



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 1105 SANTA CLARA AVE. Project Name: \_\_\_\_\_

ITEMS	DISTRIBUTION																				TOTAL REQ'D.						
DESCRIPTION	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	○ <del>City Public Works Dept.</del>	○ Irrigation District	● Drainage District - Orchard Mesa	● Water District - DTC	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	
Date Received	1-5-96																										
Receipt #	#3329 for \$100.00																										
File #	SPR-96-12																										
● Application Fee	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																									
● <del>14" x 17"</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	1	1	1	1
● Evidence of Title	VII-2	1																									
○ Deeds	VII-1	1																									
○ Easements	VII-2	1	1	1	1	1																					
○ Avigation Easement	VII-1	1																									
○ ROW	VII-2	1	1	1	1																						
○ Improvements Agreement/Guarantee *	VII-2	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 / layout	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																										
○ Grading and Drainage Plan	IX-16	1	2																								
○ Storm Drainage Plan and Profile	IX-30	1	2																								
○ Water and Sewer Plan and Profile	IX-34	1	2	1																							
○ Roadway Plan and Profile	IX-28	1	2																								
○ 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																								
○ Final Drainage Report	X-5,6	1	2																								
○ Stormwater Management Plan	X-14	1	2																								
○ Phase I and II Environmental Rerpot	X-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2																								

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

**PRE-APPLICATION CONFERENCE**

Date: 9-20-95  
Conference Attendance: V. Heff; M. Drollinger  
Proposal: Additional unit to multifamily structure  
Location: 1105 Santa Clara Avenue

Tax Parcel Number: 2945-234-00-018  
Review Fee: \$100

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

Additional ROW required? -  
Adjacent road improvements required? -  
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? TCP Estimated Amount: \_\_\_\_\_  
Revocable Permit required? -  
State Highway Access Permit required? -  
On-site detention/retention or Drainage fee required? Drainage Fee  
Applicable Plans, Policies and Guidelines Level Code

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.

X Kenneth A. Heff

Signature(s) of Petitioner(s)

X Kenneth A. Heff

Signature(s) of Representative(s)

GENERAL PROJECT REPORT  
APARTMENT ADDITION

LOCATION: 1105 Santa Clara Ave. Grand Junction, Colorado

ACREAGE: The lot size is 91 feet by 181 feet (.38 acres)

The proposed use will be to add an additional 2 bedroom apartment of approximately 800 square feet to an existing fourplex with approximately 3280 square feet.

The addition will comply with existing RMF-16 zoning setback and parking requirements and the density will be below the maximum allowable for the RMF-16 zoning. Land use in the area is a mixture of single family and multiple family uses.

Site access is currently from Santa Clara Avenue, and no change in access is proposed.

Ute water and Grand Junction sewer is currently at the site, and a fire hydrant is within 150 feet of the property.

There should be no unusual demands on utilities or public facilities, and there is no unusual soils or geological hazards on the property.

# REVIEW COMMENTS

Page 1 of 2

**FILE #**SPR-96-12

**TITLE HEADING:** Site Plan Review - Addition to an Existing Fourplex

**LOCATION:** 1105 Santa Clara

**PETITIONER:** Kenneth A. Heitt

**PETITIONER'S ADDRESS/TELEPHONE:** 2239 Rimrock Road  
Grand Junction, CO 81503  
241-4000

**PETITIONER'S REPRESENTATIVE:** Jim Ternahan

**STAFF REPRESENTATIVE:** Kristen Ashbeck

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

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**UTE WATER** 1/9/96  
**Gary R. Mathews** 242-7491

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1. No objections to the addition. A water tap fee and building permit is required before construction.
2. Policies and fees in effect at the time of application will apply.

**GRAND JUNCTION FIRE DEPARTMENT** 1/15/96  
**Hank Masterson** 244-1414

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The Fire Department has no problems with this proposal.

**CITY DEVELOPMENT ENGINEER** 1/18/96  
**Jody Kliska** 244-1591

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1. Transportation Capacity Payment - \$300.
2. Drainage - The site plan does not indicate runoff patterns. Please provide spot elevations and arrows indicating direction of flow. Increase in stormwater runoff to adjacent private property is prohibited. Discharge into the street is allowed with payment of a drainage fee.
3. Is the existing parking area paved?

**ADDITIONAL COMMENTS - 2/21/96**

1. Draiange fee is calculated at \$310.88.

**COMMUNITY DEVELOPMENT DEPARTMENT** 1/18/96  
**Kristen Ashbeck** 244-1437

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1. Indicate surface of existing parking and show the layout of spaces in that area (NOTE: a total of 8 parking spaces are required).
2. Will yard area around the proposed units have grass or other plants? If so, indicate on plan.

File #SPR-96-12 Addition to an existing four

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

LOCATION: 1105 Santa Clara

PETITIONER: Kenneth A. Heitt  
2239 Rimrock Road  
Grand Junction, co. 81503  
241-4000

FEB 13 REC'D

SUBJECT: Written response to review comments.

1. Drainage: Spot elevations have been placed on the site and landscaping plan. It is my intention to have gutters on the East and West roof lines with downspouts on the Southeast and Southwest corners of the building. This will allow stormwater to flow South from the building. It is anticipated that most of the water will be absorbed into the soils. Any excess water will drain into existing streets to the South.

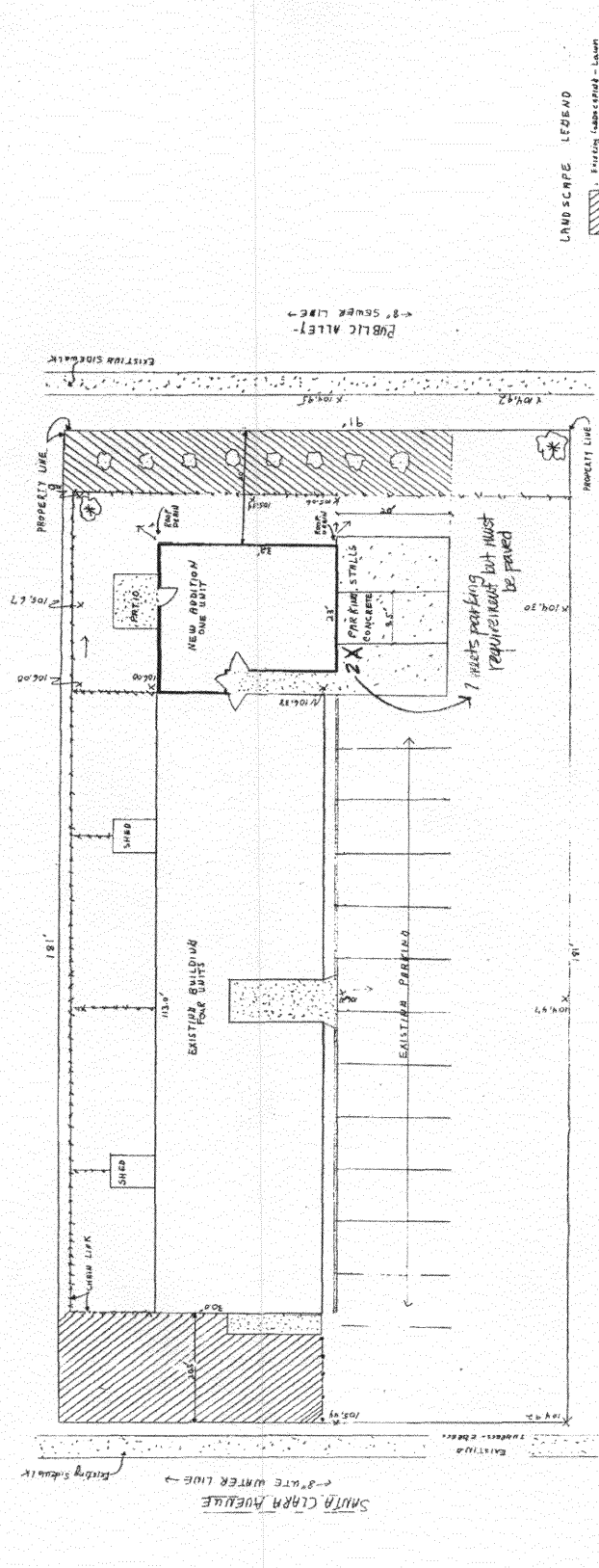
2. PARKING: There are currently 12 parking spaces for the 4-plex. The addition will have room for an additional 3 spaces. The 12 existing spaces have been added to the site plan. The surface of the existing spaces is dust-free gravel. The site plan for the addition shows 3 additional concrete parking spaces. However, I would like to request the planning staff allow me to use gravel for the 3 new spaces. The gravel has worked well in the past, and the concrete would, I feel, be an unnecessary expence.

3. LANDSCAPING: New landscaping is shown on the site and landscape plan on the South boundery of the property. (see landscape legend). I have not included any grass or other plants immediately around the proposed unit. I will probably have rock over AG cloth in the areas immediately around the proposed unit.

4. UTILITIES-SEWER AND WATER: There is an eight inch Ute water line in Santa Clara Ave. There is an eight inch sanitary sewer line in the road to the south of the property. These have been added to the site plan. Gary Mathews and Ute water has indicated there is a one inch water line serving the existing building, and Ute water will me to connect to the water line serving the existing building. If I am not able to easily connect with this line, I will connect to Ute water at Santa Clara. I would intend to connect with the sewer at the eight inch line in the street immediately to the south to the property.

SITE & LANDSCAPE PLAN - FOURPLEX ADDITION  
1105 SAUNA CLARA AVENUE, SAN JOSE, CA 95128-95

FINAL  
2/21/96



LANDSCAPE LEGEND

- Existing Landscape - Lawn
- New Landscape - Grass
- Existing Trees
- New Trees

NOTE: ALL SURVEYING, MEASUREMENTS, AND CALCULATIONS SHALL BE PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEYING DATA.

AREAS SQ. FT.

TEST AREA	15.00	700
LANDSCAPE	1,100	700
SHED AREA	1,000	40

ZONING - RFP-16  
 5 UNITS - 1,100 SQ. FT.  
 ELECTRICAL, PUBLIC SERVICE

KEY HEITZ  
 2000 MARKET STREET, SUITE 100  
 970-241-1000

SCALE 1"=10'

NORTH