



REVIEW AGENCY COVER SHEET
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

FILE NO. 79 94

Petitioner Please Fill In:

Review Agency
Community Development

Petitioner Please Fill In: SITE PLAN REVIEW

PROPOSAL Multifamily Residential
LOCATION 831 Belford
ENGINEER/REPRESENTATIVE Jack Crimmings
Bray & Co 241-2909
PETITIONER _____
ADDRESS _____
PHONE NO _____

Return to Community Development By _____

Staff Planner Kristen

**Original
 Do NOT Remove
 From Office**

COMMENTS

To Whom it May Concern:

Concerning the intended project at 831/842 Belford, it is our intention to convert this two family to a four family. To do this, it is our intention to convert the garage's on the lower level into two more living units, two bedroom. Remodeling the approx. 1400 Sq. Ft. into these two units. There are no plans to change the existing structure in any way. We are just simply remodeling the garages into two living units. There is some clean up intended for the rear of the structure adjacent to the alley, which I also understand is of some concern. We also intend to provide on-site parking for the entire unit (2) two spaces per unit. The parking to be in the rear, access from alley. Please refer to site plan provided.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY _____ PHONE _____ DATE _____

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 831 Belford

Project Name: 2nd Residential Unit

ITEMS	SSID REFERENCE	DISTRIBUTION																		TOTAL REQ'D.					
		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	City Police Dept.		
● Application Fee \$10.00	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	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	1	1
● Evidence of Title	VII-2	1																							
☒ Appraisal of Raw Land	VII-1	1																							
○ Deeds	VII-1	1																							
○ Easements	VII-2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Avigation Easement	VII-1	1																							
○ ROW	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Improvements Agreement/Guarantee	VII-2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1
○ Elevation Drawing	IX-13	1	1																						
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29																								
○ Grading and Drainage Plan	IX-16	1	2											1									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							
○ Roadway Plan and Profile	IX-28	1	2											1											
○ Road Cross-Sections	IX-27	1	2																						
○ Detail Sheet	IX-12	1	2																						
● Landscape Plan (on site plan)	IX-20	2	1	1																					
○ Geotechnical Report	X-8	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				
● Floor Plan		1	1																						

#2930528
 7.9 94
 Original
 Do NOT Remove
 From Office

ad*
 7/2

7/2

4/1

3/1

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

Date: 3/31/94

Conference Attendance: Mary Ann Novack, Kristen Ashbeck

Proposal: 2nd Res Unit

Location: 831 Belford

Tax Parcel Number: 2945-141-10-

Review Fee: \$110.00

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

Additional ROW required? _____

Adjacent road improvements required? Alley Improvements?

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 2 spaces per unit (all off-street)
- 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.

Signature(s) of Petitioner(s) _____

Signature(s) of Representative(s) _____

REVIEW COMMENTS

Page 1 of 2

FILE #79-94

TITLE HEADING: Site Plan Review - Multi-family Residential

LOCATION: 831 Belford

PETITIONER: Lockhart

PETITIONER'S ADDRESS/TELEPHONE: 830 Lincoln Avenue
Steamboat Springs, CO

PETITIONER'S REPRESENTATIVE: Jack Crimmings (Bray & Company)
241-2909

STAFF REPRESENTATIVE: Kristen Ashbeck

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

4/27/94
244-1590

WATER - There is a 6" looped line in Belford. The nearest hydrant is located on the northwest corner of the intersection of Belford & 8th.

SEWER - Sewer is located in the alley as shown on the plans. An additional "Plant Investment Fee" of \$1,080 will be required. Each building is required to have its own separate sewer service if buildings are independent or each other as shown on the drawing.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

4/28/94
244-1656

A Building Permit is required. All work must be done by a City licensed contractor. Fire-walls must be constructed between new created units as well as between existing and new units as required by the Uniform Building Code, Section 1202. Boiler and laundry rooms must be one hour fire rated.

CITY DEVELOPMENT ENGINEER
Jody Kliska

5/3/94
244-1591

1. Parking for this site appears to be deficient. How many dwelling units total are there now?
2. There does not appear to be any significant drainage impacts, therefore no fee is required.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

5/3/94
244-1437

1. Based on acreage of this parcel (.28) acres, and the existing zoning of 32 units per acre, a maximum of 9 units is allowed on the site. Thus, the proposed total of 8 units (assuming there are 6 existing units) is within this density.
2. Proposal does not meet parking requirements of two off-street spaces per unit.
3. Landscaping appears to meet code. Please label on plan what is existing and what is proposed (if any). Consider another street tree in the park strip - contact the Parks & Recreation Department (244-1541) regarding the street program.

GRAND JUNCTION POLICE DEPARTMENT
Dave Stassen

5/9/94
244-3587

Given the location of this project, I would recommend ensuring that at least one exterior light is placed on each of the buildings four sides.

DATE SUBMITTED _____

BUILDING PERMIT NO. _____

Original
Do NOT Remove
From Office

#79 94

FEE \$ _____

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 831 Belford

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400 sq ft.

SUBDIVISION City of Grand Junction

SQ. FT. OF EXISTING BLDG(S) 3780 63x80

FILING N/A BLK 19 LOT 8,9,10,11

NO. OF FAMILY UNITS existing 2 intended 4

TAX SCHEDULE NO. 294514110005

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 3

OWNER Lochhart

USE OF EXISTING BLDGS Multi Family

ADDRESS 830 Lincoln Ave

DESCRIPTION OF WORK AND INTENDED USE:
Remodel, living units.

TELEPHONE Steamboat Springs Co.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE EMF-32

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side 21, 16 from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 14 from property line

Parking Req'mt 2 off-street spaces per unit

Maximum Height 17

File Number _____

Maximum coverage of lot by structures 50%

Special Conditions: _____

Landscaping/Screening Req'd 20%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval _____ Applicant Signature _____

Date Approved _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

WARRANTY DEED

James M. Flynn and Carole L. Flynn
Grantor(s)

whose address is

*County of _____, State of _____

,for the consideration of
ONE HUNDRED FIFTY SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$157,750.00)
dollars, in hand paid, hereby sell(s)

and convey(s) to Tyrone R. Lockhart and Delano B. Lockhart

whose legal address is 830 Lincoln Avenue, Steamboat Springs

County of Mesa, and State of COLORADO

the following real property in the County of Mesa, and the State of
Colorado, to wit:

Lots 8, 9, 10 and 11 in Block 19 in the CITY OF GRAND JUNCTION

also known by street and number as 831-841 Belford Avenue
Grand Junction, CO 81501

with all its appurtenances, and warrant(s) the title to the same, subject to
taxes for 1993 and all subsequent years, easements, rights of ways and
restrictions of record, if any.

Signed this 30th day of September, 1993.

James M. Flynn
James M. Flynn

Carole L. Flynn
Carole L. Flynn

Original Remove
Do NOT
From Office

7994

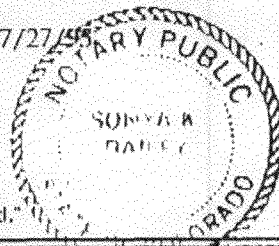
STATE OF Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this
by James M. Flynn and Carole L. Flynn

30th day of September, 1993.

My commission expires 07/27/95

Witness my hand and official seal.



Sonya K. Bailey
Notary Public

Sonya K. Bailey
205 N. 4th Street
Grand Junction, CO

*If in Denver, insert "City and."

WARRANTY DEED (Short Form)

ABSTRACT & TITLE COMPANY OF MESA COUNTY INC.
205 N. 4TH STREET P.O. BOX 3738
GRAND JUNCTION, CO 81502 (303) 242-8234