



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2245 N. 15th St.

Project Name: Additional unit in Project

ITEMS		DISTRIBUTION															TOTAL REQD.						
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 <i>G.V.</i>	● Drainage District <i>G.J.</i>	○ Water District	○ Sewer District	○ U.S. West		○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	
● Application Fee #110	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	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
○ 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	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.

General Project Report  
Submitted by Steve Stan

Re: Proposed four-plex construction at  
2245 N. 15<sup>th</sup> Street, Grand Junction

Initially, a tri-plex was to be constructed at the above captioned site. However, the need for an additional unit exists - family need.

The additional unit, Unit 4, will be a one bedroom addition - no garage. It will be 660 sq. ft. in size.

The entire project has been re-engineered by our licensed architect, Kyle Sheenman, and Lincoln-Hewes.

Contact has been continued with City staff, Grange District and the Sanitation District.

There will be more than required parking spaces - and drainage will be put in place beyond that recommended by Lincoln-Hewes.

The landscaping is natural with numerous trees. However, once the unit is constructed, more trees and bushes will be added.

Steve Stan

Note:

The area is zoned S-2 (5 units)

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-24

TITLE HEADING: Site Plan Review - add 4th Unit to an approved Tri-plex

LOCATION: 2245 North 15th Street

PETITIONER: Steve Star

PETITIONER'S ADDRESS/TELEPHONE: 2824 Orchard Avenue  
Grand Junction, CO 81501  
245-3946

STAFF REPRESENTATIVE: Tom Dixon

**NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

**GRAND JUNCTION FIRE DEPARTMENT** 1/27/95  
**Hank Masterson** 244-1414

The existing fire hydrants are adequate for this proposal.

**CITY PARKS & RECREATION DEPARTMENT** 1/27/95  
**Don Hobbs** 244-1542

Open space fees based upon 4 units x \$225 = \$900 due in fees. No record of payment on #94-129 for first 3 units.

**MESA COUNTY BUILDING DEPARTMENT** 1/30/95  
**Bob Lee** 244-1656

No objections or comments.

**CITY DEVELOPMENT ENGINEER** 2/2/95  
**Jody Kliska** 244-1591

Engineering concerns have been addressed in previous submittal. No comment.

**GRAND JUNCTION DRAINAGE DISTRICT** 2/2/95  
**John Ballagh**

The Drainage District has been granted an easement for that portion of the Logan Drain through the site at 2245 North 15th Street. It appears from the plans that the addition of Unit #4 will not encroach into the easement.

## ADMINISTRATIVE REVIEW

FILE: #SPR-95-24

DATE: February 6, 1995

STAFF: Tom Dixon, AICP

REQUEST: Add a fourth unit to a proposed triplex

LOCATION: 2245 15th Street

APPLICANT: Steve Star

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

EXISTING ZONING: PR-8.5

SURROUNDING ZONING:

NORTH: RSF-8

SOUTH: RSF-8

EAST: RMF-16

WEST: PR-20

**RELATIONSHIP TO COMPREHENSIVE PLAN:** No plan has been adopted for this area of the City.

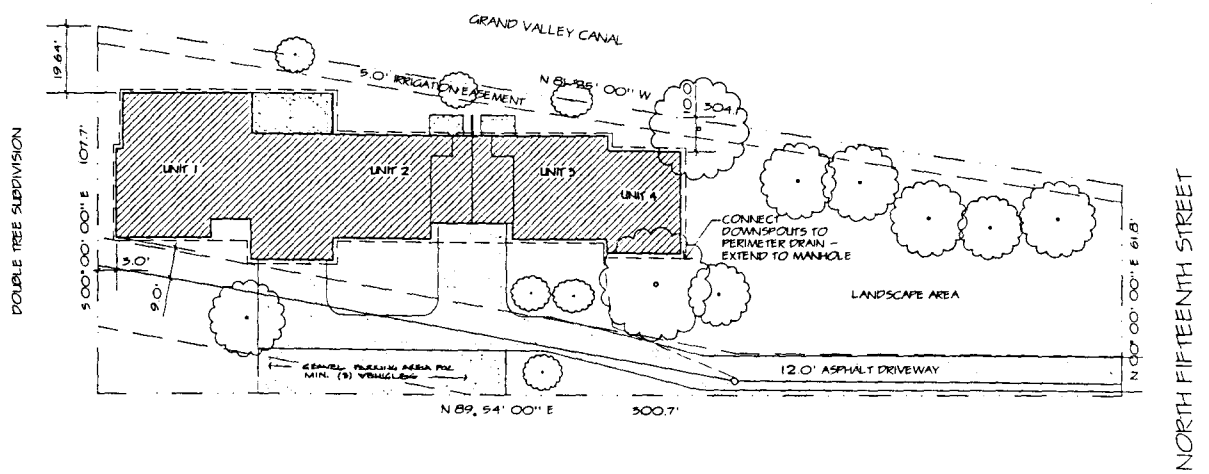
**STAFF ANALYSIS:** A triplex development on this vacant parcel of land containing .59 acre of land was approved at the Planning Commission hearing on September 6, 1994. The Grand Valley Canal is directly north of the site, a four-unit condominium development is to the south, and the Doubletree Apartments are directly west. On the east side, the property fronts 15th Street for some 61 feet.

The approved triplex is proposed to be a one-story structure with three attached units, all accessed from 15th Street via a common driveway. The proposed fourth unit would be attached to the east side of this structure. Each of the units would have an attached garage except for the fourth unit which will just have two paved parking spaces. The site has an abundance of mature deciduous trees, predominantly Cottonwoods and Russian Olives, on its eastern half. The location of the approved triplex, as well as the proposed fourth unit, will be on the western half of the site in order to maximize the retention of this grove of trees.

**ADMINISTRATIVE DECISION:** Approval of the proposed fourth unit, subject to the following conditions:

- 1) All units in this project shall have two off-street parking spaces.
- 2) The location of the proposed fourth unit to the triplex shall be conform to the submitted and approved site plan.
- 3) The north setback shall be at least five feet.
- 4) The maximum height of all structures will be 32 feet.

A RESIDENCE  
FOR  
**MR. & MRS. STEVE STAR**  
2245 NORTH 15th STREET  
GRAND JUNCTION, COLORADO



SITE PLAN

HARCROFT CONDOMINIUMS



ACCEPTED *Tom Dixon* 8 Feb 1995  
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.

TECT

REVISIONS:  
1. 9/28/94  
2. 12/07/94  
3. 12/27/94  
4.

**LYLE BLENEMAN**  
ARCHITECT  
245-1962

A RESIDENCE  
FOR  
**MR. & MRS. STEVE STAR**  
GRAND JUNCTION, COLORADO

SITE PLAN

DRAWN BY  
DATE

OF 6 SHEET NO. A1