



Scoping Review

The purpose of this guide is to provide general information about the Scoping process. This guide is not intended to be all inclusive. Additional information may be requested during the application process.

FEES:

\$300 (Applied to formal submittal)

TIMELINE:

2-3 weeks review cycle (one-time only, per request)

All Scoping review applications shall include one (1) copy of the following:

- Application Form* (Attached)**
- Project Narrative.** A detailed written description of the reason for the application including any proposed changes (interior/exterior/change of use) and whether the building will be new or is a renovation of an existing building.
- Basic Site Plan.** This is a view from the top of the entire site. Provide a drawing of the appropriate size, showing detail of the proposal, drawn to scale and provide an 11"x17" (or an appropriate size that shows all necessary information) reduction which includes: a title, scale of the drawing (e.g. 1"=10') and all necessary dimensions and distances, north arrow, existing and proposed site information necessary for staff to analyze and answer applicant's request (e.g. city limits, property lines, buildings and structures, uses and principal site development features). It is important that the site plan address design review criteria for the proposal.

***Application Note: Incomplete applications will delay the review process.**

City Review Team Contact Information

Every project is assigned to a planner and an engineer, who will contact you after the project has been assigned. If you have general questions in the meantime, please contact the Administrative Assistant at 970-350-9780 who will connect you to the appropriate person.



Non-Residential Site Plan Check List

City of Greeley Planning Division requirements for non-residential building permit review:

_____ Narrative describing proposal (i.e. location, address, zone district, use, square footage of each building, floor or unit, number of units, number of parking spaces, architectural details, landscaping, square footage of lot, square footage of open space, contact person with telephone and fax numbers).

_____ Site Plan demonstrating:

- title, north arrow, scale, property address
- property lines with dimensions
- adjacent right of ways
- building(s) foot print(s)
- distance between property lines and all structures
- easements with dimensions
- utilities (existing and proposed)
- access points
- paved parking (with dimensions of typical spaces and accessible parking spaces and aisle widths) and bicycle parking
- existing and proposed sidewalks, curbs and tire stops
- lighting (location and total height of poles or wall packs)
- landscape areas
- open spaces areas
- drainage detention area(s)
- fences and walls
- signs (locations and dimensions) including traffic control and directional signs
- fire hydrant locations
- trash receptacles with enclosures detail
- recreational amenities

_____ Building Elevation Plans demonstrating all sides of building and identifying the following:

- title, scale, direction
- building height(s)
- siding materials
- roofing materials
- roof pitch
- colors
- doors, windows, and other architectural details
- exterior stairs and balconies

_____ Landscape Plan demonstrating:

- title, north arrow, scale, property address
- basic improvement as shown on the site plan
- location of plants and materials including ground cover
- quantity
- size
- species type
- method of irrigation

_____ Lighting Plan (Photometric demonstrating foot candles)

The following is a reference guide to the City of Greeley Development Code non-residential development standards. This list is not intended to be totally comprehensive but is designed as a general list of code sections containing the major standards applicable to non-residential developments. Specific site conditions may require additional code sections to apply to the proposal.

18.38 Zoning District Development Standards

- 18.38.020 General Provisions
- 18.38.080 C-L, C-H Commercial Districts
- 18.38.090 I-L, I-M & I-H Industrial Districts

18.40 General Performance Standards

- 18.40.050 Vehicular Access and Circulation Standards
- 18.40.070 Utility and Service Standards
- 18.40.080 Environmental Standards
- 18.40.090 Site and Building Design Standards
- 18.40.100 Lighting Standards

18.42 Off-Street Parking and Loading Standards

- 18.42.040 General Provisions
- 18.42.050 Off-Street Parking Regulations
- 18.42.060 Parking for the Disabled
- 18.42.070 Bicycle Parking
- 18.42.080 Parking Space Dimensions

18.44 Landscaping and Buffering Standards

- 18.44.040 General Provisions
- 18.44.050 Landscape Standards
- 18.44.060 Buffer Yard and Screening Standards
- 18.44.070 Parking Lot Landscaping Standards
- 18.44.080 Perimeter Treatment
- 18.44.090 Fences, Wall and Hedges

18.46 Design Review Performance Standards

- 18.46.040 Infill Design Standards (Infill Areas Only)

See Building Inspections for the number and type of plans required for each department (i.e. drainage reports/plans or Traffic Impact Study for Public Works).



Land Use Application

1

Please print or type all required information. This form is **NOT** the complete submittal. The application fee and all associated materials are to be provided with this form. Staff will review the submittal and advise you of its completeness for processing.

2

Project Name:

Land Use Request:

Address/Location:

| | Existing | | Proposed (if different) | |
|-----------|-----------------|----------|--------------------------------|----------|
| Zoning | | | | |
| Site Use | | | | |
| Site Area | Acres: | Sq. Ft.: | Acres: | Sq. Ft.: |

3

Owner

Submittal Contact (if different)

| | | | |
|----------|--|--|--|
| Name | | | |
| Business | | | |
| Address | | | |
| Phone # | | | |
| Fax # | | | |
| E-Mail | | | |

4

This application must be signed by ALL owner(s) of record or the authorized officer, if a corporation; current proof of ownership, such as a warranty deed, is to be submitted with this application. A letter of authorization should be submitted if the authorized representative will be acting on the owner's behalf.

I/We, the owner(s), depose and state under penalties of perjury that the application and support materials provided to the City of Greeley for the identified request(s) are true and accurate. I/We am/are fully aware of all requests being made to the City of Greeley and authorize individuals or firms to represent our interest in this/these request(s).

| | |
|------------|------------|
| Name: | Name: |
| Signature: | Signature: |
| Date: | Date: |



Development Assistance Packet

Note Regarding Development Assistance Packets

Development Assistance Packets are meant to facilitate applicants in land use review procedures, submittal requirements, and overall process for evaluation of land use applications in the City of Greeley, Colorado.

Although the packets contain information regarding land use review processes, they are not a complete summary of the City of Greeley's Development Code, nor are they intended to be. Applicants are highly encouraged to familiarize themselves with the requirements of the City of Greeley's Development Code and all amendments thereto.

City of Greeley Development Code:

https://library.municode.com/co/greeley/codes/municipal_code?nodeId=TIT18DECO

eTRAKiT Electronic Development Review System

Online Access 24 Hours a Day / 7 Days a Week

Greeley's New Online Portal for:

Land Use & Development Applications

Permits

Inspections

Code Compliance Cases

Citizen Inquiry & Reporting Portal

▪ Applications ▪ Payments ▪ Scheduling ▪ Uploads/Downloads ▪ View Documents ▪

eTRAKiT website: <https://trakit.greeleygov.com/etrakit/>

The City of Greeley has implemented a new online system – eTRAKiT – to facilitate the best access possible for all development related activities. All development projects, permits, and inspections must be submitted and requested through this portal. For additional information on our new system and helpful tips, please visit the eTRAKiT help page at <http://greeleygov.com/services/etrakit/about>.