



# SUBMITTAL CHECKLIST

## PLANNED DEVELOPMENT REVIEW

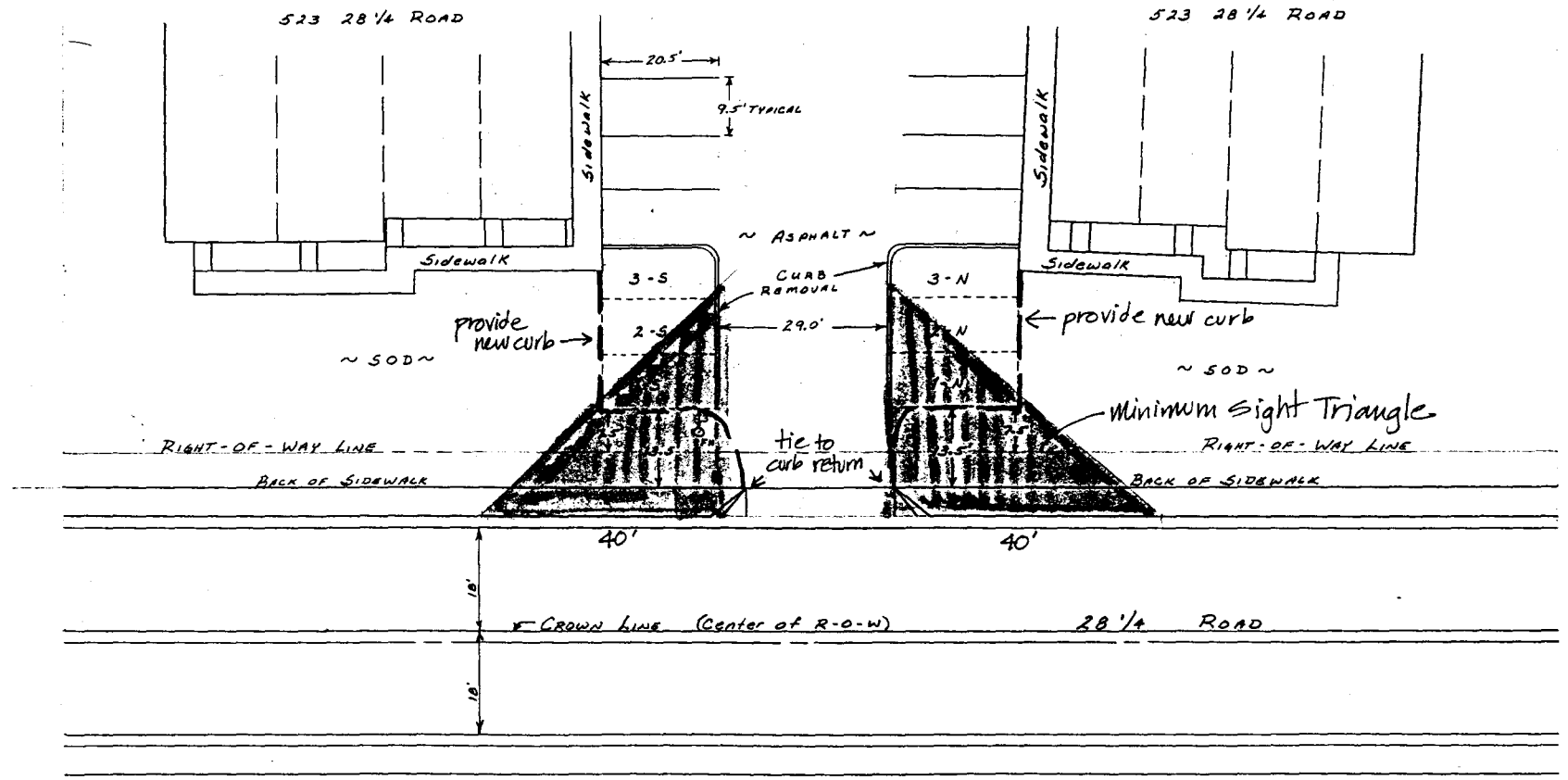
Location: 523 28 1/4 Rd

Project Name: Minor Change

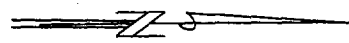
ITEMS		DISTRIBUTION														TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.F.C. (8 sets)	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District		Sewer District	U.S. West	Public Service	GVRRP	CDOT	Corps of Engineers	Walker Field	
● 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	1
● Application Form	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
● 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																						
○ Appraisal of Raw Land	VII-1	1		1																				
● Names and Addresses	VII-3	1																						
● Legal Description	VII-2	1		1																				
○ Deeds	VII-1	1		1																				
○ Easements	VII-2	1	1	1	1												1	1	1					
○ Avigation Easement	VII-1	1		1																				
○ ROW	VII-3	1	1	1	1												1	1	1					
○ Improvements Agreement/Guarantee	VII-2	1	1	1																				
○ CDOT	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																			
● 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	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	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		

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.

- BRIARGATE -



SITE PLAN  
1" = 20'



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAR 16 REC'D



March 29, 1995

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

Mr. Martin Krakowski  
2227 Village Court  
Grand Junction, Colorado 81503

RE: Minor Change for Plan of Briargate Condominiums

Dear Mr. Krakowski,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Minor Change for the Plan of Development for the Briargate Condominiums located at 523 28-1/4 Road (tax schedule nos. 2943-073-26-001 through 022 and Tracts A, B, and C). The minor change approval is for the addition of 6 off-street parking spaces in the front yard of the property per the plan submitted. The approval is subject to the petitioner meeting the following requirements for construction of the new parking areas: 1) a Planning Clearance is required (see enclosed form) prior to any site work; 2) all new parking areas must be paved (gravel is unacceptable); 3) curbing is required to edge the new parking areas and tie in with the curb returns on the 28-1/4 Road driveway (see enclosed red-lined plan); and 4) all disturbed areas must be replanted with sod and replacement of the shrubs/trees removed due to this construction is strongly recommended provided they are not planted in the sight distance triangle (also refer to attached red-lined plan).

Please call if you have any questions regarding this Minor Change.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristen", is written over a horizontal line.

Kristen Ashbeck  
Planner

c: Tim Woodmansee, City Property Agent

encl