Table of Contents

File		1978-0005				
Date		7/25/00 Project Name: Duncan Bulk Development				
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the				
r	c a	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				
e	n	included.				
n t	e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a				
Ì		quick guide for the contents of each file.				
		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				
\dashv		Receipts for fees paid for anything				
	_					
	_	*Submittal checklist				
	_	*General project report				
		Reduced copy of final plans or drawings				
\rightarrow	-	Reduction of assessor's map				
		Evidence of title, deeds				
_		*Mailing list Public notice cards				
	-	Record of certified mail				
	-+	Legal description				
\dashv		Appraisal of raw land				
-	\dashv	Reduction of any maps – final copy				
	\dashv	*Final reports for drainage and soils (geotechnical reports)				
	\dashv	Other bound or nonbound reports				
-	\dashv	Traffic studies				
\dashv	\dashv	Individual review comments from agencies				
一		*Consolidated review comments list				
	\neg	*Petitioner's response to comments				
	\dashv	*Staff Reports				
		*Planning Commission staff report and exhibits				
		*City Council staff report and exhibits				
		*Summary sheet of final conditions				
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
		expiration date)				
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
.,						
	X	Follow-Up Form				
X	X	Review Sheets				
X	X	Letter from Karl Metzner to Thomas Duncan - 1/27/78				
X	X	Development Application				
X		Legal Description				
\rightarrow	${\mathbf{x}}$	Planning Commission Minutes - ** - 1/25/78				
-	X	Site Plan				
-		One Hair				
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BULK DEVELOPMENT APPLICATION

Name and address of property owners and/or Developers.

applicable indicate by N/A.

Thomas R. Duncan Name	Sheeyl A Duncm Name	Name
Address Gendfund	Address Grant for	Address
Business Phone	Business Phone	Business Phone
N/A - No DAETICUIAE Name of Development	MAKE	
23 edst & Elm.		n. 23ª

15 copies of this application required. If question not

Legal Description:

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

 - L C) Location of property.
 - d) Locations and dimensions of all structures, proposed and existing.
 - Screening and landscaping plans identifying the type, location and quanitiy 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).
 - A drainage plan showing proposed on site drainage system and ultimate off site disposal.

 Location and type of any site limitations such as existing g)
 - h) easements, ditches, extreme slopes etc.
 - i) Adjacent land uses and locations.
 - Names and Addresses of all adjacent property owners.
 - Appropriate space for certification of approval by the president of Council and City Planner.

SITE PLAN - BULK DIVELOPMENT APPLICATION SCALE 1"= 30"

January 27, 1978

Mr. Thomas R. Duncan 675 26 Road Grand Junction, CO 81501

RE: File # 5-78 - Proposed Bulk Developmenty

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. Du	JCAN)
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) Fire - OK.			
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C.C.		C.C	
Comme			Comments
-4			Common co
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 	ITEMS	RECHIRED	FROM DEVELOPER
Check	Utilit Lands o	y Agreemer caping	Title Investigation Covenants nexation Other (Specify)
Drainage			