft.

The basement now has a finished family room of about 600 sq. ft. plus an office of about 100 sq. ft. Adjacent to the family room is adequate space to install a bathroom. A small kitchen can be installed in one corner of the large family room close to present plumbing. This will make a one-bedroom apartment of about 700 sq. ft. There is an outside entrance to this apartment from the front porch. There is an outside entrance to the remainder of the basement from the rear of the house.

There is a circle drive, a double garage, and ample parking on the premises for other cars and recreational vehicles.

SURROUNDING PROPERTY OWNERS

2945-122

- 00-014 Patterson Gardens, Grand Junction Realty Inc., 2820 $\frac{1}{2}$ North Ave.
- 00-016 Leo E. Shock, 2705 F Rd.
- 00-017 Jack L. Bray, 698 Cascade Dr.
- 00-018 Jack L. Bray, 698 Cascade Dr.
- 00-134 Louise W. Goff, 22 U.S. Prairie, No. 159, Pueblo, CO 81005

2945-013

- 00-013 William B. Curry, 2714 Patterson
- 00-015 St. Matthews Church, North Ave. at College Place
- 00-035 Bookcliff Baptist Church, 2700 F. Rd.