



# SUBMITTAL CHECKLIST

## ~~SITE PLAN REVIEW~~ / CHANGE OF USE

Location: 629 North Ave

Project Name: COU-95-1

ITEMS		DISTRIBUTION														4.1								
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. Office	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	Original Do NOT Remove From Office	TOTAL REQ'D.	
● Application Fee #50	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 / Title Ins Policy	VII-2	1					1																	
○ Appraisal of Raw Land	VII-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		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	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																					
○ Detail Sheet	IX-12	1	2																					
● Landscape Plan (if any - on site 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.

COU-95-4.1

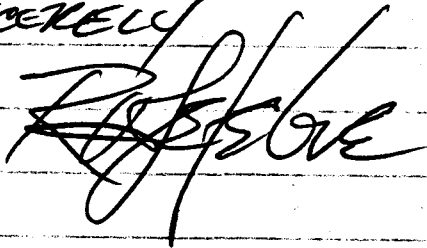
GENERAL PROJECT REVIEW REPORT  
(SUBMITTED BY R. LEFEBVRE)

My SUBMITTAL INCLUDES THE  
FOLLOWING:

COU-95-4.1

1. TO TAKE 629 NORTH AVE, FROM  
RESIDENTIAL TO COMMERCIAL.
2. TO MAKEOVER & REMODEL  
SAID RESIDENCE FOR  
COMMERCIAL PURPOSES.

SINCERELY



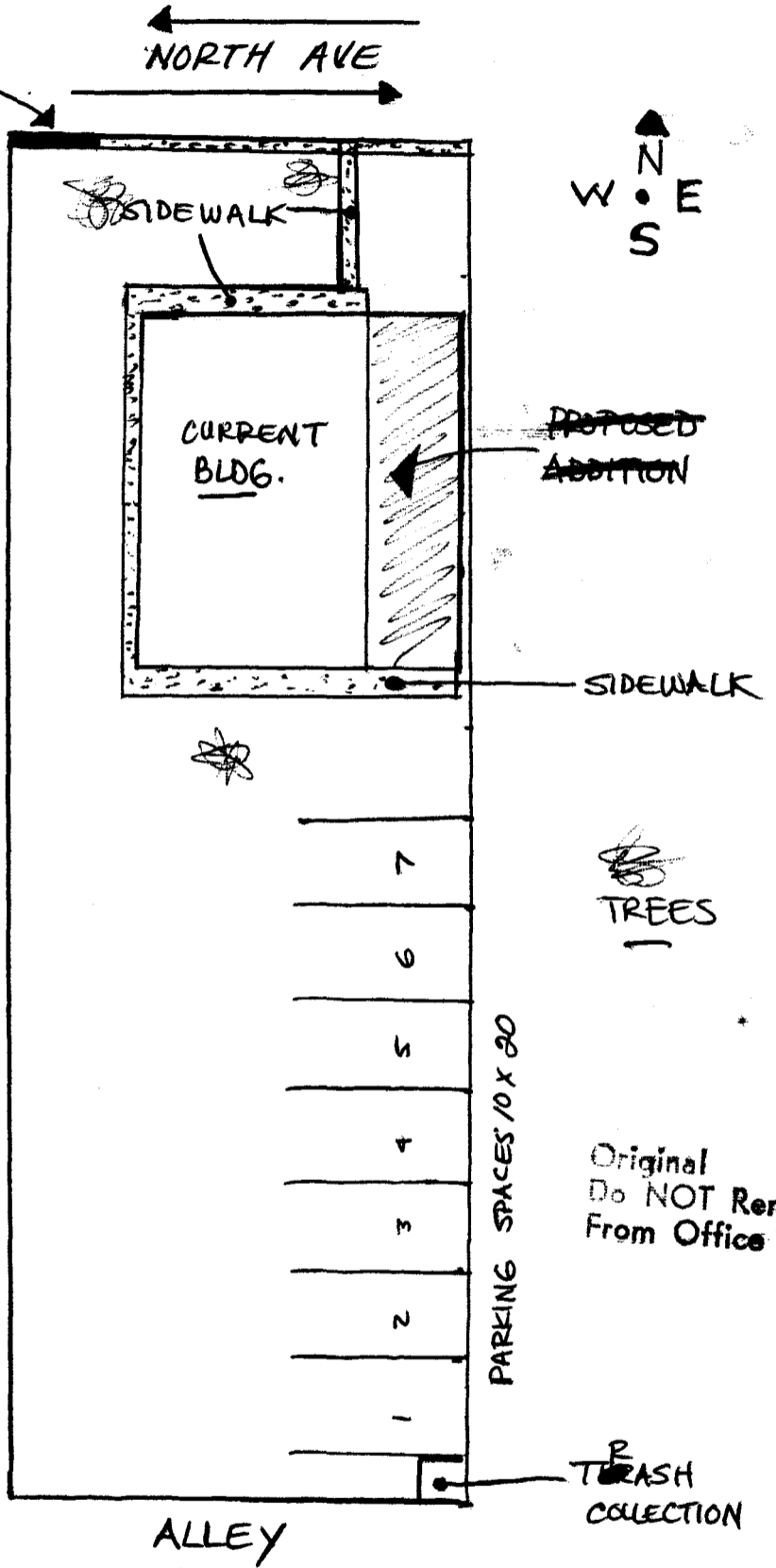
Original  
is NOT Removed  
From Office

SITE PLAN 629 NORTH AVE.  
PROPERTY 50' W 150' L

COU-95-~~11~~  
4.1

SCALE 1" = 20 FT.

CURRENT  
DRIVEWAY  
INGRESS-EGRESS  
OFF N. AVE





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

**02/14/95**  
**244-1437**

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1. Paving of all circulation areas (driveway, parking & parking aisle) is required. If not to be completed prior to occupancy of building, an Improvements Agreement & Guarantee is required.
2. Number of parking stalls proposed is adequate for retail use of existing building.
3. Current driveway is not wide enough for safe access. Need to widen driveway to west and obtain shared access easement from adjacent owner or utilize alley access only. If North Ave. access is proposed, a new permit from the Colorado Department of Transportation (CDOT) may be required. A review packet has been forwarded to CDOT.
4. Total sign allowance for the site is 75 square feet. A sign permit through Community Development Dept. is required.
5. Existing landscaping in front of building must be retained.

**COLORADO DEPT. OF TRANSPORTATION**  
**C. I. Dunn, Jr.**

**2/21/95**  
**248-7232**

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A new access permit will be required due to the change in use.