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Fil	e	1993-0099 Name: Free Style Office Building - 121 Chipeta Avenue - SPR
D	6	A CONTROL OF THE CONT
P r	c	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
e	а	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
s	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.
e n	n e	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
t	d	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for
		the contents of each file.
		the contents of each file.
X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
	\neg	Review Sheets
X	X	Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
\neg		Reduction of assessor's map.
		Evidence of title, deeds, easements
寸	İ	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
v l	V	Planning Clearance - issued 8/19/93
X		Site Plan Elevation
X		Warranty Deed - Bk 1855/Pg 781 - not conveyed to the City
X		Floor Plan
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Project Name: Location: 13/de **ITEMS** DISTRIBUTION DESCRIPTION **FOTAL REQ'D.** / Attorney / Downtown Dev. . unty Planning City Fire Department SSID REFERENCE Corps of Engineers County Bldg. Dept. Irrigation District Drainage District Water District Sewer District Do NOT Remove THOSE Office ciclo VII-1 Application Fee Submittal Checklist* VII-3 Review Agency Cover Sheet* VII-3 VII-3 Planning Clearance* ● 11"x17" Reduction of Assessor's Map VII-1 Evidence of Title VII-2 1 Appraisal of Raw Land VII-1 111 VII-1 1 Deeds Easements VII-2 1 11 11 11 111 Avigation Easement VII-1 1 VII-3 ROW Improvements Agreement/Guarantee VII-2 0 CDOT Access Permit VII-3 Industrial Pretreatment Sign-off VII-4 General Project Report X-7 Elevation Drawing IX-13 1/1/ 0 Site Plan X-29 X-29 0 11"x17" Reduction of Site Plan Grading and Drainage Plan IX-16 1 | 2 | X-30 Storm Drainage Plan and Profile 1 2 Water and Sewer Plan and Profile 1 2 1 !X-34 Roadway Plan and Profile IX-28 1 2 O Road Cross-Sections IX-27 1 | 2 | O Detail Sheet IX-12 1 2 Landscape Plan IX-20 2 1 1 1 1 Geotechnical Report X-8 1111 Final Drainage Report X-5,6 1 2 Stormwater Management Plan X-14 1 2 Phase I and II Environmental Report X-10,11 1111 O Traffic Impact Study X-15

NOTES: An asterisk in the item description column indicates that a form is supplied by the City.

Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the 2) pre-application conference. Additional items or copies may be subsequently requested in the review process. Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

GENERAL PROJECT REPORT 121 Chipeta Avenue (6250 Sq. Ft.) Change of Use Residential to Business Office

This use is allowed in the current zoning of C2. The property is bordered on the east by a single family residence on the west by a business office then a used auto sales business. The area has several residences converted to business uses.

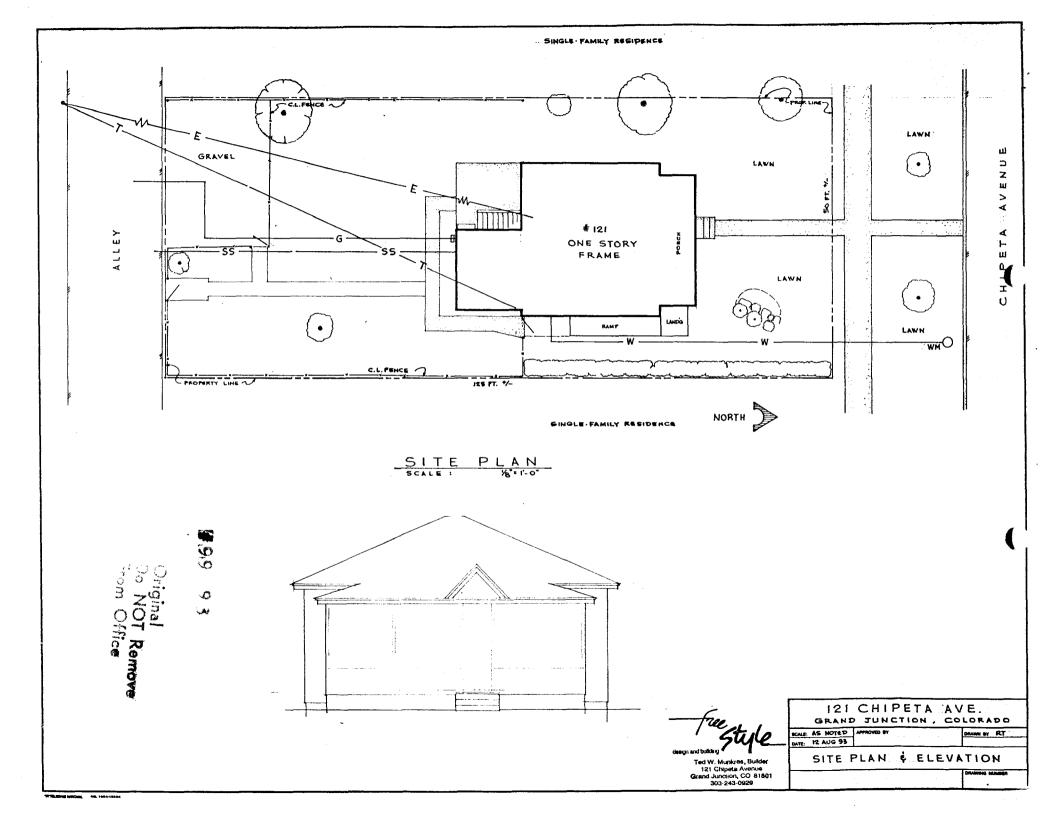
Access is from First Street to Chipeta or the ally south of Chipeta, where parking is provided. (See Plate). Utilities including water, sewer, power, gas, phone and cable are available to the building. A fire hydrant is located 150 feet east of the property at the corner of Chipeta Avenue and Second Street.

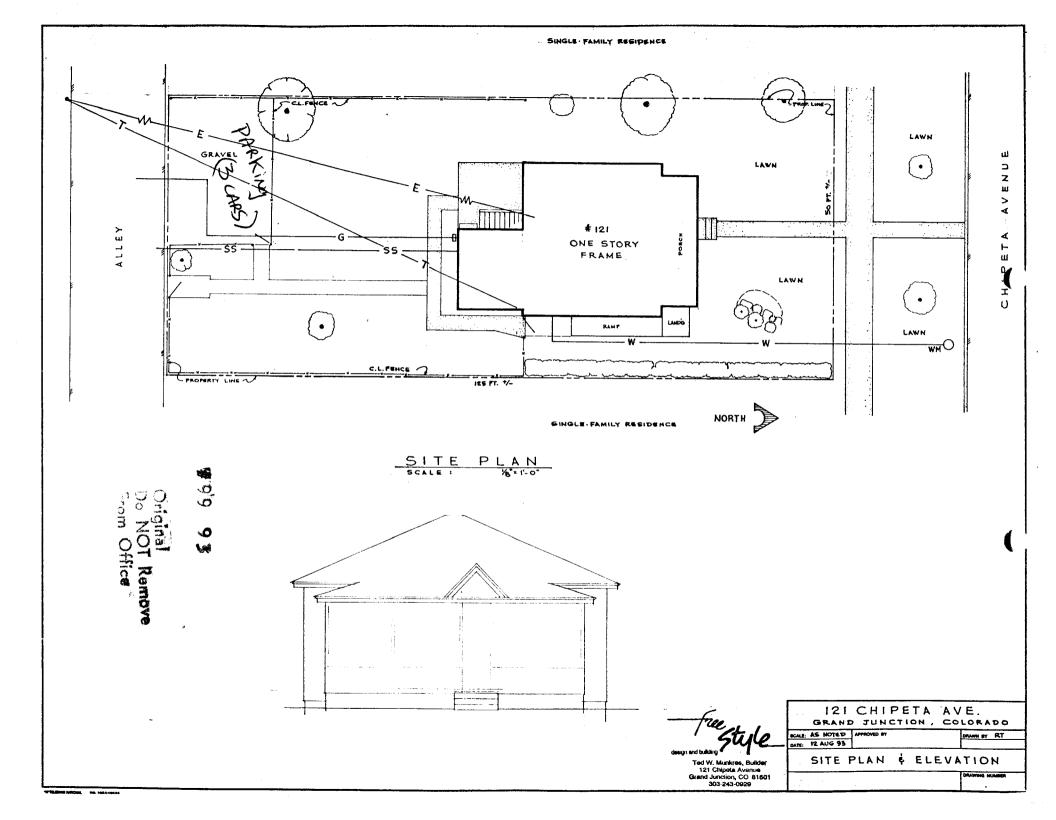
No unusual demands are expected on the utilities. No unusual soil conditions are apparent. The structure is sound and around 100 years in age, it has had improvements made to the foundation, plumbing and electrical, heat and insulation. I anticipate our hours to be 8:00 AM to 5:00 PM, to have 2 employees and an average of one customer every 2 to 3 days, for an average of one 1 hour, per visit. The front yard has been landscaped with a sprinkler system a lawn, trees, flowers and shrubs. The back yard will be maintained in its current condition until a garage and other improvements are constructed.

Scheduled improvements to make the necessary fire walls and handicap access should take no more than 3 months.

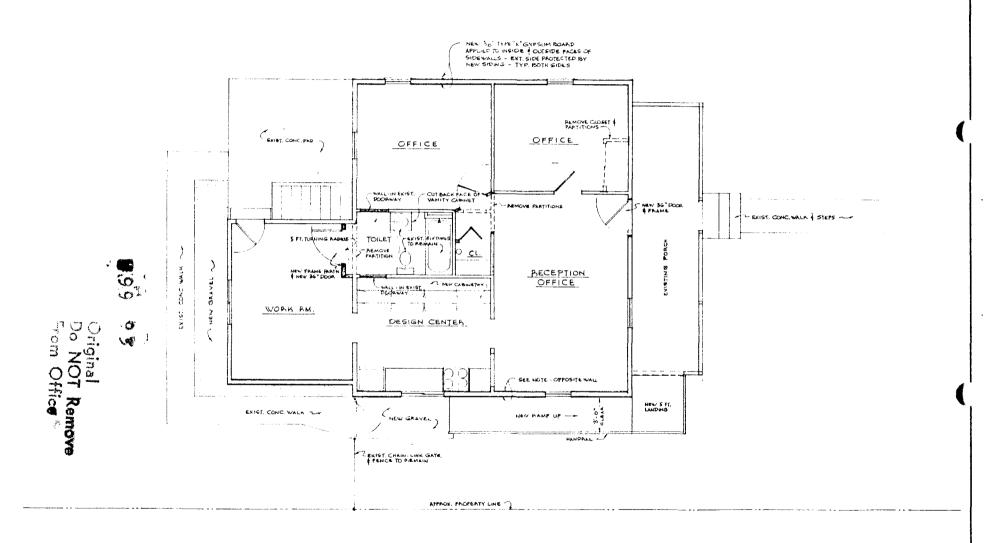
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Original
Do NOT Remove
From Office









FLOOR PLAN

Free Style_

Ted W. Munkres, Builder 121 Chipeta Avenue Grand Junction, CO 81501 303 243-0929 121 CHIPETA AVE.
GRAND JUNCTION, COLORADO

BCALE: V4" = 1'-O" APPROVED BY

DRAWN BY R.T.

PROPOSED FLOOR PLAN

DRAWING NUMBER