

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

*MINOR CHANGE
PLANNED DEVELOPMENT*

Location: _____

Project Name: _____

ITEMS		DISTRIBUTION																				TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field		<input type="checkbox"/> Persigo WWT	<input type="checkbox"/> Mesa County Health	<input type="checkbox"/> State Environ. Health	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> School Dist #51		
Date Received	8-1-96																												
Receipt #	H363																												
File #	MC 96-170																												
● Application Fee	\$ 50 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	1	1	1	1	
● Planning Clearance*		VII-3	1																										
● 11"x17" Reduction of Assessor's Map <i>ASSESSOR'S MAP</i>		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	1	
● Evidence of Title		VII-2	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-2	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	1	1	1	1	
○ Elevation Drawing		IX-13	1	1																									
● 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	1	1	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	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												
○ Roadway Plan and Profile		IX-28	1	2									1																
○ Road Cross-Sections		IX-27	1	2																									
○ Detail Sheet		IX-12	1	2																									
● Land Application		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 Rerpot		X-10,11	1	1																									
○ Traffic Impact Study		X-15	1	2																	1								

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 7-16-96
Conference Attendance: BILL NEZBEK, SHANE ROBERTS
Proposal: STORAGE ANDIN FOR DENTIST OFFICE
Location: 1035 BRAND

Tax Parcel Number: 215-94, 7-86
Review Fee: 350 (CUP)

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required? NO
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?
Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT

Location: _____

Project Name: _____

ITEMS		DISTRIBUTION																				TOTAL REQ'D.			
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Planning	City Engineer	City Parks/Recreation POLICE	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Planning	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	Persigo	TCI Cable
● Application Fee # 350	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
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	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																			
● Names and Addresses*	VII-2	1																							
● Legal Description*	VII-2	1			1																				
○ Deeds	VII-1	1			1			1																	
○ Easements	VII-2	1	1	1	1			1									1	1	1					1	
○ Avigation Easement	VII-1	1			1			1														1			
○ ROW	VII-3	1	1	1	1			1									1	1	1					1	
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																	
○ CDOT	VII-3	1	1																						
○ Industrial Pretreatment Sign-off	VII-4	1		1																					
● General Project Report	X-7	1	1	1	1	1	1	1	8	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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
○ Grading and Drainage Plan	IX-16	1	2										1								1				
○ Storm Drainage Plan and Profile	IX-30	1	2										1		1	1	1							1	
○ Water and Sewer Plan and Profile	IX-34	1	2	1		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					8																
○ Geotechnical Report	X-8	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				

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REVIEW COMMENTS

Page 1 of 1

FILE #MC-96-170

TITLE HEADING: Dr. Scott Moreland Addition

LOCATION: 1035 Grand Avenue

PETITIONER: Scott Moreland, DDS

PETITIONER'S ADDRESS/TELEPHONE: 1035 Grand Avenue
Grand Junction, CO 81501
243-8580

PETITIONER'S REPRESENTATIVE: Shane Roberts

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT

8/12/96

Bill Nebeker

244-1447

1. Handicap parking space shall be moved to the west to provide adequate maneuvering area for the northernmost parking space. Show this change on the site plan.
2. Additional parking may be required in the future for use of the second level of this building. Parking spaces shall be striped per the approved plan.

CITY DEVELOPMENT ENGINEER

8/9/96

Jody Kliska

244-1591

No comment.

CITY FIRE DEPARTMENT

8/7/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

MESA COUNTY BUILDING DEPARTMENT

8/2/96

Bob Lee

244-1656

We have reviewed plans for this project. When conversion is made to office space a separate permit will be required.

TO DATE, NO COMMENTS RECEIVED FROM:

Downtown Development Authority

Project Report for Storage addition

A. 16'x31' expansion to rear of dental office for storage (unfinished).

1. Location: Lots 8-10 block 87 1035 Grand Ave. Grand Junction
2. Total acreage: .30 acre
3. Storage of office supplies, files, ect.

B. Public benefit: Less congestion of current office area, allowing for easier movement and personnel circulation thus improving efficiency.

C. Project compliance

- 1.
2. Land use in surrounding area is primarily residential with a church and school to the north.
3. Site access will continue to be from Grand Ave at west side of lot proceeding to the south parking lot.
4. No change
5. No change
6. No change
7. N/A
8. N/A
9. Hours of operation: 7:00am to 4:00pm Mon. - Thurs.
10. No change
11. No change to existing.

D. Development Schedule

Day:

- 1-3. Dirt work and concrete
- 4-8. Frame, sheet roof, set windows, siding, soffit and fascia
- 9&10 Roofing and back fill
11. Public Service Co. to reset gas meter
12. final inspection and sign-off.

File Close-out Summary

File #: MC-96-170

Name: Moreland Office Addition

Staff: Bill Nebeker

Action: Approved

Comments: no C of O requested for this addition; site appears to be constructed as shown on site plan

File Turned In: 02-28-97

