

CARL SIGMUND

1. Fifteen (15) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by N/A.

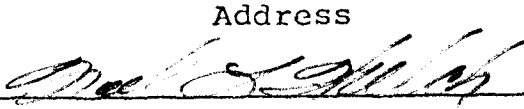
Name and address of owners and/or developers.

<u>NOEL L. WELCH</u>	_____	_____
name	name	name
<u>653 PEONY DRIVE Grand Junction, Colorado</u>	_____	_____
address	address	address
<u>243-1500</u>	_____	_____
business phone	business phone	business phone
<u>None Ponderosa Apartments</u>	_____	
Name of Development		

The following checklist shall be completed to insure that the map contains the essential information required by the development regulations: (see regulations for detailed information.)

- 5.
 - b. Zoning of property X
 - c. Location of property (legal description) X
 - d. Locations and dimensions of structures X
 - e. Traffic Circulation Plan N/A
 - f. Screening and landscaping X
 - g. Construction time schedule X
 - h. Appropriate certification blocks X
 - i. Topography X
 - j. Adjacent land uses and locations X
 - k. Location and size of existing sewer and water lines X
 - l. Location and size of proposed water and sewer taps X
- 6. One (1) copy of names and addresses from all adjacent property owners X
- Subdivision Summary Form N/A

This application completed by:

<u>NOEL L. WELCH</u>	_____
Name	Name
<u>653 PEONY DRIVE GRAND JUNCTION, COLORADO</u>	_____
Address	Address
	_____
Signature	Signature

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: _____

Development Name: XXXX Ponderosa Apartments

Filing N/A

Location of Development: TOWNSHIP N/A RANGE N/A SEC N/A 1/4 N/A

Owner(s) NAME NOEL L. WELCH

ADDRESS 653 PEONY DRIVE, GRAND JUNCTION, CO.

Developer (s) NAME SAME

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
<input checked="" type="checkbox"/> Apartments 8 Existing 6 New	_____	0.57	N/A
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	N/A	_____
	Walkways	N/A	_____
	Dedicated School Sites	N/A	_____
	Reserved School Sites	N/A	_____
	Dedicated Park Sites	N/A	_____
	Reserved Park Sites	N/A	_____
	Private Open Areas	N/A	_____
	Easements	N/A	_____
	Other (Specify)	N/A	_____
	TOTAL		

*By Map Measure

Estimated Water Requirements 600 Additional gallons/day.

Proposed Water Source(s) CITY

Estimated Sewage Disposal Requirement 600 (Additional) gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

40'-0"

EXISTING CONCRETE SIDEWALK

EXISTING 4" P PONDROSA PINE

NEW CONCRETE SIDEWALK

EXISTING GRVEL
EXISTING 4' CONCRETE BLOCK WALL

NEW GRASS

3 NEW PONDROSA PINE (PINUS PONDROSA)

NEW GRVEL

EXISTING GRVEL

Honeylocust

LOT 3

LOT 4

LOT 5

LOT 2 BLOCK 2
J.F. CAREY
216 EPPS DRIVE
(SINGLE FAMILY)

EXISTING 4-PLEX (2 STORY)

PROPOSED 6-PLEX (2 1/2 STORIES ABOVE GRADE)

SECOND FLOOR EXTERIOR WALKWAY TO CONNECT NEW BUILDING T EXISTING

NEW EXTENSION OF EXISTING EXTERIOR SECOND FLOOR WALKWAY TO CONNECT EXISTING 4-PLEXES

Suggested 1611 4-PLEX (2 STORY) Honeylocust

LOT 6 BLOCK 2
NOEL L. WELCH
633 PEONY
(VACANT LOT)

osa Pine

EXISTING METAL STORAGE BUILDING

EXISTING TRASH PICK-UP

EXISTING ASPHALT

SLOPE NEW ASPHALT TO ALLEY

21 PARKING SPACES
ALLEY

LOT 16 BLOCK 2
BITA S. WOODCOCK

LOT 15 BLOCK 2
CARL G. & NENE M. MAY

LOT 14 BLOCK 2
JOHN MOZZA