

Subdivision Hammer Bulk Development
 Date 1 Dec 77 Item # 88-77
 Petitioner T.L. Hammer

Review Agencies Comments
 City Engineering - req.
 5' storm drainage
 easement along east P.L.
 & 10' along S. P.L.

Review Agencies Comments

Action Taken
 P.C. Approved Dec. 28, 1977
 C.C. Approved 18 JAN 78
 Comments
subject to easements.

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

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

Receipt 00084
12/1/77

BULK DEVELOPMENT APPLICATION

1) 15 copies of this application required. If question not applicable indicate by N/A.

Name and address of property owners and/or Developers.

<u>T.H. Hammer</u> Name	_____ Name	_____ Name
<u>203 Epps Drive</u> Address	_____ Address	_____ Address
<u>464 5641</u> Business Phone	_____ Business Phone	_____ Business Phone

Hammer Bulk Development
Name of Development

203 Epps Drive Grand Jct Colo
Common Location of Development

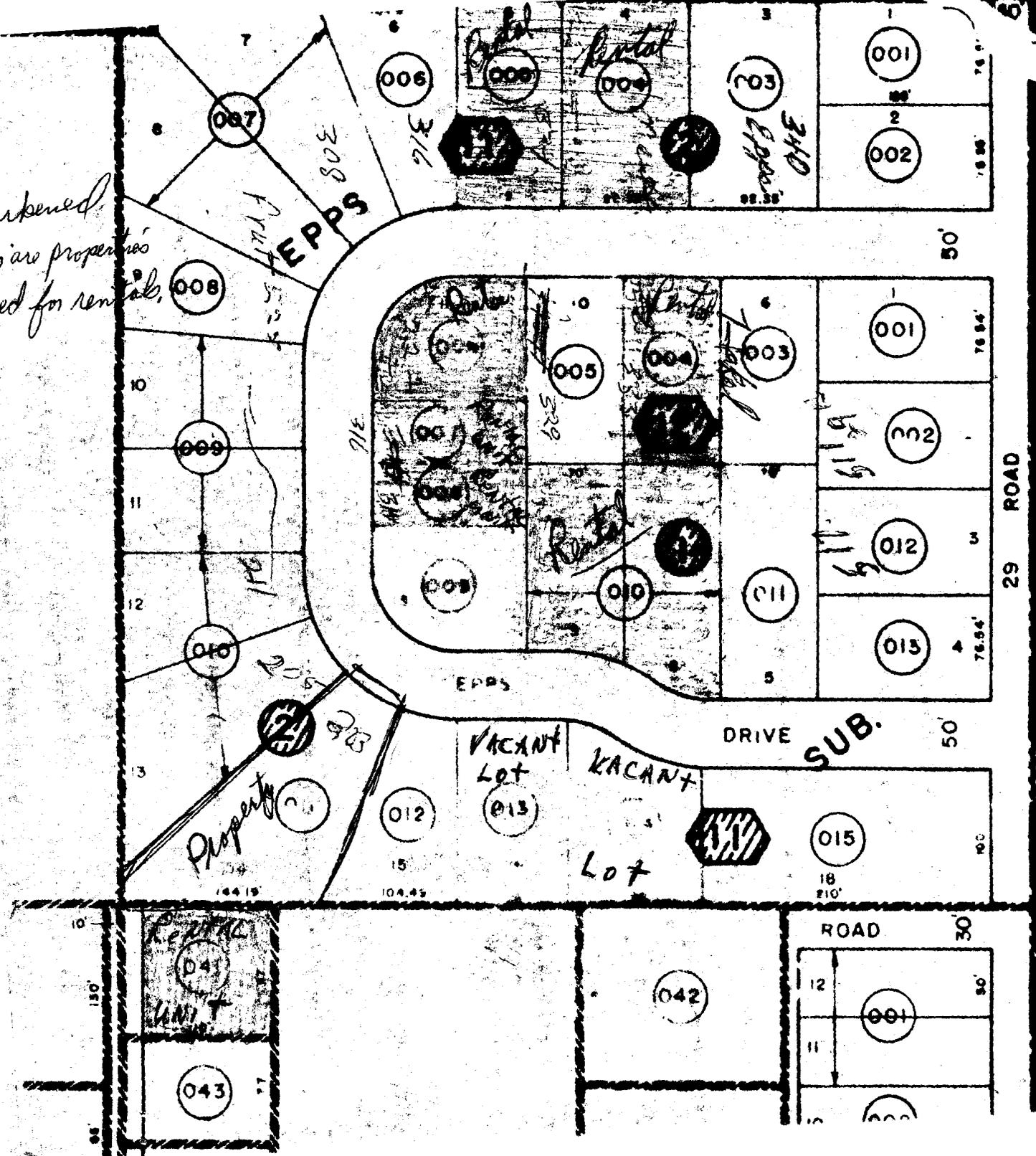
Legal Description: _____
See below

2) Site Plan Requirements - 15 copies of proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.

- a) Title of development.
- b) Zoning of property.
- c) Location of property.
- d) Locations and dimensions of all structures, proposed and existing.
- e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
- f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
- g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
- h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
- i) Adjacent land uses and locations.
- j) Names and Addresses of all adjacent property owners.
- k) Appropriate space for certification of approval by the president of Council and City Planner.

Lot 14 in Block 2 of Epps Subdivision and Epps is at the southeast corner of Lot 13 in said Block 2, thence southwesterly along the line common to Lots 13 and 14 in said Block 2 to the southwest corner of said Lot 13 thence north 15 feet along the west line of said Lot 13 thence northeasterly to

darkened
to are properties
used for rentals,



Property

VACANT Lot
VACANT Lot

RENTAL LAND

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3/4
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EPPS

DRIVE SUB.

ROAD

29 ROAD

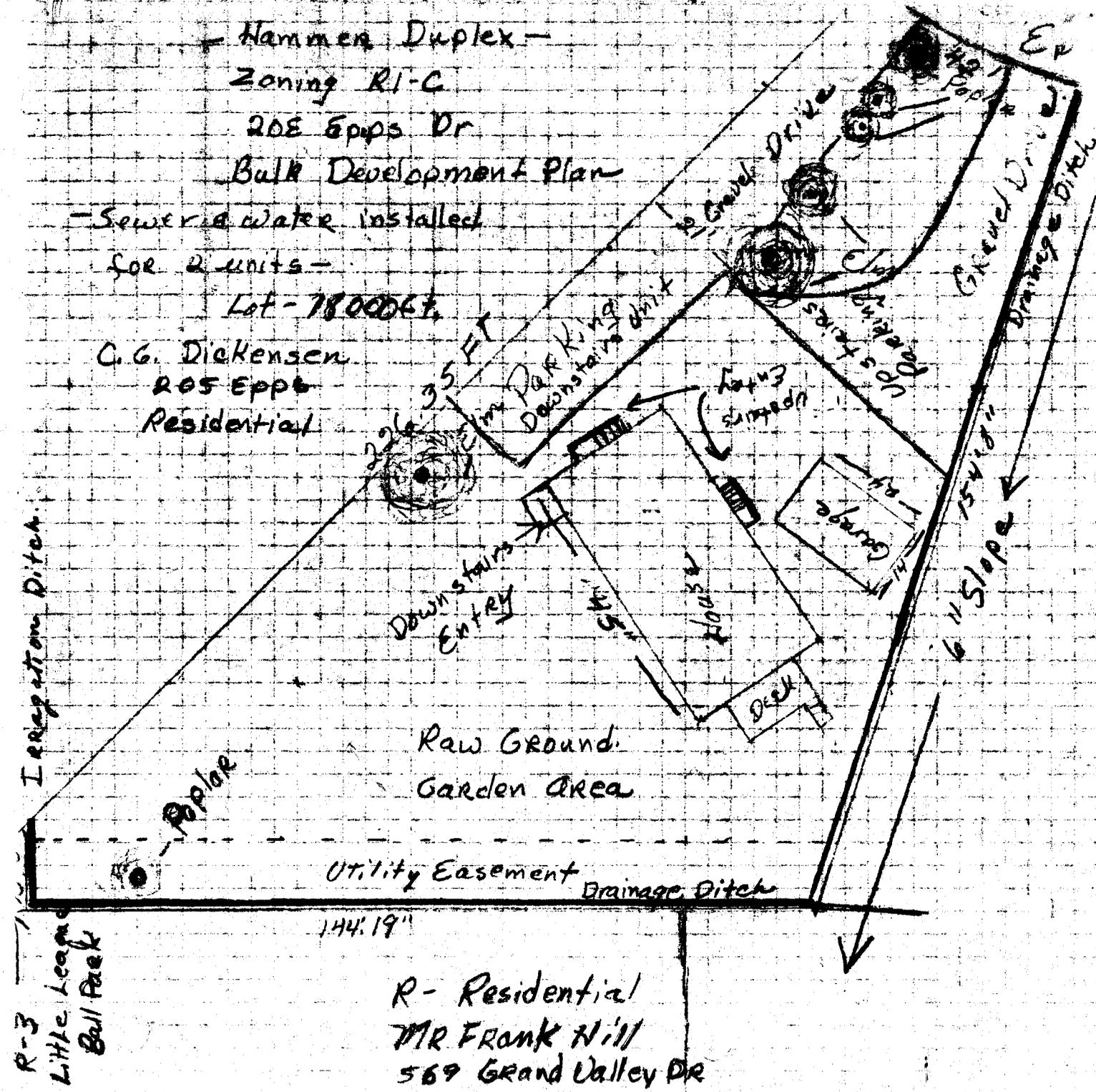
- Hammer Duplex -
 Zoning R1-C
 208 Epps Dr
 Bulk Development Plan

- Sewer & water installed
 for 2 units -
 Lot - 7800067

C.G. Dickensen
 205 Epps
 Residential

Property located
 access street owned
 by WC Cummings
 130 Epps

C.D Williams
 133 Epps
 Residential



R-3
 Little League
 Ball Park

R- Residential
 MR Frank Hill
 569 Grand Valley Dr

December 4, 1977

Grand Junction Planning Commission and City Council
West Court House Annex
Grand Junction, Colorado 81501

To Whom It May Concern:

Along with our plans, I have prepared a Street map to indicate the amount of rentals on Epps Drive and also in the immediate area. Also, when we moved this dwelling on the property in July we put on a new roof, all new wiring, new plumbing, new hot water heating system, plus all the plans including the sewer and water were done with the idea of a two family dwelling from the beginning. We worked in close cooperation with the city building inspectors to this end. There is a little league ball park adjoining my property. I will be living in the top unit of the duplex.

Your cooperation would be greatly appreciated.

Respectfully,



T. L. Hammer
Palisade Realty

TLH:jk
Encl.
cc:file

December 30, 1977

Mr. T.L. Hammer
203 Epps Drive
Grand Junction, CO 81501

Re: File #88-77, Proposed Bulk Development

Dear Mr. Hammer:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of December 28, 1977, approved your application for Bulk Development. Approval was subject to the following storm drainage easements being provided:

1. Five feet along east property line.
2. ¹⁰~~Five~~ feet along south property line.

This item has been scheduled for The City Council meeting of January 18, 1978. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Yours truly,

Karl Metzner
Planner I

KM/lld