



# SUBMITTAL CHECKLIST

Received 8-11-93

## SITE PLAN REVIEW

Receipt #526 DKS

Location: 121 Chipeta

Project Name: Free Style OFFICE

ITEMS		DISTRIBUTION																TOTAL REQ'D.					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service		GVRP	CDOT	Corps of Engineers	Walker Field	
● Application Fee \$145	VII-1	1																					
● Submittal Checklist*	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6
● Planning Clearance*	VII-3	1																					1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6
● Evidence of Title	VII-2	1		1																			3
○ Appraisal of Raw Land	VII-1	1		1	1																		
○ Deeds	VII-1	1		1																			
○ Easements	VII-2	1	1	1	1																		
○ Avigation Easement	VII-1	1		1																			
○ ROW	VII-3	1	1	1	1																		
○ Improvements Agreement/Guarantee	VII-2	1	1	1																			
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1		1																			
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		6
○ 11"x17" Reduction of Site Plan	IX-29			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Grading and Drainage Plan	IX-16	1	2									1											
○ Storm Drainage Plan and Profile	IX-30	1	2									1					1	1	1				
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1	1	1	1					
○ Roadway Plan and Profile	IX-28	1	2									1											
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			4
○ Geotechnical Report	X-8	1	1							1													
○ Final Drainage Report	X-5.6	1	2									1											
○ Stormwater Management Plan	X-14	1	2									1								1			
○ Phase I and II Environmental Report	X-10.11	1	1																				
○ Traffic Impact Study	X-15	1	2																	1			

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) 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.

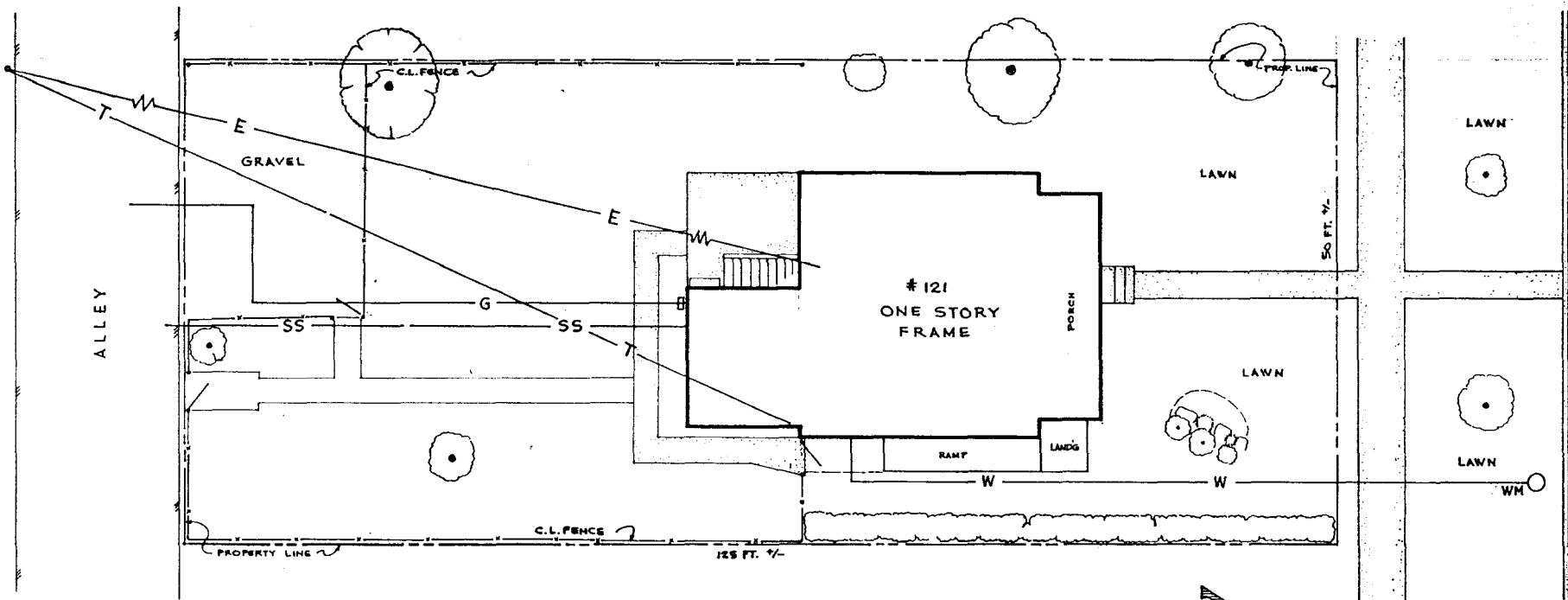
No unusual demands are expected on the utilities. No unusual soil conditions are apparent. The structure is sound and around 100 years in age, it has had improvements made to the foundation, plumbing and electrical, heat and insulation. I anticipate our hours to be 8:00 AM to 5:00 PM, to have 2 employees 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.

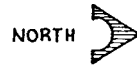
499 93

Original  
Do NOT Remove  
From Office

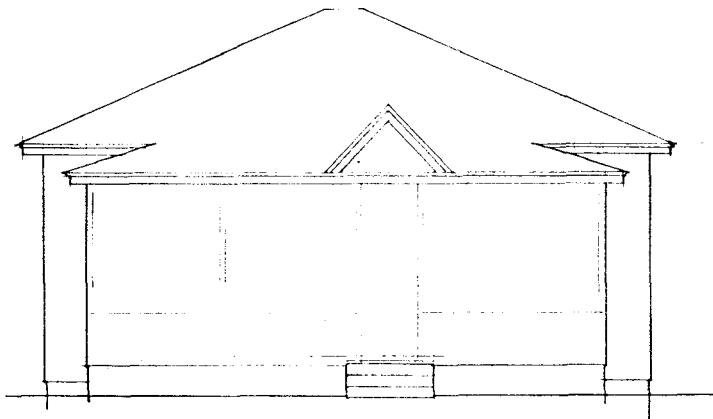
SINGLE FAMILY RESIDENCE



SINGLE FAMILY RESIDENCE



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

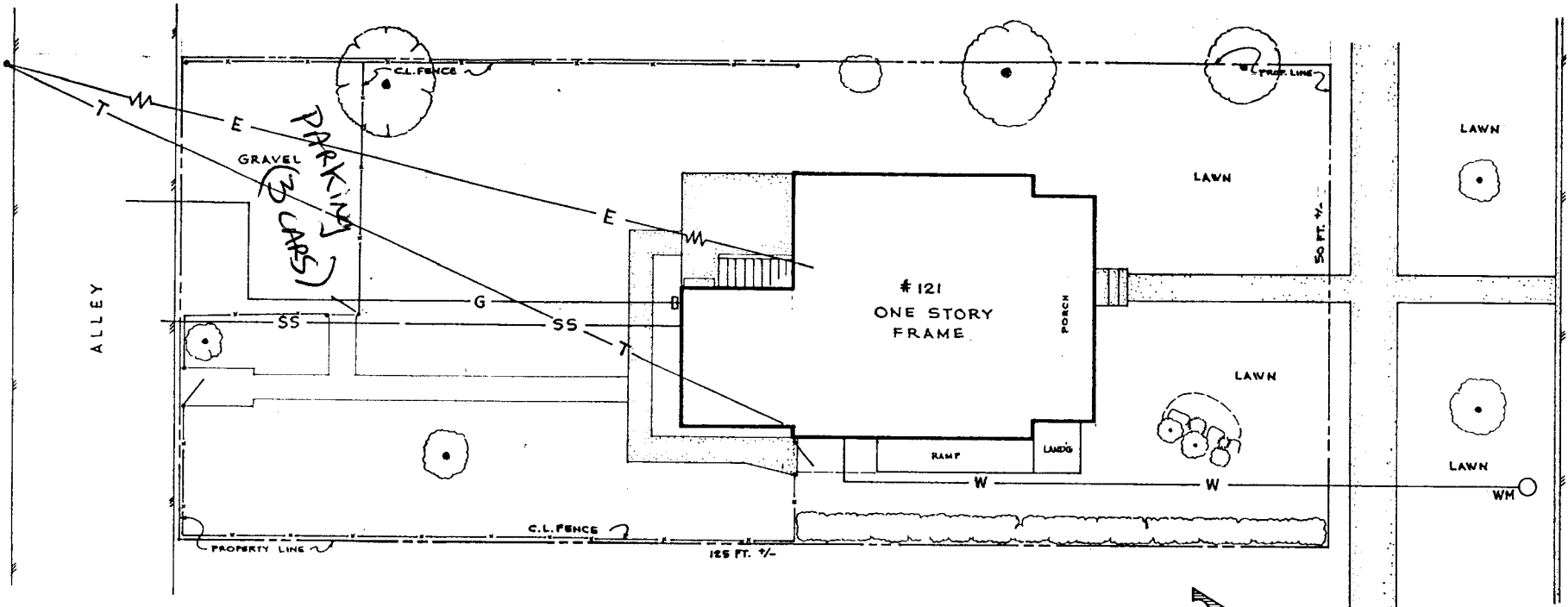


99 93  
 Original  
 Do NOT Remove  
 from Office

*Free style*  
 design and building  
 Ted W. Munkres, Builder  
 121 Chipeta Avenue  
 Grand Junction, CO 81501  
 303-243-0629

121 CHIPETA AVE. GRAND JUNCTION, COLORADO		
SCALE: AS NOTED	APPROVED BY	DRAWN BY: RT
DATE: 12 AUG 93		
<b>SITE PLAN &amp; ELEVATION</b>		
		DRAWING NUMBER

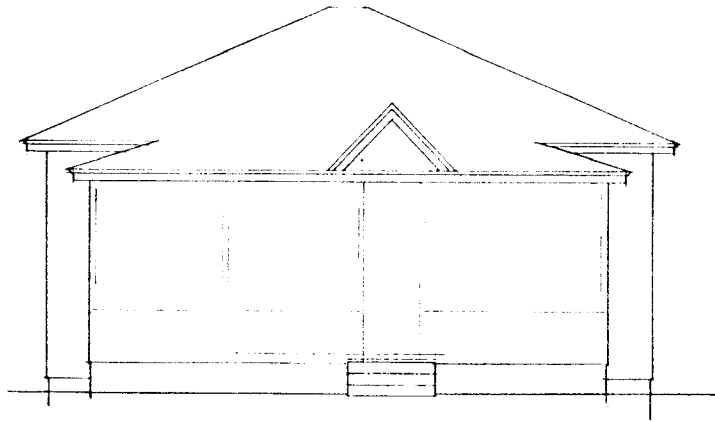
SINGLE-FAMILY RESIDENCE



SINGLE-FAMILY RESIDENCE

NORTH

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

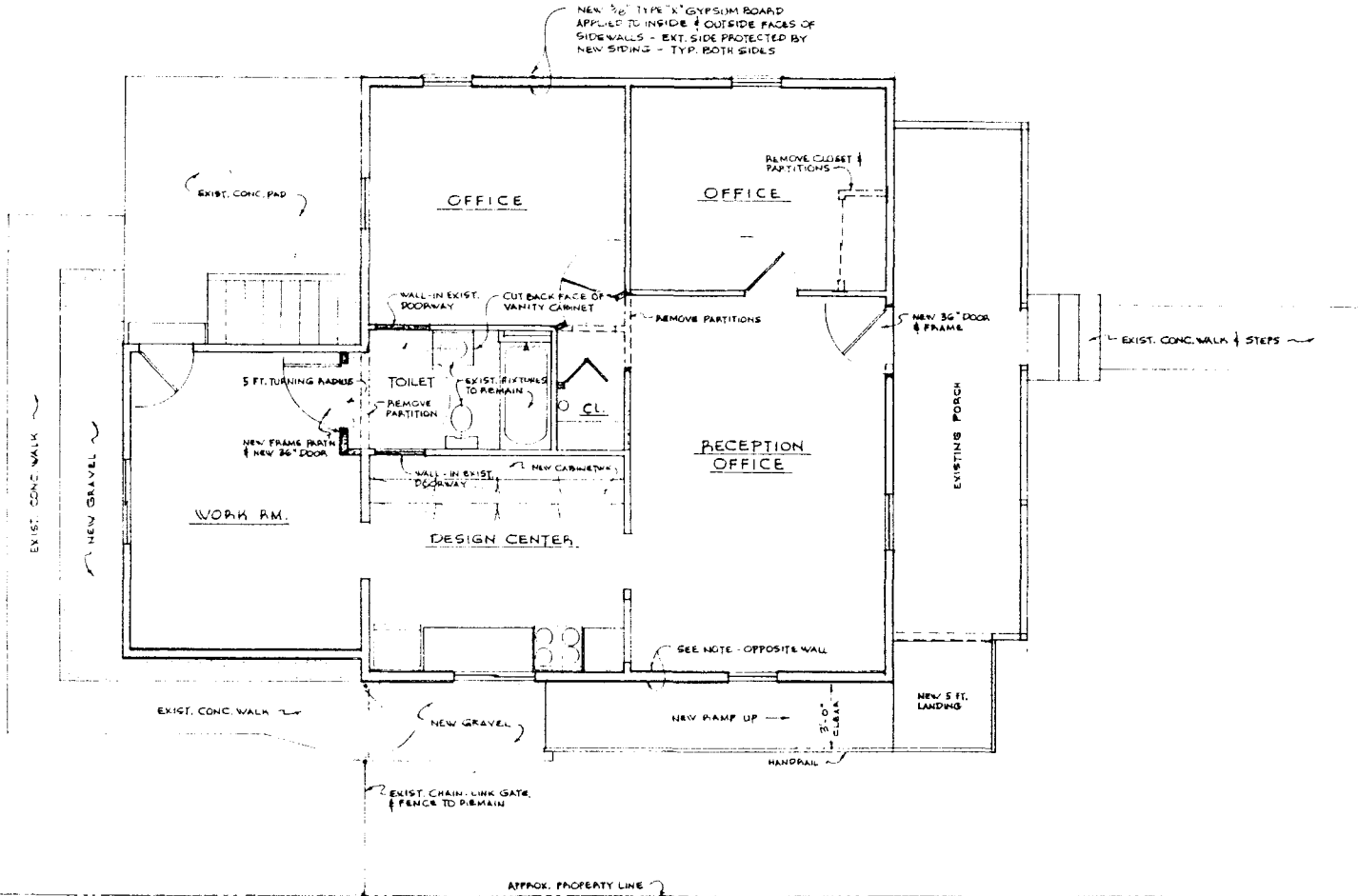


Original  
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919 93

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Ted W. Munkres, Builder  
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SCALE: AS NOTED	APPROVED BY	DRAWN BY: RT
DATE: 12 AUG 93		
<b>SITE PLAN &amp; ELEVATION</b>		
		DRAWING NUMBER



Original  
Do NOT Remove  
From Office

899 05

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

*free style*  
design and building  
Ted W. Munkres, Builder  
121 Chipeta Avenue  
Grand Junction, CO 81501  
303 243-0929

121 CHIPETA AVE. GRAND JUNCTION, COLORADO		
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY R.T.
DATE: 1 AUG 93		
<b>PROPOSED FLOOR PLAN</b>		
		DRAWING NUMBER