

PC Rec # 275
1/3/75

BULK DEVELOPMENT APPLICATION

Duncan Bulk Devel

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

Name and address of property owners and/or Developers.

Thomas R. Duncan
Name

SHERYL A. Duncan
Name

Name

675 26 1/2 Rd
Address *Grand Junction*

675 26 1/2 Rd
Address *Grand Junction*

Address

243-8896
Business Phone

242-2852
Business Phone

Business Phone

N/A - NO PARTICULAR NAME
Name of Development

23rd St & Elm. SE CORNER 1444 N. 23rd
Common Location of Development

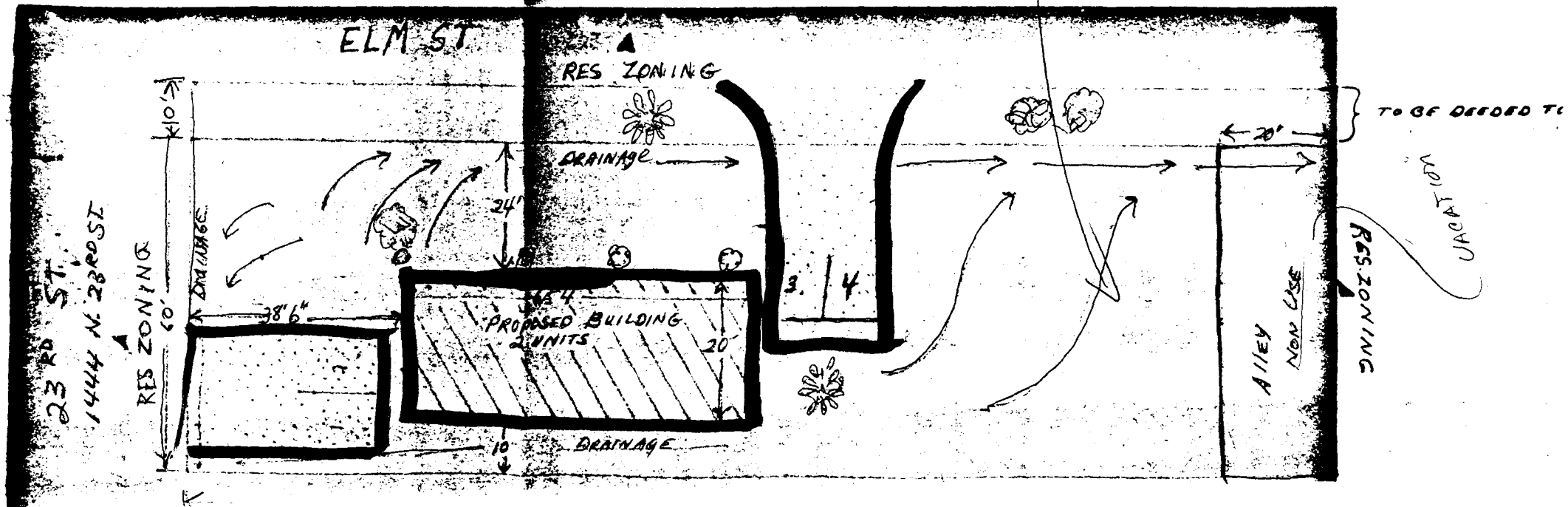
Legal Description:

- 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.

SITE PLAN - BULK DEVELOPMENT APPLICATION



SCALE 1"=30'



Lapping base?
plots

TO BE DECIDED TO

VACATION

RES ZONING

ALLEY
NON USE

PROPOSED BUILDING
2 UNITS

RES ZONING

DRAINAGE

DRAINAGE

23 RD ST
1444 N 23RD ST

RES ZONING
60'

38'6"

20'

24'

10'

3 | 4

January 27, 1978

Mr. Thomas R. Duncan
675 26½ Road
Grand Junction, CO 81501

RE: File # 5-78 - Proposed Bulk Development

Dear Mr. Duncan:

The Grand Junction Planning Commission, at their regularly scheduled meeting of January 25, 1978, denied your application for Bulk Development at 1444 North 23rd. You may request that your application be placed on the next available City Council agenda. No additional fees or application would be required. If it is your intent to appear before the Council, please notify our office, in writing, prior to February 3, 1978. The next available Council meeting will be on February 15, 1978 at 7:30 p.m. in the City Council Chambers.

Please contact our office if you have any questions or comments.

Sincerely,

Karl G. Metzner
Planner I

KGM:dlw

Subdivision DUNCAN Bulk Dev.
 Date JAN 3, 1978 Item # 5-78
 Petitioner Thomas R. DUNCAN
SE CORNER 23rd St. & Elm Ave.

Review Agencies Comments

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① Engineering - CAN we get curb, gutter, & S.W. on elm now?

② Public Service - reserve 10' easement along east side of alley.

③ Fire - OK.



Action Taken

Action Taken

P.C. Denied 1/25/78

P.C. _____

C.C. _____

C.C. _____

Comments

Comments

~~_____~~



ITEMS REQUIRED FROM DEVELOPER

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