



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2385 1/2 & 2387 Pleasant Ridge Ct. Project Name: Duplex / 74 Units

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 - <u>Ridges &amp; RR</u>	○ 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
● Application Fee <u>\$100.00</u>	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	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 <u>11x17</u>	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-10,11	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: 6-24-96
Conference Attendance: KP, Jim Darnell, RSE
Proposal: SPR-
Location: Pleasant Ridge Ct. 2385 1/2 / 2387
Tax Parcel Number: 2945-174-33-019 020
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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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.

Edith B. Darnell Signature(s) of Petitioner(s)
Jim Darnell Signature(s) of Representative(s)

# General Project Report

The location is 2387 & 2385 1/2  
Pleasant Ridge CT.

The plan is to build a townhouse  
(Duplex in nature) utilizing the two  
lots. There will be one unit on  
each lot. The garages are joined  
together on the lot line dividing  
the two lots. There will be 1583  
sq FT. of living space in each dwelling.  
The exterior will be stucco.

Jim Demell  
242-6589

# REVIEW COMMENTS

Page 1 of 1

FILE #SPR-96-149

TITLE HEADING: Townhome/duplex units

LOCATION: 2385 ½ & 2387 Pleasant Ridge Court

PETITIONER: James Darnell, Jr.

PETITIONER'S ADDRESS/TELEPHONE: 2361 Rana Road  
Grand Junction, CO 81503  
242-6589

STAFF REPRESENTATIVE: Kathy Portner

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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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**CITY COMMUNITY DEVELOPMENT** 7/2/96  
**Kathy Portner** 244-1446

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1. Indicate the height of the proposed townhomes.
2. Submit Ridges ACCO approval of the project.

**CITY DEVELOPMENT ENGINEER** 7/2/96  
**Jody Kliska** 244-1591

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No comment.

**CITY UTILITY ENGINEER** 7/2/96  
**Trent Prall** 244-1590

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Please contact Jodi Romero of the City Customer Service Division 244-1580 for information regarding water and irrigation tap fees and sewer plant investment fees.

**MESA COUNTY BUILDING DEPARTMENT** 6/25/96  
**Bob Lee** 244-1656

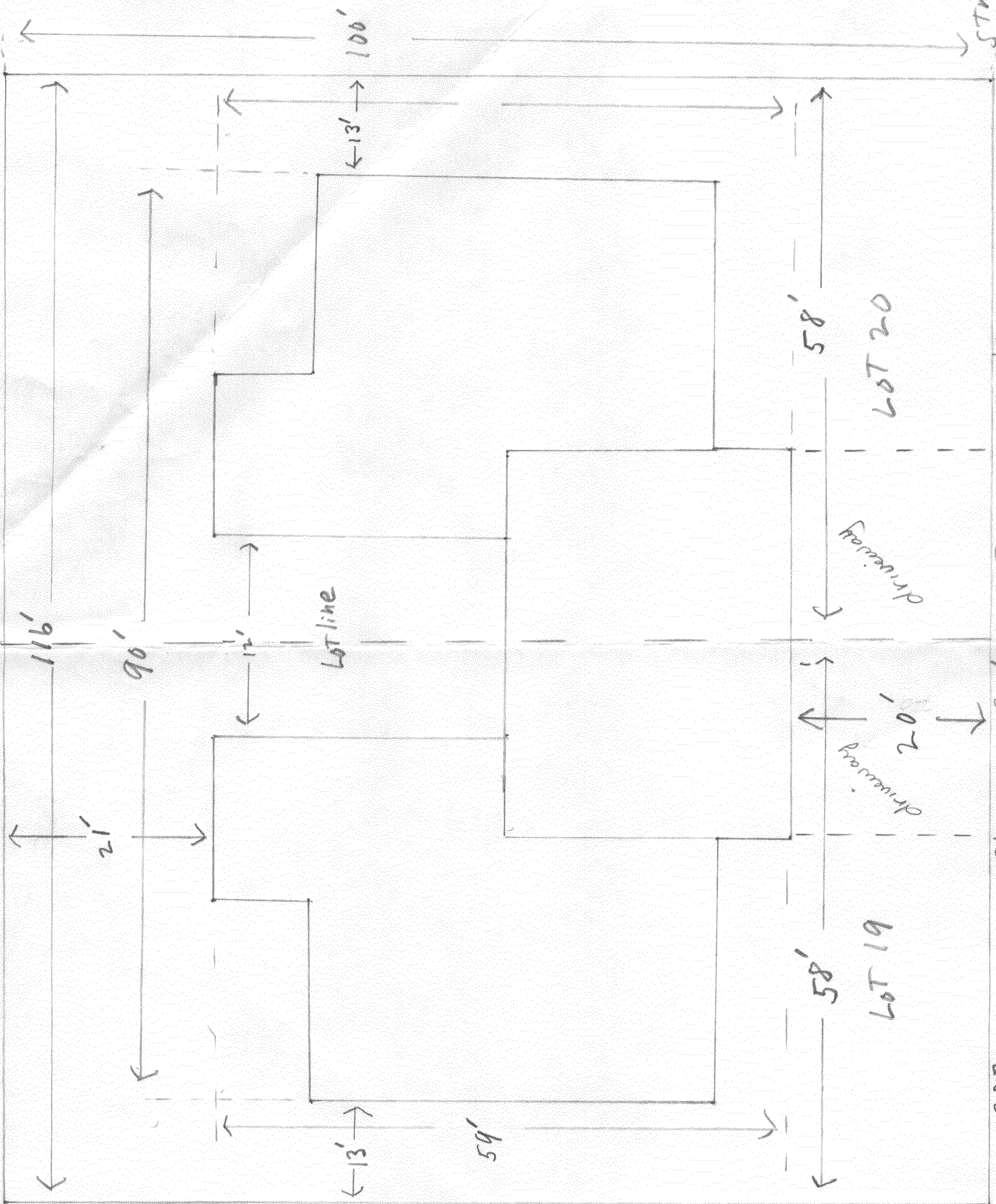
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Fire-walls must be provided for each townhome unit as required by code.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

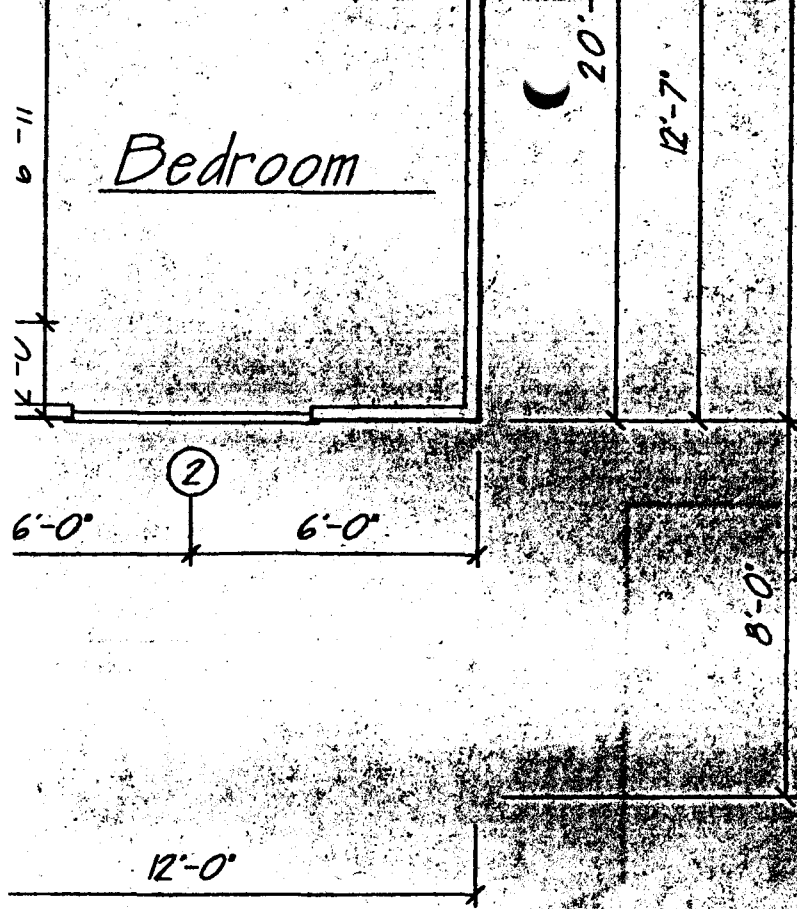
Ridges Architectural Control Committee

Site Plan



ACCEPTED 8/27/96  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Driveway location  
 O.K. - Tiley  
 Review by Kliska



Party Wall  
SCALE 1/2" = 1'-0"

Notes

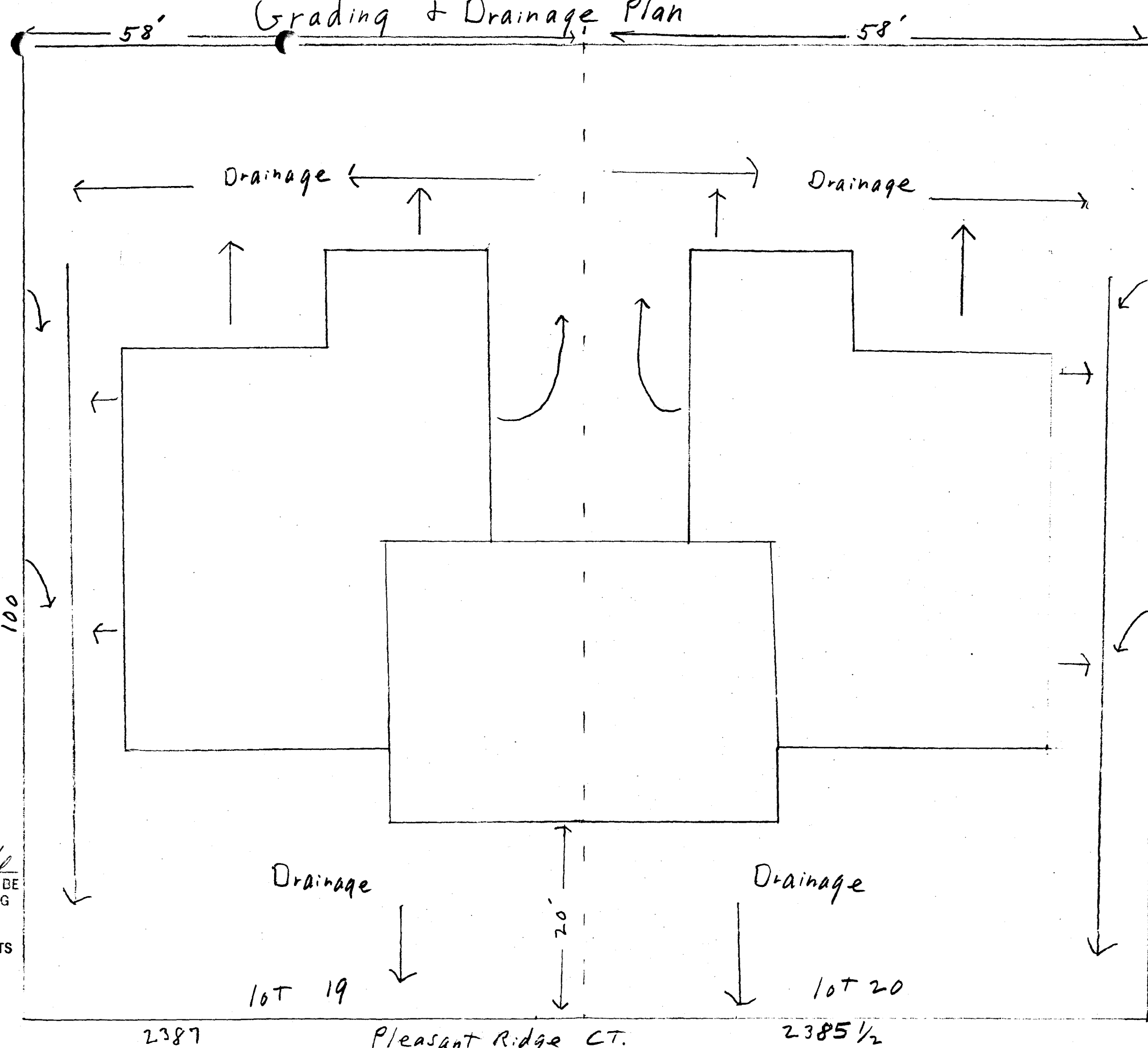
- 1 - SMOKE DETECTORS ARE REQUIRED IN SLEEPING ROOM AND EVERY ROOM
- 2 - EXPANSION TANKS REQUIRED
- 3 - PRESSURE REDUCING VALVE ON WATER SYSTEM FEEDER
- 4 - NO P TRAPS, WATER, OR HL IN OUTSIDE OR UNHEATED
- 5 - ROOMS THAT HAVE CLOTHES OF 100 SQ. INCHES OF MAKE NOT EXCEED A TOTAL COMBINED VERTICAL LENGTH OF 14 FEET. ELBOWS 2 FEET SHALL BE 90 DEGREE ELBOW IN EXCESS. MATERIALS NOT APPROVED
- 6 - BASEMENTS IN DWELLING WITH ROOM BELOW THE 4th FLOOR WINDOW OR EXTERIOR DOOR RESCUE. ALL ESCAPE OR RESCUE A MINIMUM NET CLEAR OPENING HEIGHT IS 2 FEET. CLEAR OPENING WIDTH IS 20". THE OPENING SHALL BE 6" FROM THE FLOOR.
- 7 - ALL HOUSE-GARAGE SEPARATION WALLS MUST BE PROTECTED WITH 1/2 HOUR FIRE RATING. ALL 5 WALLS MUST BE PROTECTED

Approval for 2385 1/2 Pleasant Ridge Rd. 12387

APPROVED Ridges Architectural Control Committee

*[Handwritten signatures]*

# Grading & Drainage Plan



ACCEPTED *KP 7/9/96*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

