



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 408 W. Colorado

Project Name: Duplex

ITEMS

DISTRIBUTION

DESCRIPTION

*SPR-95-54*

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
- Drainage District
- Water District
- Sewer District
- U.S. West
- Public Service
- GVRP
- CDOT
- Corps of Engineers
- Walker Field

TOTAL REQ'D.

5

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• Application Fee \$100.00	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																					
• <del>11"x17"</del> 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																
○ Aviation 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 Stop-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	2	2	1	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 <i>on site plan</i>	IX-20	2	1	1																			
○ Geotechnical Report	X-3	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

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 ALL ISSUES HAVE BEEN RESOLVED.**

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MESA COUNTY BUILDING DEPARTMENT  
**Bob Lee**

3/21/95  
244-1656

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

CITY DEVELOPMENT ENGINEER  
**Jody Kliska**

3/22/95  
244-1591

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

CITY UTILITY ENGINEER  
**Bill Cheney**

3/28/95  
244-1590

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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  
**Kathy Portner**

3/30/95  
244-1446

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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.

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

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408 W. Colorado

ACCEPTED KP 4/3/95  
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.

