

SUBMITTAL CHECKLIST

Change in Use / **SITE PLAN REVIEW** ** Revocable Permit*

Location: 520/524 Main St.

Project Name: Schroder Building

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	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ 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	● City Council	● Police	10	
		● 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	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	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 - legal des. of ROW encroachment	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	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	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	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 Rerpot	X-10,1	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: 7/12/95
Conference Attendance: David Hunsicker, Kathy P.
Proposal: SPR - garages & facade renovation
Location: 520, 524 Main Street
Tax Parcel Number: 2945-143-17-019, 020
Review Fee: 100.00
(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? 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.

X Signature(s) of Petitioner(s) X David Hunsicker Signature(s) of Representative(s)

PROJECT REPORT

The purpose for applying for this "SITE PLAN REVIEW" is to receive clearance to construct a (4) car carport for the new apartments under construction. These apartment were discarded in the "CHANGE OF USE" clearance which was received in January of 96.

This portion of the project will involve demolition of the north 28' of the single story portion of the easterly building which is currently part of the existing retail space. Existing electrical, gas, and phone service will be relocated. This new car port will have spaces for (4) cars and will be provided with garage doors for each which open on to the alley. (4) lockable storage lockers will be provided for the apartments, within this structure, along the south wall. The structure will be enclosed along the east, north, and west sides. Only a portion of the south side will be enclosed, with the remaining portion open to an existing open common area. This common area will serve as the rear entrance and exit for the (2) first floor retail spaces and the (4) second floor apartments. This open space will be secured by a gate which opens to the alley.

Drainage for the common area will be directed toward the north and west, discharging to the alley thru the gated walkway. The existing volume of discharge will not be increased as a result of this work because there will not be a incense of hard surface drainage. all roof drainage will be via gutters and downspouts.

General lighting for the common area will be provided as shown on the site plan.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-34

TITLE HEADING: Schroeder Building - 4 Apartments on
the 2nd Floor and Carports

LOCATION: 520 & 524 Main

PETITIONER: R & A Properties

PETITIONER'S ADDRESS/TELEPHONE: 202 North Avenue, Suite 307
Grand Junction, CO 81501
245-4401

PETITIONER'S REPRESENTATIVE: David Hunsicker, Design-A-Tech

STAFF REPRESENTATIVE: Kristen Ashbeck

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

CITY POLICE DEPARTMENT

2/20/96

Dave Stassen

244-3587

1. Are these garages or just covered carports? If they are mere carports, I don't encourage any type of covering. A cover would just hide a would-be criminal from view when breaking into or stealing cars.
2. What type of lighting provisions are being made at ground level between the garages and the apartments (stairway area)?
3. Please ensure there is lighting in the covered area at the top of the stairs as well as the shown lighting on the walkway.
4. I would suggest that the apartment owner contact the Crime Prevention office for a security inspection prior to occupancy.

CITY COMMUNITY DEVELOPMENT

2/22/96

Kristen Ashbeck

244-1437

1. How will trash collection be handled? Is the trash area shown across the alley to be used for this building? If so, is it enclosed?
2. Correct spelling errors on the plan -- it is difficult to understand due to errors: "nouth"; "downshouts"; "ajasant"; "schrдор".

MESA COUNTY BUILDING DEPARTMENT

2/21/96

Bob Lee

244-1656

No comments.

DOWNTOWN DEVELOPMENT AUTHORITY

2/25/96

Barbara Creasman

244-1457

The DDA supports this project.

CITY FIRE DEPARTMENT

2/29/96

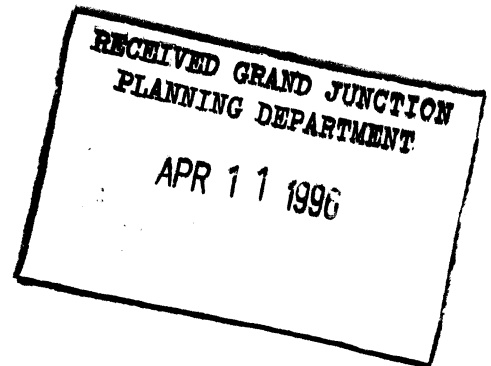
Hank Masterson

244-1414

1. The Fire Department has no problems with this proposal.
2. In order to receive a building permit, a Building Permit Clearance Form must be completed by the fire department. Submit complete building plans to the fire department for this purpose.

April 9, 1996

City of Grand Junction
City Community Development
Kristen Ashbeck
File # SPR-96-34
Response to Site Plan Review



Dear Kristen,

I have enclosed a revised drawing of the site plan with spelling correction requested in your comments.

The following are my responses to comments and/or questions included in the "review comments" submitted by each reviewing department.

City Police Department

I had the opportunity to visit with Dave Stassen and explained that the carports are covered by a roof, and that they are completely secured from the alley by garage doors. The common area and the carports are secured from the alley by a gate.

Lighting for the common area and stairs are provided by light fixtures attached to the building above the stairs. One additional light fixture will be provided under the soffit of the carport pointed toward the common area.

City Community Development

The site plan indicates that trash collection will be provided across the alley, and in front of the transformer and will not be enclosed.

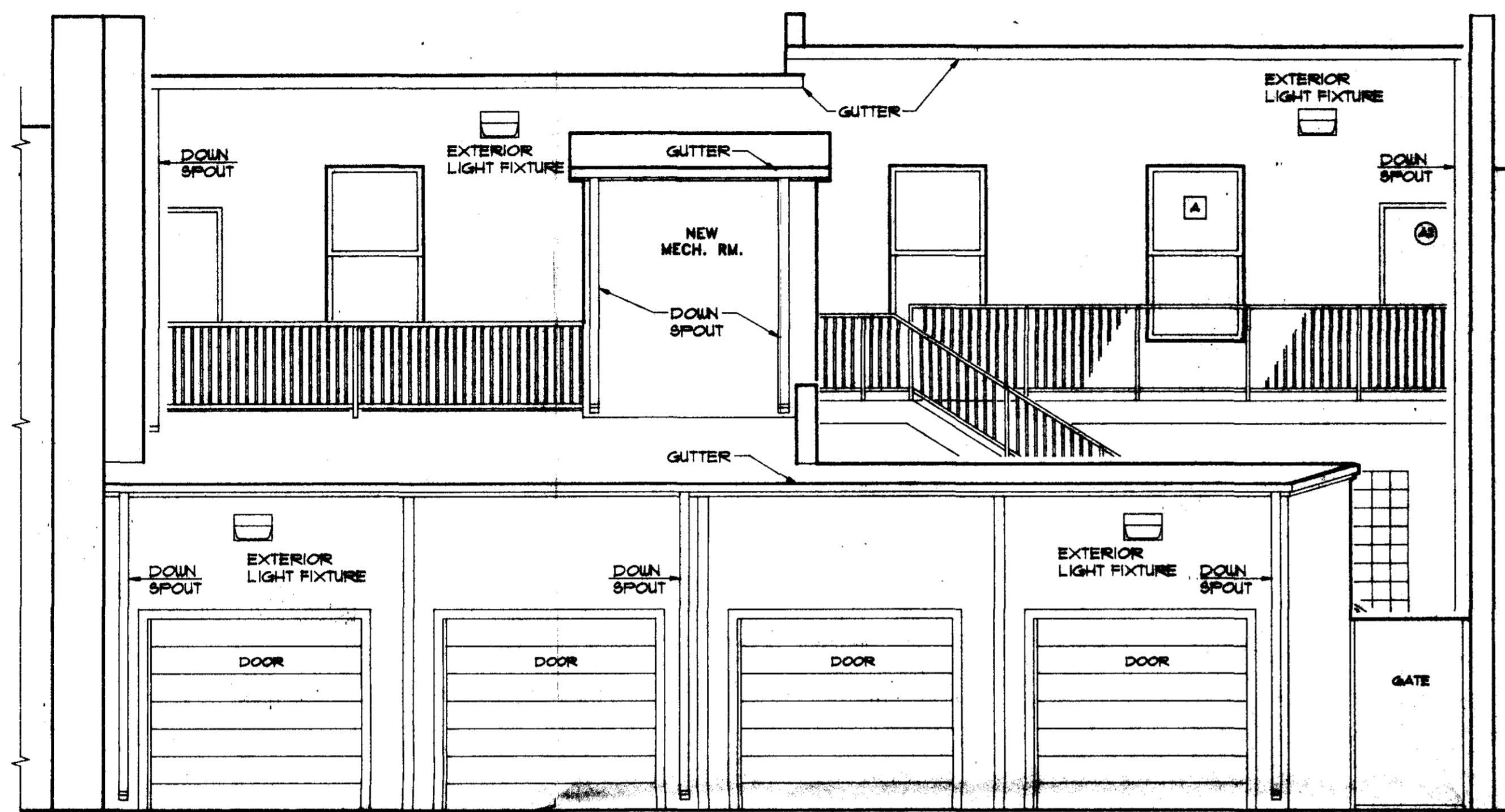
City Fire Department

Completed carport plans will be submitted to the fire department for their review.

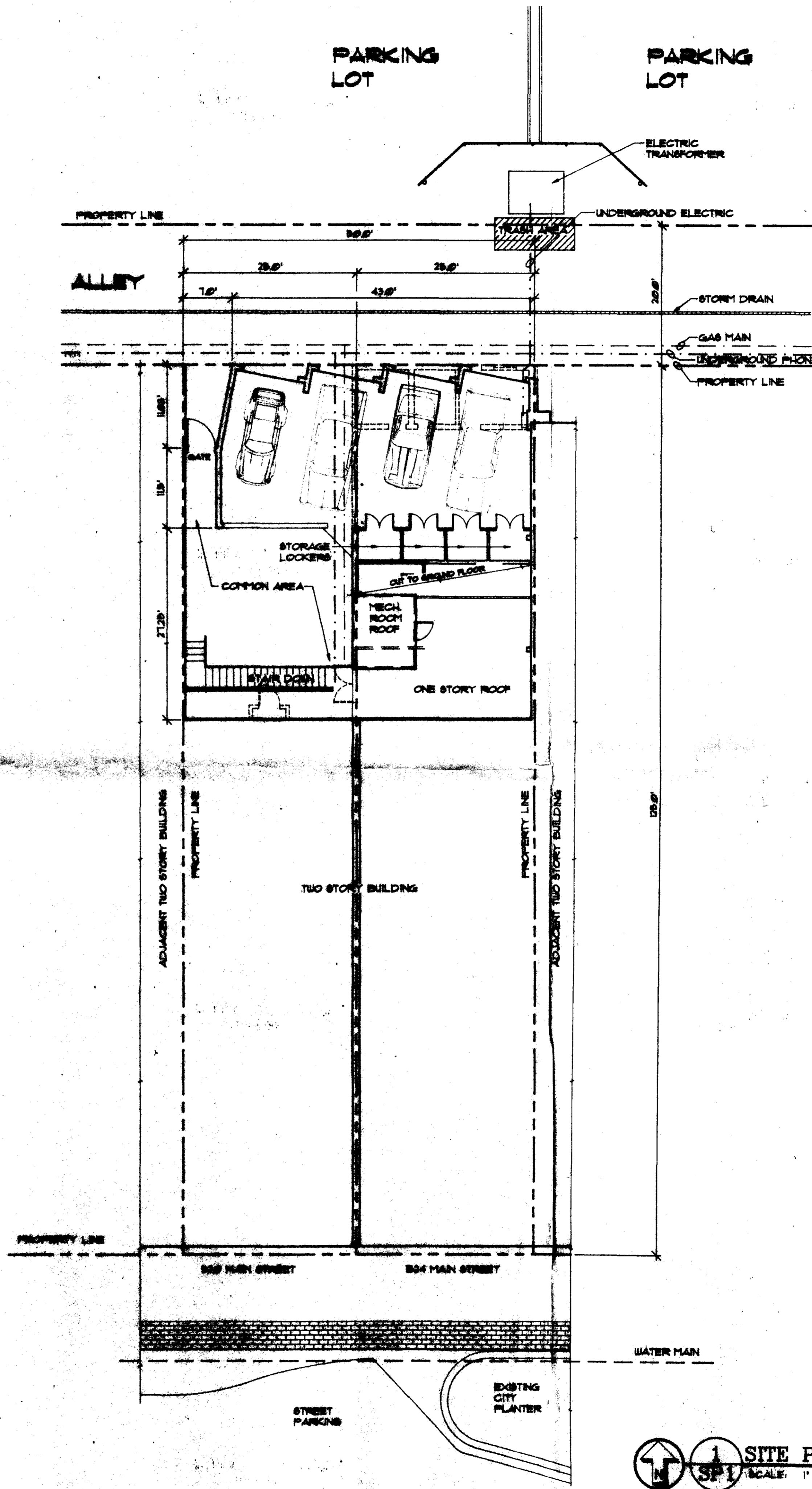
Sincerely,

A handwritten signature in cursive script that reads "David Hunsicker".

David Hunsicker
Design-A-Tech



2 NORTH ELEVATION
 SP1 SCALE: 1/4" = 1'-0"



SITE PLAN
 SCALE: 1" = 10'-0"

RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 APR 11 1996
 FINAL *LLA*

PREPARED FOR:
RICK SCHRODER
 MAIN STREET PROJECT
 520/524 MAIN STREET
 GRAND JUNCTION, COLO. 81501

REVISED

DRAWN BY:
 DAVID HUNSICKER

APPROVED BY:

DATE
 1/13/96

SHEET NO.
SP1
 OF
1
 SHEETS

CITY OF GRAND JUNCTION CITY ENGINEER DATE

Design ATech
 DRAFTING SERVICE
 336 MAIN ST. SUITE 207 • GRAND JUNCTION, COLORADO 81501 (970) 242-4401

DOWNTOWN APARTMENTS

RR 196-034