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Fil	e	SPR-1995-054
Da	te	7/12/99
P r e s e n t	S c a n n e d	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.
X	X	*Summary Sheet – Table of Contents
		Application form
X		Receipts for fees paid for anything
X	X	*Submittal checklist – Change of Use Review
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
X		Evidence of title, deeds
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
	\longrightarrow	Legal description
	-	Appraisal of raw land Reduction of any maps – final copy
×	X	
	^	Other bound or nonbound reports
<u> </u>		Traffic studies
X		Individual review comments from agencies
X	X	*Consolidated review comments list
\vdash		*Petitioner's response to comments
		*Staff Reports
		*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 - **
X	X	Site Plan
X		Parcel Query from Mesa County
X		Warranty Deed
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NOTES:

3)

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. 1) 2)

GENERAL PROJECT REPORT

WE ARE PROPOSING TO BUILD A DUPLEX ON A VACANT LOT (LOT SIZE 82 X 160) ADDRESS KNOWN AS 408 W. COLORADO AVE. THE DUPLEX WILL CONSIST OF TWO - TWO BEDROOM UNITS WITH A TOTAL OF 1248 SQ. FT.

A TWO-STORY HOME OF APPROXIMATELY 2000 SQ FT. EXISTED ON THIS LOT ABOUT TWENTY (20) YEARS AGO. THE HOME WAS DAMAGED BY FIRE AND EVENTUALLY WAS TORN DOWN. UTILITY LINES STILL EXIST. (WATER, SEWER, GAS, ETC.)

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-54

TITLE HEADING: Site Plan Review - Duplex

LOCATION:

408 W Colorado Avenue

PETITIONER:

Cindy Enos-Martinez

PETITIONER'S ADDRESS/TELEPHONE:

218 Chulouta Avenue

Grand Junction, CO 81503 H-241-5631 / W-244-1887

STAFF REPRESENTATIVE:

Kathy Portner

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

MESA COUNTY BUILDING DEPARTMENT

3/21/95

Bob Lee

244-1656

No comments. We have reviewed the plans for the duplex and have found them to be in compliance with our requirements.

CITY DEVELOPMENT ENGINEER

3/22/95

Jody Kliska

244-1591

Transportation Capacity Payment = \$300 (credit given for previous residence)

CITY UTILITY ENGINEER

3/28/95

Bill Cheney

244-1590

Each unit of the duplex will require a separate sewer service if the units will be sold off as individual units. A credit will be given on the Plant Investment Fee for sewer if the credit has not already been used elsewhere.

COMMUNITY DEVELOPMENT DEPARTMENT

3/30/95

Kathy Portner

244-1446

- 1. The property is zoned RMF-64 which allows the duplex
- 2. The FIRM map 080117-006E shows the property is not within the 100-year floodplain. It is within the 500 year floodplain which is not regulated.
- 3. The proposed duplex meets the required setbacks of 20' front, 20' rear and 10' side.
- 4. A drainage fee will not be required if the building footprint of the previous house that was on the property equals or exceed the building footprint of the proposed duplex. Please confirm.

FILE #SPR-95-54 / REVIEW COMMENTS / page 2 of 2

- 5. The duplex requires a Transportation Capacity Payment (TCP) of \$400 per unit. However, a \$500 credit will be given for the previous single family home that was on the property. Therefore, a TCP of \$300 will be required.
- 6. Two off-street parking spaces must be provided per unit. Please show on the site plan where these will be located.
- 7. If it is ever anticipated that a carport or garage might be wanted for the units you might consider shifting the duplex further north to allow room along the south side of the building for an additional structure.

Review Comments File #SPR-95-94 Duplex, 408 W. Colorado

Community Development, Kathy Portner Development Engineer, Jody Kliska March 30, 1995

1. The property is zoned RMF-64 which allows the duplex.

- 2. The FIRM map 080117-0006E shows the property is not within the 100-year floodplain. It is within the 500 year floodplain which is not regulated.
- 3. The proposed duplex meets the required setbacks of 20' front, 20' rear and 10' side.
- 4. A drainage fee will not be required if the building footprint of the previous house that was on the property equals or exceeds the building footprint of the proposed duplex. Please confirm.
- 5. The duplex requires a Transportation Capacity Payment (TCP) of \$400 per unit. However, a \$500 credit will be given for the previous single-family home that was on the property. Therefore, a TCP of \$300 will be required.
- 6. Two off-street parking spaces must be provided per unit. Please show on the site plan where these will be located.
- 7. If it is ever anticipated that a carport or garage might be wanted for the units you might consider shifting the duplex further north to allow room along the south side of the building for an additional structure.

ACCEPTED 443/95

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

