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MC-1995-056 Date 7/31/99 A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. *Summary Sheet - Table of Contents Application form Receipts for fees paid for anything *Submittal checklist - Change of Use Review *General project report Reduced copy of final plans or drawings Reduction of assessor's map Evidence of title, deeds *Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description Appraisal of raw land Reduction of any maps - final copy *Final reports for drainage and soils (geotechnical reports) Other bound or nonbound reports Traffic studies Individual review comments from agencies *Consolidated review comments list *Petitioner's response to comments *Staff Reports - Board of Appeals *Planning Commission staff report and exhibits *City Council staff report and exhibits *Summary sheet of final conditions *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) **DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:** X X Planning Clearance - 5/3/95 - ** 2943 - 013 - 26 - 003 X X Letter from Kristen Ashbeck to Martin Krakowski – 3/29/95 X Site Plan - approved

PLAN Minor Change Location: Project Name: **ITEMS** DISTRIBUTION **DESCRIPTION FOTAL REQ'D.** City Dev. Eng. City Dev. Eng. City Utility Eng. City Property Agent City Parks/Regreation City Price Department City Atterney City Downtown Dev. At SSID REFERENCE Dept County Bidg, Dept Irrigation District Drainage District Water District Sewer District U.S. West U.S. West O Public Service 0000 lo 0 Application Fee #50 VII-1 Submittal Checklist* VII-3 Review Agency Cover Sheet VII-3 Application Form VII-1 ● 11"x17" Reduction of Assessor's Map VII-1 Evidence of Title ∀11-2 VII-1 O Appraisal of Raw Land VII-3 Names and Addresses VII-2 Legal Description VII-1 O Deeds VII-2 1 1 1 O Easements VII-1 O Avigation Easement VII-3 1 1 O ROW VII-2 1 1 1 O Improvements Agreement/Guarantee VII-3 1 1 1 O CDOT O Industrial Pretreatment Sign-off VII-4 1 General Project Report X:7 O Elevation Drawing IX-13 11 2 2 Site Plan IX-29 11"x17" Reduction of Site Plan IX-29 2 IX-16 1 O Grading and Drainage Plan 111 O Storm Drainage Plan and Profile IX-30 1 2 1 1 1 1 1 O Water and Sewer Plan and Profile IX-34 1 2 IX-28 1 O Roadway Plan and Profile O Road Cross-Sections IX-27 1 2 O Detail Sheet IX-12 1 2 Landscape Plan IX-20 2 1 1 O Geotechnical Report X-8 O Final Drainage Report X-5.6 1 O Stormwater Management Plan X-14 O Phase I and II Environmental Report X-10,11 1 1 O Traffic Impact Study X-15 1 2

NOTES: 1) 2)

MAY 1993

An asterisk in the item description column indicates that a form is supplied by the City.

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. Each submitted item must be labeled, named, or otherwise identified as described above in the description column. 31

- BRIARGATE -523 28 1/4 ROAD 523 28 1/4 ROAD 9.5'TYPICAL ~ ASPHALT ~ Sidewalk SIDEWAIK CURB -- provide new curb provide new curb -> . Minimum sight Triangle RIGHT-OF-WAY LINE 40' ROAD * CROWN LINE (Center of R-O-W) SITE PLAN 1" = 20'

RECEIVED SEARCH CUNCTION

MAR 16 RECT



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,

Kristen Ashbeck

Planner

c: Tim Woodmansee, City Property Agent

encl