

Subdivision Bulk Dev. - Sics Apts
 Date 6/10/77 Item # 49-77
 Petitioner W.G. & M INVESTMENTS

Preliminary Review Agencies Comments

Final Review Agencies Comments

Fire Dept. - Hydrant req'd. at entrance to dev.

Traffic - drive should be wider to permit easier & faster ingress & egress. (24' rec.)

Final revised layout approved 28 July 1977.
 add 4-6 overflow parking spaces on east.

Action Taken

Action Taken

P.C. Approved 29 Jun 77

P.C. _____

C.C. _____

C.C. _____

Comments

Comments

1) Subject to review of final plans showing -

- a) Revised parking
- b) Paving drive (widen drive)
- c) Pedestrian Circulation
- d) Hydrant

ITEMS REQUIRED FROM DEVELOPER

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

216 PATTISON Rd

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>Bill Weaver</u>	<u>JACK MORGAN</u>	<u>READ GOTHRIE</u>
name	name	name
<u>1005 N 12TH</u>	<u>1005 N 12TH</u>	<u>1005 N 12TH</u>
address	address	address
<u>245-0227</u>	<u>245-0227</u>	<u>245-0227</u>
business phone	business phone	business phone

SEIS APARTMENTS
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 _____
 - c. Location of property (legal description) _____
 - d. Locations and dimensions of structures _____
 - e. Traffic Circulation Plan _____
 - f. Screening and landscaping _____
 - g. Construction time schedule _____
 - h. Appropriate certification blocks _____
 - i. Topography _____
 - j. Adjacent land uses and locations _____
 - k. Location and size of existing sewer and water lines _____
 - l. Location and size of proposed water and sewer taps _____

6. One (1) copy of names and addresses from all adjacent property owners _____
Subdivision Summary Form _____

This application completed by:

WILLIAM R WEAVER
Name
1005 N 12TH
Address
[Signature]
Signature

Name

Address

Signature

SEIS APARTMENTS BULK DEVELOPMENT PLAN

GENERAL INFORMATION

ZONING:

PRESENT ZONING
BULK DEVELOPMENT 2
DESIRED ZONING
BULK DEVELOPMENT 6

LANDSCAPING BY:
DEVELOPER

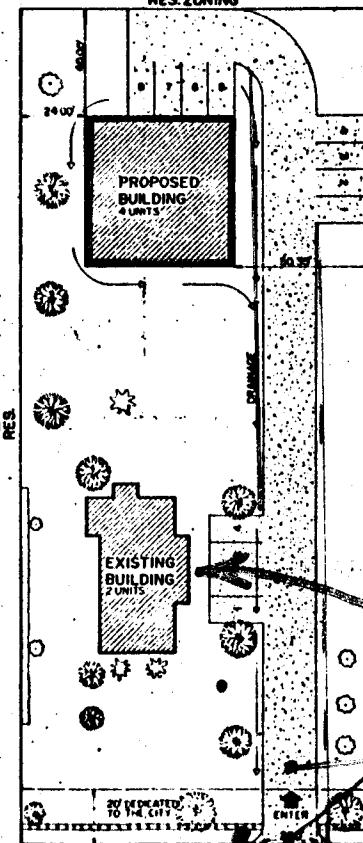
DESIGN & DRAFTING BY:
COLORADO WEST SURVEYING COMPANY

LEGEND:

- ELM TREE
- EVERGREEN
- DECIDUOUS
- SHRUB
- GRASS
- GRAVEL DRIVE
- STONE WALL

CIVIL:
SEWER & WATER TAPS EXISTING

LEGAL DESCRIPTION:
BEGINNING AT A POINT 643.28' E
& 30' N OF SW COR. T15 R1W
UT6 ME 1/4 SEC 36
CO OF NE 1/4 STATE OF COLORADO



W-G & M. INVESTMENTS
1005 N. 12th STREET
GRAND JUNCTION, COLORADO

2 UNITS APPROX TO THE CURB

INCREASE DRIVE & CUT TO 24\"/>

8714 PATTERSON ROAD

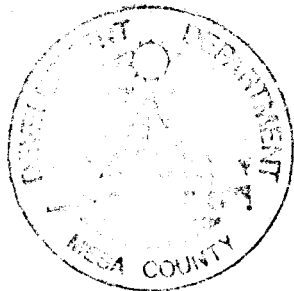
BULK DEV.

PRESIDENT OF COUNCIL _____
CITY PLANNER _____

37/100

CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 GRAND JUNCTION COLORADO 81501
DIAL 303 243 9200 ext. 343



Grand Junction Planning - Mesa County Planning - Building Department

July 1, 1977

Mr. Reed Guthrie
W. G. & M. Investments
1005 North 12th Street
Grand Junction, CO 81501

Re: City File #49-77, Bulk Development Sies Apartments

Dear Reed,

The Grand Junction Planning Commission at their regularly scheduled meeting of June 29, 1977 approved your request for a Bulk Development containing 6 units at 2716 Patterson Road.

This approval is for concept only and is not approval of the specific plan presented. A finalized plan, to be presented at the next Planning Commission meeting, should address the following:

- a) Revised parking layout to preserve the present appearance and landscaping of the site.
- b) Show pedestrian circulation such as walks from parking to units and walks between units.
- c) Show widened drive (Min. 24').
- d) Drive to be paved.
- e) One hydrant required at entrance to development.

We will be glad to work with you concerning the specifics of these requirements. The final plan must be submitted to our department not later than July 11, 1977 for inclusion on the July agenda. Please contact our office prior to this date if you have any questions.

Have a nice day,

Karl G. Metzner
Planner I

KGM/tsb