

# Entryway Corridor Submittal Checklist\*

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**Description: Design review is an architectural and site plan review that is required for any industrial, commercial, or multi-family project located within any of the community's Entryway Corridors or Gateway zoning districts.**

An Entryway Corridor application can be found at [sheridanwy.viewpointcloud.com/](http://sheridanwy.viewpointcloud.com/)

Submittal Items:

- A review fee of \$150.

## For Initial Staff Review

- A. Description of proposed uses.
- B. 24"x36" Site Plan showing:
  - Location of buildings with the entries noted.
  - Dimensions of all setbacks, property lines, building footprints.
  - Location and dimensions of all driveways, parking areas, loading/service areas and walkways.
  - Site and building entry areas.
  - Location and type of outdoor storage or trash facilities.
  - Location and size of utilities and utility easements.
  - Any accessory appurtenances such as scales, satellite dishes, antenna, gas pumps, trash enclosures, etc.
  - Gross floor area of the development by use.
- C. Grading Plan (24"x36") Showing:
  - Existing and proposed contours at 1' interval .
  - Finished floor elevations at all building entries.
  - Flow arrows indicating drainage directions along all swales and paved areas.
- D. Landscape Plan (23"x36") showing:
  - Proposed planting including a tabular breakdown of planting beds, lawn area and other proposed ground covers.
  - Existing and proposed utilities and utility easements.
  - Irrigation strategy narrative describing system.
- E. Building Floor Plans.
- F. Color Rendered Building Elevations.
- E. Notations on the types of materials to be used, mechanical systems, electrical systems, structural type and exterior colors.

Alternative Methods of Compliance to Standards

- A. *Covenants.* If there are architectural, building, and/or site design standards that are part of enforceable covenants placed of record against the property otherwise subject to the Entryway Standards that meet or exceed the Entryway Standards, then those covenants may provide the sole standard for that project if:

(1) *Approved by Planning Division.* Applicant will submit a copy of the covenants which include the standards proposed to be equal to or greater than the Entryway Standards. If the Planning Division approves the terms and conditions of the covenants as being equal to or greater than the effectiveness of the Entryway Standards and the same are properly recorded and enforceable

(2) If the proposed covenants are approved pursuant to (1), above, then those covenants shall be recorded and a recorded copy provided to the Planning Division. Thereafter, the covenants shall be the document by which the building and/or site improvements shall be reviewed in lieu of the City's Entryway Standards. The design standards as contained within the approved covenants shall not be amended thereafter as to the without submission to the Planning Division for approval.

- B. *Alternative Plan Method.* Upon request by an applicant, the Planning Division may administratively approve building and site plans for properties within the Entryway Corridor or Gateway District that may be substituted in whole or in part for a plan meeting the specific conditions of the Entryway Standards.

(1) *Procedure.* Alternative plans shall be prepared and submitted in accordance with submittal requirements. Each such plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purposes of this Section than would a plan which otherwise complies with the Entryway Standards.

(2) *Review Criteria.* To approve an alternative plan, the Planning Division must first find that the proposed alternative plan accomplishes the intent and purposes of this Section and the Entryway Standards equally well or better than would a plan which complies with the specific conditions thereof.