

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

RMF-16

Location: 1815 David Street

Project Name: add unit

ITEMS	SSID REFERENCE	DISTRIBUTION																TOTAL REQ'D.								
		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.	Irregular District	Drainage District	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	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	1	1	1
● Evidence of Title	VII-2	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 (narrative)*	X-7	1	1	1	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 (30 x 20)	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	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.

1815 David St #2
GJ CO 81503
May 3 1995

Dear Sir,

Today 1815 David St is a duplex containing about 1660 sqft. I am going to make it a triplex by adding a third unit containing about 830 sqft.

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

landscaping will consist of stones in the front inbetween the assigned parking and lawn in the back. In the very back there will be more landscape stones under the trees. (see Plan).

Respectfully

Douglas & Meadley

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

will hook up existing sewer lines will not be sold separately. O.K. as per TP.

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

LandScape
Adjustment. 6/20/95

A. Size

Area #1 $11' \times 37' = 407 \text{ ft}^2$

Area #2 $46 \times 22 = 1012 \text{ ft}^2$

Area #3 $4' \times 30 = 120 \text{ ft}^2$

Total = 1539 ft^2

$1539 \text{ ft}^2 \times 10\% = 154 \text{ sq ft.}$

B. To be Planted.

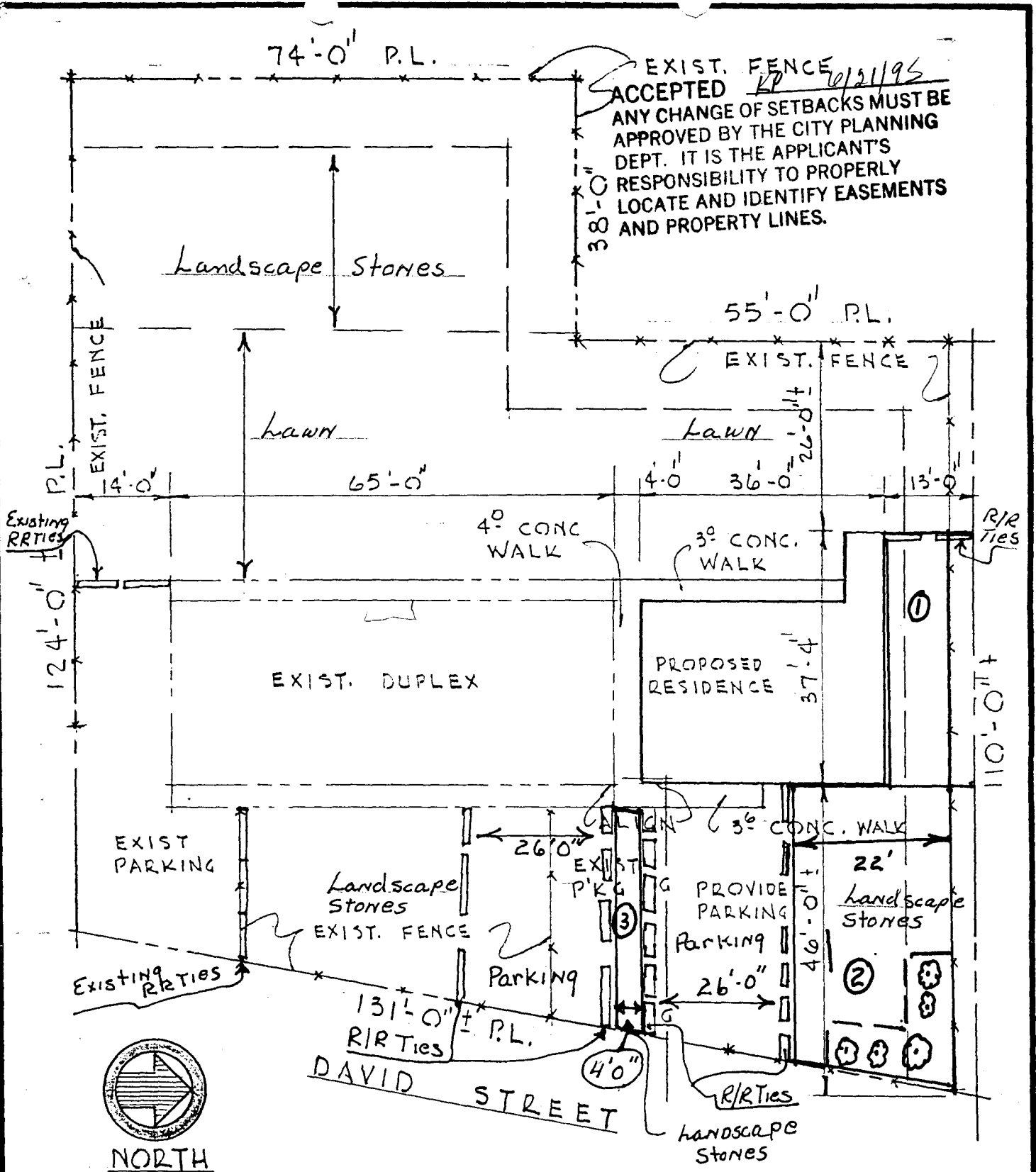
$10 \times 22 =$	220 ft^2
$10 \times 10 =$	100 ft^2
	<hr/>
	320 ft^2

C. Trees & Shrubs -

Tree - a) Austrian or } min. 6' planting
 b) Pinyon Pine } height

Shrubs -

Each a) Sumac (Quailbush) } min. 5 gal. size
 Spreads 8-10 ft each. or }
 b) Buffaloberry



PLOT PLAN Rev 6/20/95

SCALE: 1" = 20'-0" all landscaped areas must be irrigated.

Landscape Plan

Doug Meagley

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.