

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 2441 Bunting Ave

Project Name: Duplex

ITEMS	DISTRIBUTION																							
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Public Works	● 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 \$110	VII-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	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	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
○ 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	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								
○ 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																					

39

9

6

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: 7/20/94

Conference Attendance: M. Drollinger, J. Vaytilla, Ken Heit

Proposal: Duplex

Location: 2441 Bunting

Tax Parcel Number: 2945-124-24-011

Review Fee: \$110

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

Additional ROW required? No

Adjacent road improvements required? sidewalk along Bunting

Area identified as a need in the Master Plan of Parks and Recreation? N/A

Parks and Open Space fees required? N/A

Estimated Amount:

Recording fees required? N/A

Estimated Amount:

Half street improvement fees required? TCP

Estimated Amount:

Revocable Permit required? N/A

State Highway Access Permit required? N/A

Applicable Plans, Policies and Guidelines Development Code

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

● Screening/Buffering

○ Land Use Compatibility

○ Drainage

○ Landscaping

○ Traffic Generation

○ Floodplain/Wetlands Mitigation

○ Availability of Utilities

○ Geologic Hazards/Soils

○ Other

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 # 139-94

TITLE HEADING: Site Plan Review - Duplex

LOCATION: 2441 Bunting Avenue

PETITIONER: Joe C. Voytilla

PETITIONER'S ADDRESS/TELEPHONE: 3041 N. 15th Street
Grand Junction, CO 81506
243-5578

PETITIONER'S REPRESENTATIVE: Joe C. Voytilla

STAFF REPRESENTATIVE: Michael Drollinger

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

8/19/94
244-1590

Water: No Comment.

Sewer: Each unit should have its own separate sewer service if the units can be sold off individually.

CITY DEVELOPMENT ENGINEER
Jody Kliska

8/25/94
244-1591

A power of attorney for future alley improvements is required.

The new sidewalk must transition into the existing sidewalk at 45 degree angle for continuity. The cost of this will be credited toward the \$800 TCP.

Drainage fee is calculated at \$1148.00

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

8/30/94
244-1439

See attached comments and standards.

#139-94 SITE PLAN REVIEW - 2441 Bunting Ave (Duplex)
COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

1. The plans shall be revised to add the following statement "An underground, pressurized irrigation system shall be provided for all landscaped areas."
2. As per Section 5-4-15A of the Code the applicant shall provide one tree per each 500 sq. ft. of required landscape area.
3. The provided landscaping does not meet Code requirements. As per Code (copy attached), forty (40) percent of the landscaped areas shall contain shrubs, and the shrub areas shall be covered by a minimum of 75% plant material. Staff may waive part of the shrub and tree requirement if the applicant provides a seeded grass surface for the entire lot area.

- C. Sanitary facilities shall be provided on site; and
- D. All items for sale shall be stored indoors (or within an approved screened storage area) or removed from the site at the close of each business day. Flea markets shall not be open for business in excess of 16 hours per day; and
- E. No storage of items other than those available for retail sale may be stored on the premises unless confined within an approved screened storage area; and
- F. The owner or operator of an existing flea market shall comply with all City regulations on or before October 1, 1989.

5-4-14 JUNKYARDS/SALVAGE YARDS (See Definitions)

- A. Salvage, dismantling, or recycling uses as accessory uses are permitted under the same status as the principal use and are subject to all requirements of Section 5-1-2C, plus the following:
 1. Must be screened from all surrounding uses and all roadways or be in a totally enclosed building (see Section 5-1-2C for screening standards).
 2. Unusable items shall be disposed of and not be allowed to collect on the premises.
 3. All tires not mounted on a vehicle shall be neatly stacked or placed in racks. If stacked, the stacks shall not be stacked over six feet in height. No garbage or other putrescent waste, likely to attract vermin, shall be kept on the premises. Gasoline, oil, or other hazardous materials which are removed from scrapped vehicles or parts of vehicles kept on the premises shall be disposed of in accordance with applicable federal, state and local regulations. All other regulations of the City such as, but not limited to, building codes, fire codes, weed regulations, and health regulations shall apply to the operation of all such uses.
 4. The owner or operator of such an existing accessory uses shall comply with all City regulations on or before June 1, 1990.

5-4-15 LANDSCAPING STANDARDS

- A. For all zones except single family, required landscaped areas shall contain one tree for each increment of five hundred (500) square feet or fraction thereof. Forty percent (40%) of the landscaped area shall contain shrubs, and this shrub area(s) shall be covered by a minimum of seventy-five percent (75%) plant material. The Administrator may vary the requirements of this paragraph A as well as the total square footage of landscape area required by the various zones if one or more of the following is provided:
 1. Shade trees are provided in excess of the minimum requirement.

2. Shade trees are provided which are larger at planting than the minimum required planting size.
 3. Shade trees which minimize heat build-up are effectively used to shade structures, parking areas, and other hard surface areas.
- B. The minimum allowable plant size for new installations shall be as follows:
1. Deciduous trees: One and one-half inch (1-1/2") caliper (measured one foot above ground level).
 2. Evergreen trees: Six feet (6') tall (measured from ground level).
 3. Shrubs: Five-gallon (5) size.
- C. Plantings should be from the list of approved plants provided by the Department unless otherwise approved by the Administrator.
- D. An underground, pressurized irrigation system will be required for all landscaped areas.
- E. Installed landscaping shall comply with the approved site plan. Landscaping changes subsequent to an approved site plan shall require an amendment submitted for approval by the Administrator. Appeals regarding the review of site plans and amendments shall be forwarded to the Board of Appeals for hearing and determination.
- F. All landscaping shall be maintained in a healthy condition. Plants which die or are unhealthy shall be replaced.

5-4-16 VARIANCES OF THIS SECTION (5-4) - The City Council may, after study and recommendation by the Planning Commission, authorize variances from the provisions of Section 5-4 where:

- A. There are exceptional topographic, soil, or other subsurface conditions, or other conditions peculiar to the site (e.g. viaducts, bridges and bluffs); and
- B. An undue hardship would be created by the strict application of the provisions of this section; and
- C. Such hardship is not created by an action of the applicant; and
- D. Such variance would not be detrimental to the public welfare or impair the intent and purpose of this section.

SITE & LANDSCAPING PLAN for DUPLEX
 2441 BULLTICK AV. GR., K.T. CO.

PUBLIC ALLEY

570

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

9-12-97

26.0'

18.5'

4 PKL STALLS @ 9.25'

52.0'

PROPERTY LINE
 127.0'

EXISTING CONC
 SIDEWALK
 & DRIVEWAY

4.0'

20.0'

10.0'

26.0'

10.0'

20.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

BULLTICK AV.

NEW CONC SIDEWALK

48.0'

PROPERTY LINES

EXIST'G CONC. (3.5')
 SIDEWALK TO HERE

EXIST'G CURB & GUTTER CONT

SCALE 1" = 10.0'

NORTH

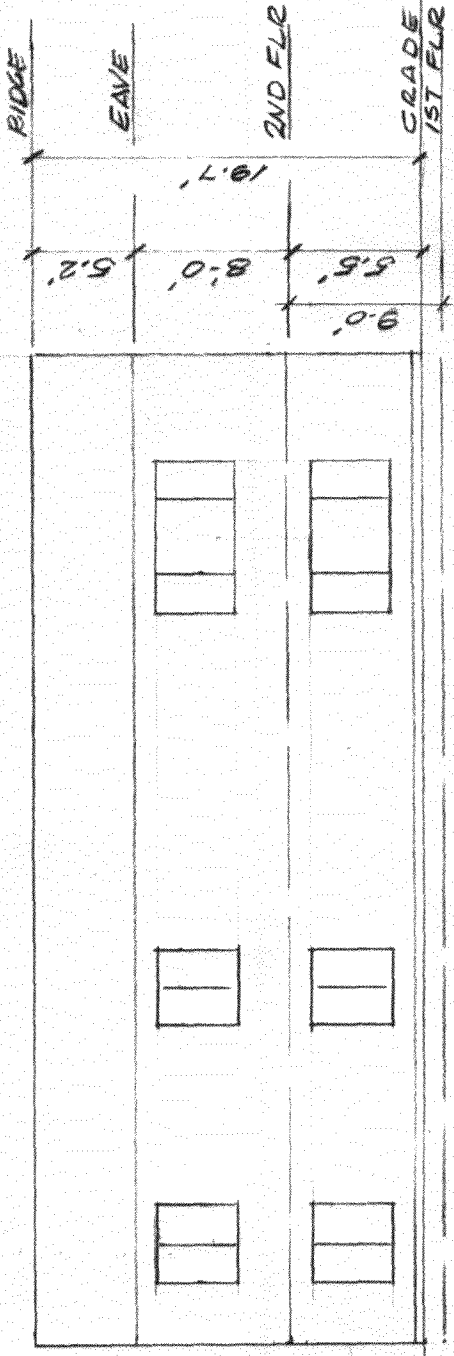
LANDSCAPE LEGEND

- [Hatched Box] = LANDSCAPE AREA TO RECEIVE SHIPPED SPECIES BARK OVER AG. CLOTH
- [Cloud Shape] = 5 GAL SEA-GREEN JUNIPER
- [Star Shape] = 1 1/2" MIN DECIDUOUS SHADE TREE
 OPTIONS: SYCAMORE, AUTUMN ASH, SEEDLESS MULBERRY

NOTE: AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM SHALL BE PROVIDED

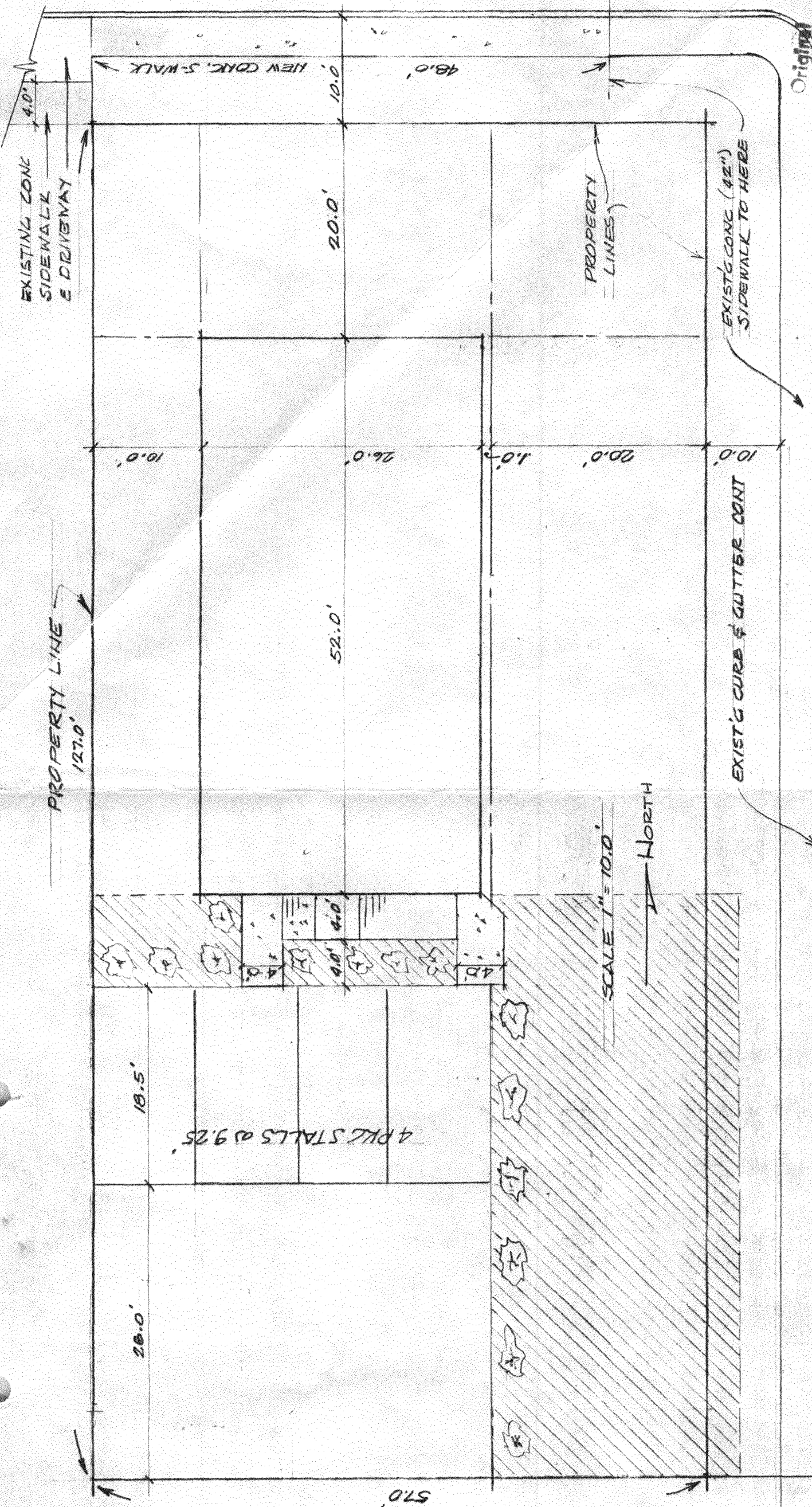
25TH ST

AREAS	SF	%
LOT 57 X 127	7239	100
SET BACKS	3280	45
PARKING	1720	21
LANDSCAPING	1046	20



EAST ELEVATION

BUILDING AV.



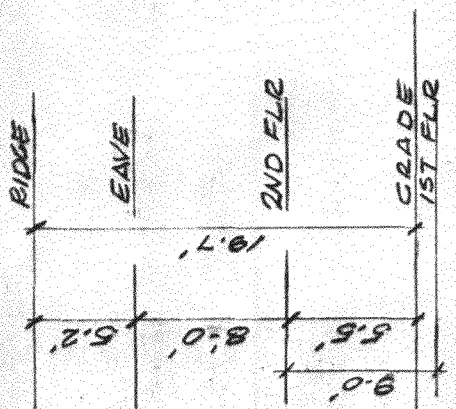
Original
NOT REMOVE
From Office

LANDSCAPE LEGEND

- [Hatched Box] = LDSCP AREA
- [Symbol] = 5 GAL SEA-GREEN JUNIPER
- [Symbol] = TO RECEIVE SPRUCE BACK (SHREDDED)

AREAS		SITE PLAN	
LOT 57 X 127	7239 SF	100%	DUPLEX
SET BACKS	3280 SF	45%	2441 BUILDING AV.
PARKING	1720 SF	24%	GIR. HGT. COLO.
LANDSCAPING	1448 SF	20%	

25TH ST



EAST ELEVATION

PUBLIC ALLEY

57.0'

28.0'

18.5'

4 PKG STALLS @ 9.25'

SCALE 1" = 10.0'

NORTH

EXIST'G CURB & GUTTER CONT

EXIST'G CONC. (42")
SIDEWALK TO HERE

PROPERTY LINES

PROPERTY LINE

127.0'

52.0'

10.0'

26.0'

1.0'

20.0'

10.0'

20.0'

10.0'

48.0'

NEW CONC. S-WALK

EXISTING CONC. SIDEWALK & DRIVEWAY

4.0'