# **Table of Contents**

Fil	e	1976-0018			
Da	te	1/19/00 Project Name: Al's Duplex Bulk Dev.			
P r e	S c a	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, not all entries designated to be scanned are present in the file. There			
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.			
e n	n e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a			
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Ì	Ì	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.			
X	X	*Summary Sheet – Table of Contents			
		Application form			
X		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
_		Reduction of assessor's map			
$\neg$	7	Evidence of title, deeds			
	_	*Mailing list			
		Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
_	_	Individual review comments from agencies			
_		*Consolidated review comments list			
		*Petitioner's response to comments  *Staff Reports			
	_	*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
-		*Summary sheet of final conditions			
$\dashv$	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
ľ	İ	expiration date)			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Follow-Un Form Revis :ts			
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X		Site Plan (too dark to scan)			
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	ing Covenants Annexation Other (Specify

#### AL'S DUPLEX 2716 F Rd. Grand Junction

This property consists of one scre of land with a single family dwelling, parage, 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 badroom, 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 500 sq. ft.

The basement now has a finished family room of about 600 aq. 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-hadroom 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.

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### SURROUNDING PROPERTY OWNERS

## 2945-122

OO-014 Patterson Gardens, Grand Junction Realty Inc., 2820 North Ave. OO-016 Lee E. Shook, 2705 F Rd., OO-017 Jack L. Bray, 698 Cascade Dr., OO-018 Jack L. Bray, 698 Cascade Dr., Louise W., Goff, 22 U.S., Prairie, No., 159, Pueblo, CO 81005

## 2945-013

00-015 William B. Curry, 2714 Patterson

00-015 St. Matthews Church, North Ave. at College Place 00-035 Bookcliff Baptist Church, 2700 F. Rd.