

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 1928 1/2 Grand Ave.

Project Name: Duplex

ITEMS	DISTRIBUTION																				TOTAL REQD.		
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 Bd. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GNPP	CDOT	Corps of Engineers		Walker Field	
● Application Fee <i>-to be determined</i>	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	1
● Planning Clearance*	VII-3	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	1
● Evidence of Title	VII-2	1		1				1															
○ Appraisal of Raw Land	VII-1	1			1	1																	
○ Deeds	VII-1	1		1			1																
○ Easements	VII-2	1	1	1	1		1																
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1		1																
○ Improvements Agreement/Guarantee	VII-2	1	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	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
○ 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										1	
○ Storm Drainage Plan and Profile	IX-30	1	2									1				1	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1	1	1						
○ Roadway Plan and Profile	IX-28	1	2									1											
○ Road Cross-Sections	IX-27	1	2									1											
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
○ 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.

PRE-APPLICATION CONFERENCE

Zone: RMF-32

Date: 2/11/94
Conference Attendance: Kathy L., Paul Coleman
Proposal: Duplex at 1928 1/2 Grand Ave.
Location: 1928 1/2 Grand Ave

Tax Parcel Number: 2945-131-18-020
Review Fee:

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Signature(s) of Petitioner(s) X Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 1

FILE #28-94

TITLE HEADING: Site Plan Review - Duplex

LOCATION: 1928 1/2 Grand Avenue

PETITIONER: Superior Contracting, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 1901 N 7th Street
Grand Junction, CO 81501
245-2395

PETITIONER'S REPRESENTATIVE: Paul Coleman

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY UTILITY ENGINEER
Bill Cheney

2/28/94
244-1590

SEWER - Separate sewer taps shall be required if and/or when the units are under individual ownership.

WATER - A water tap fee for the duplex has been installed but not paid for. Separate water taps shall be required if and/or when the units are under individual ownership.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/1/94
244-1591

Need easement if both driveways are intended for use by residents of all units.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

3/3/94
244-1446

If the driveway is meant to be a circular drive with the property to the west, an easement must be provided.

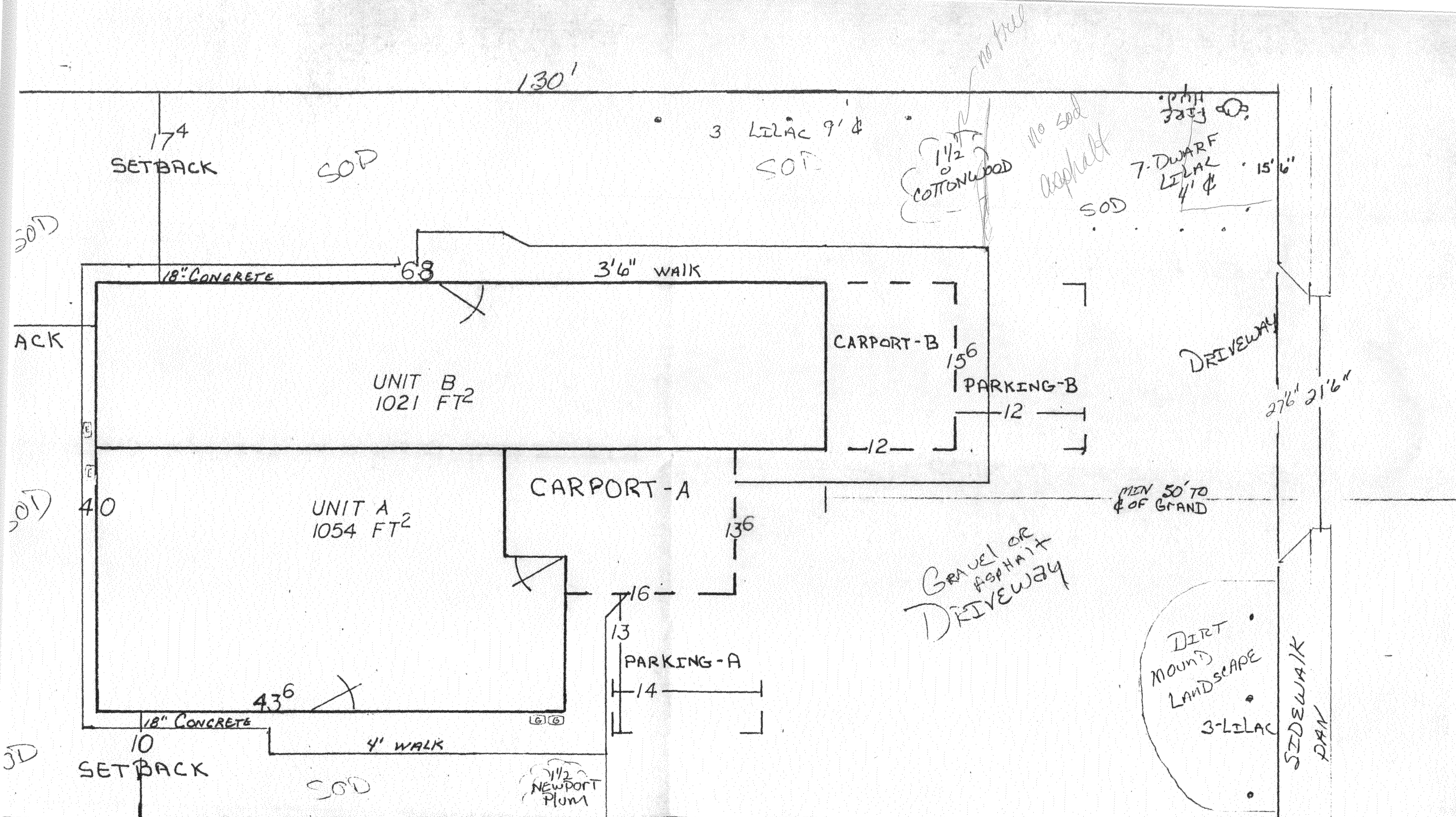
28-94

Response
to Comments
Spoke w/
Bill Chaney
also

1928 1/2 GRAND AVE

SEWER & WATER:
UNITS CANNOT BE
SOLD SEPARATELY.

DRIVEWAY: HAD NO
PLANS FOR EASEMENT
AGREEMENT ON
1928 & 1928 1/2
GRAND AVE. PROPERTIES.
1928 IS BUILD AND
SHOWS NO SIGNS OF
NEEDING ANY MORE
ROOM THAN SINGLE LOT
HAS FOR ACCESS OR EGRESS,
WITH NO REASON TO BE-
LIEVE 1928 1/2 WILL NEED MORE.



28 1/2 GRAND AVE.
 RYLAND SUB.
 -1
 DT-19

LOT- 67 1/3' X 130'
 LANDSCAPING - 8758 FT²
 2200 FT²

ACCEPTED KP 3/4/94
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING