



Multi-Family Site Plan Check List

City of Greeley Planning Division requirements for multi-family building permit review:

_____ Narrative describing proposal (i.e. use, square footage of each building, floor and unit, number of units, number of bedrooms, architectural details, landscaping, square footage of lot, square footage of open space, number and type of recreational amenities, 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 multi-family 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 multi-family 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
- 18.38.070 R-H Residential High Density District

18.40 General Performance Standards

- 18.40.050 Vehicular Access and Circulation Standards
- 18.40.070 Utility and Service 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).