



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

106 94

Location: 357 W Ouray

Project Name: Additional Residence

ITEMS		DISTRIBUTION																						
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	City Police Dept.	TOTAL REQ'D.	
● 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	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
● Evidence of Title / Title Ins Policy	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
○ 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
○ 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
○ CDOT Access Permit	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
○ Industrial Pretreatment Sign-off	VII-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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
○ Elevation Drawing	IX-13	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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
○ 11"x17" Reduction of Site Plan	IX-29																							
○ Grading and Drainage Plan	IX-16	1	2																					
○ Storm Drainage Plan and Profile	IX-30	1	2																					
○ Water and Sewer Plan and Profile	IX-34	1	2	1																				
○ Roadway Plan and Profile	IX-28	1	2																					
○ 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																					
○ Stormwater Management Plan	X-14	1	2																					
○ Phase I and II Environmental Report	X-10.11	1	1																					
○ Traffic Impact Study	X-15	1	2																					

Do NOT Remove From Office

7

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.

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106 94

We are going to move a house from 1156 Santa Clara to 357 West Ouray Ave. We will use this home to live in (Residential). Land is used for subdivision residential. Site access & traffic patterns are multi-directional (West Grand & Vine & West Ouray). Utilities are already in place. Fire hydrants are approximately 600 feet away from 357 West Ouray Ave.

# REVIEW COMMENTS

Page 1 of 1

FILE #106-94

TITLE HEADING: Site Plan Review - Additional Residential Unit

LOCATION: 357 West Ouray

PETITIONER: Adolf Arias

PETITIONER'S ADDRESS/TELEPHONE: 357 West Ouray  
Grand Junction, CO  
241-0276

STAFF REPRESENTATIVE: Kristen Ashbeck

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**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.**

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**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**6/17/94**  
**244-1656**

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No comments.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**6/17/94**  
**244-1400**

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No requirements at this time.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Dave Stassen**

**6/20/94**  
**244-3587**

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My only concerns deal with how the petitioner plans on moving this house this distance and the route he may be using. The proposed use of this site raises no concerns but the stated question would probably be better addressed by traffic or streets.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**6/24/94**  
**244-1437**

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Prior to issuing a Planning Clearance for a building permit, the following are required:

1. Completion and signature of the Power of Attorney for alley improvements (see attached form). This is to ensure the property owners participation in an alley improvements district if and when one is formed for the alley behind the property. Need to provide warranty deed for property to show who must legally sign the Power of Attorney form.
2. Obtain a permit to move an oversize load on City streets. Contact Dave Tontoli, Traffic Engineer at 244-1567.

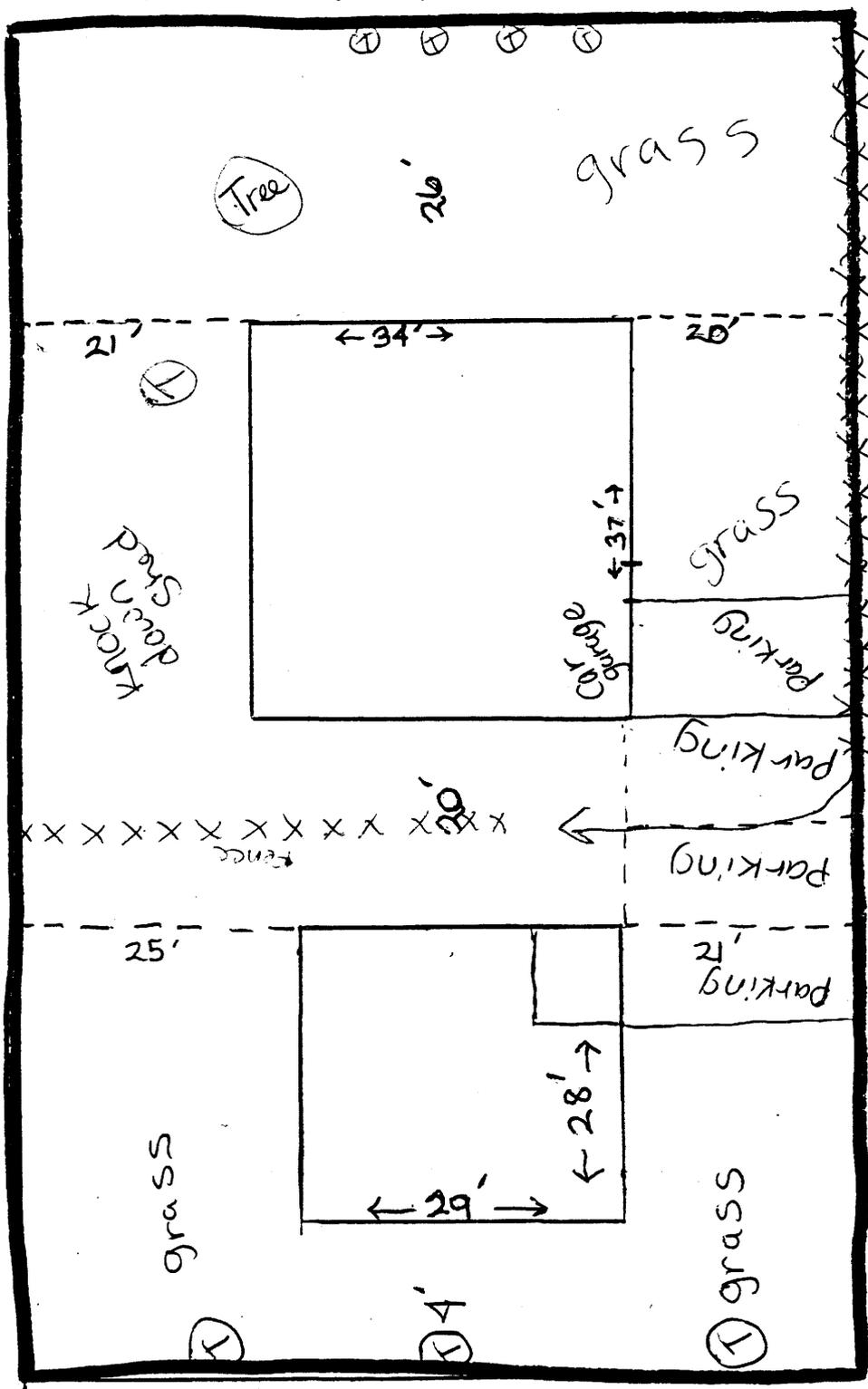
106 94

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ALLEY

move fence (6' tall)

75'



VINE STREET

WEST DUNAY

STREET

DATE SUBMITTED \_\_\_\_\_

BUILDING PERMIT NO. \_\_\_\_\_

FEE \$ 145.00

106 94

### PLANNING CLEARANCE

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

Original  
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BLDG ADDRESS 357 W. Ouray

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1258 sq ft

SUBDIVISION carpentiers sub #2

SQ. FT. OF EXISTING BLDG(S) 812 sq ft

FILING \_\_\_\_\_ BLK 3 LOT 9, 10 & 11

TAX SCHEDULE NO. 2945-151-04-001

NO. OF FAMILY UNITS 1

OWNER Juan/Irma Pichardo

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 1302 Yucca, Artesia New Mexico

USE OF EXISTING BLDGS house

TELEPHONE 1-303-748-3990

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

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

ZONE RMF-64

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front 20 from property line or 45 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 10 from property line

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Rear 20 from property line

OFF-STREET Parking Req'mt 2 per unit (existing & proposed)

Maximum Height 36

File Number \_\_\_\_\_

Maximum coverage of lot by structures 60

Special Conditions: \_\_\_\_\_

Landscaping/Screening Req'd 15% of site

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)