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Fil	e	SPR-1995-092										
Da	te	8/24/99										
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P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the										
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There										
Ś	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been										
e	n	included.										
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a										
t	d	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.										
A	X	*Summary Sheet – Table of Contents										
		Application form										
		Receipts for fees paid for anything										
X	X											
X	X											
		Reduced copy of final plans or drawings										
X	_X	Reduction of assessor's map										
		Evidence of title, deeds										
		*Mailing list										
		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										
X	X	Individual review comments from agencies *Consolidated review comments list										
	-1	*Petitioner's response to comments										
X	X											
		*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		Plot Plan Landscape Adjustment – 6/20/95										
X	X	Agreement – 6/2/95 – signed by John R. Kaliszewski - **										
X		Letter from Douglas Meagley – 5/3/95										
X		Deed Control of the C										
X		Letter from Douglas Meagley to City - 5/3/95										
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IV-12

RMF-16

Location: 1815 David	Project Name: <u>add unit</u>																																
ITEMS	DISTRIBUTION																																
DESCRIPTION SPR-95-92 VECT # 2340	SSID REFERENCE	•	 Cly Dav. Eng. 	 City Utility Eng. 	 City Property Agent 	 City Parks/Recreation 	((City Attorney	O City Downtown Dev. Auth.	O County Planning	 County Bldg. Dept. 	O Irrigation District	O Drainage District	O Water District	O Sewer District	U.S. West	Public Service	O GVAT	- 1	O Corps of Engineers	- 1												TOTAL REQ'D.
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NOTES:

MAY 1993

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)

1815 David St #Z GJ CO 81503 May 3 1995

Dear Sir,

To day 1815 Dovid St. 15 a duplex containing about 1660 Seft. I am going to make it a triplex by adding a third unit antenning about 830 Seft.

The new room design 2BD vooms, will match the existing ones. The new unit will be connected to the old at the roof line. Their will be a 4ft walkway between the old & new units. for ease of walking to the backyard.

handscaping will consist of stones in the front inbetween the assigned parsing and hown in the book. In the very Back their will be more hondscape stones. Under the trees. (see Plan).

Respect fully

Dauglas & meagley

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-92

TITLE HEADING:

Site Plan Review - Additional

Residential Unit in RMF-16 Zone

(duplex to triplex)

LOCATION:

1815 David Street

PETITIONER:

Douglas Meagley / Tom Christionson

PETITIONER'S ADDRESS/TELEPHONE:

1815 David Street, #2

Grand Junction, CO 81503

242-4511 / 245-6951

PETITIONER'S REPRESENTATIVE:

Douglas Meagley

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

5/9/95

Hank Masterson

244-1414

. The Fire Department has no requirements.

CITY PARKS & RECREATION

5/10/95

Don Hobbs

244-1542

Are open space fees required for this action? If they are, they should be based on 3 units at \$225 = \$675.00; or 1 unit at \$225 = \$225.00.

CITY ATTORNEY

5/11/95

Dan Wilson

244-1505

No comment.

CITY UTILITY ENGINEER

5/16/95

Trent Prall

244-1507

SEWER: City

1. Please show location of sewer taps.

2. New unit will require separate sewer lateral if unit is to be sold individually.

Please contact Utility Billing (244-1580) for more information regarding plant investment fees for connecting to sewer.

will be a liver

FILE #SPR-95-92 / REVIEW COMMENTS / page 2 of 2

WATER: Ute

1. Show location of water lines and proposed taps.

CITY DEVELOPMENT ENGINEER

5-16-95

Jody Kliska

244-1591

1. Transportation Capacity Payment of \$400 is required.

2. Drainage Fee of \$250.06, for additional runoff, is required.

PUBLIC SERVICE COMPANY

5/19/95

Dale Clawson

244-2695

Gas service will have to be rerouted prior to construction.

COMMUNITY DEVELOPMENT DEPARTMENT

5/23/95

Tom Dixon

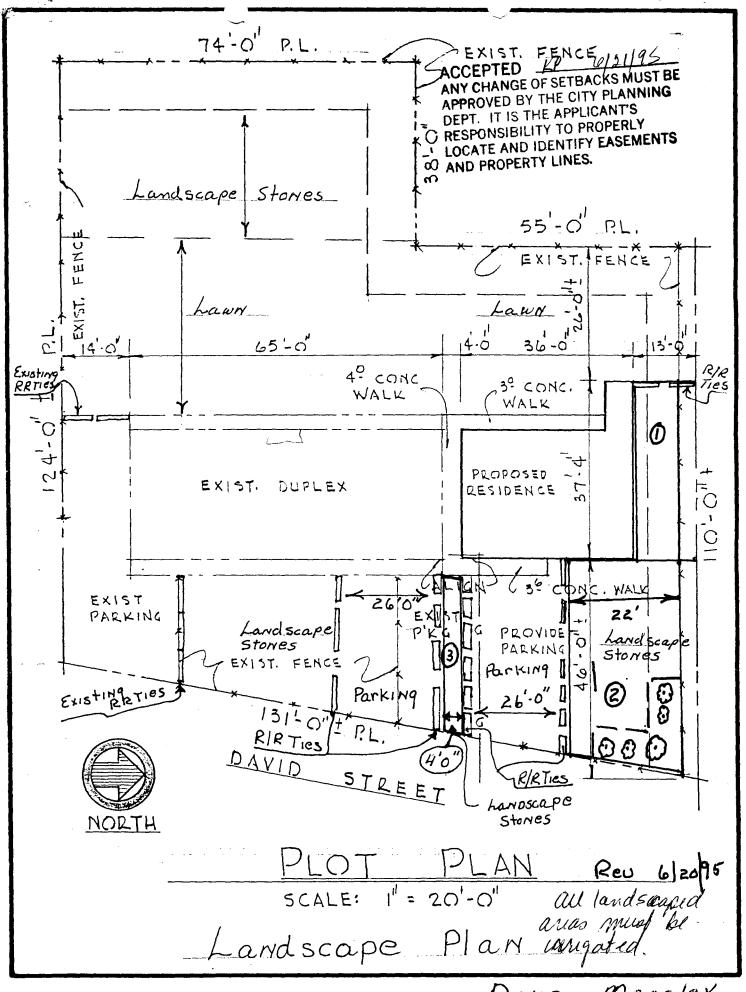
244-1447

See attached comments.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:

City Property Agent Mesa County Building Department U.S. West Land Scape Adjustment, 6/20/95

A. Size 11 x 37 = 407 ft Area #1 46 x22 = 1012 ft2 Ara #2 4 × 30 = 120 ft2 Arca *3 Total = 1539ft 1539 ft x 10/0 = 1545ft. B Tobe Planted. 220 ft2 10 x 22 = 10 ×10 = C Trees & Shrubs--a) Austrian 6) Pinyon Pine | hight Shrubs. Heach a Sumac (Quailbush) &) Mun. 5 gal. size Spreads 8-10 fteach. or] b) Buffalo berry



Doug Meaglex

ADMINISTRATIVE DECISION

FILE: #SPR-95-92

DATE: May 23, 1995

STAFF: Tom Dixon, AICP

REQUEST: Add an additional unit to an existing duplex

LOCATION: 1815 David Street

APPLICANT: Douglas Meagley

EXISTING LAND USE: Multi-family Residential

SURROUNDING LAND USE:

NORTH: Multi-family Residential SOUTH: Multi-family Residential

EAST: Park/Open Space

WEST: Single-family Residential

EXISTING ZONING: RMF-16

SURROUNDING ZONING:

NORTH: RMF-16 SOUTH: RMF-16

EAST: PB

WEST: RMF-16

STAFF ANALYSIS: The site is zoned RMF-16. This zone allows multi-family residential development at the density of 16 units per acre. Two off-street parking spaces are required for each unit in a triplex. This requirement is satisfied by the proposal. The petitioner is proposing the front yard to be landscaped with river rock. A more attractive feature would be landscaping with live materials.

ADMINISTRATIVE DECISION: Approval with the following condition:

- 1) The entire triplex shall maintain at least six (6) off-street parking spaces.
- 2) Landscaping between the designated parking areas should consist of live plants and not stones, river rocks, or similar type materials.
- 3) A Parks and Open Space fee of \$225 is payable prior to or at the time of planning clearance.

- 4) A Transportation Capacity Payment (TCP) of \$400 is be payable prior to or at the time of planning clearance.
- 5) A drainage fee of \$250.06 is be payable prior to or at the time of planning clearance.