

# Table of Contents

File 1977-0090

Date 7/18/00

Project Name: High Country Store

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form			
X	X	Review Sheets			
X	X	Letter from Kathy Lofink to Jack Payne – 4/26/78			
X	X	Letter from Thomas Logue to City – 1/5/78			
X	X	Planning Commission Minutes - ** - 4/25/78			
X	X	Letter from Karl Metzner to Jack Payne – 12/30/77			
X	X	Resolution - ** - (in City Council Minutes)			
X		Perspective (sketch) of Apt. and Storage Units			
X	X	Preliminary/Final Development Plan – 12/77 and 4/78			
X	X	North Elevation			

Subdivision Preliminary Plan PD-13 - (High Country Storage)

Date 1 Dec 77 Item # 90-77

Petitioner Jack L. Payne  
S.E. Corner of Grand Mesa Ave & Cannon Ave

Review Agencies Comments

- ① Parks & Rec - disapprove of Siberian Elm, suggest Alt.
- ② Public Service - no objections
- ③ City Engineers - P. of A for sidewalk improvements on Grand Mesa, Cannon and the alley. Tree at NW corner should be eliminated
- ④ Mt Bell - okay.

**FINAL**

Review Agencies Comments

- Elevation? Plantings along walls?
- City Eng - NO COMMENTS
- City Utilities - NO COMMENTS
- Park + Rec - see prelim comments
- Fire Dept - ok
- Mt Bell - okay.

Action Taken

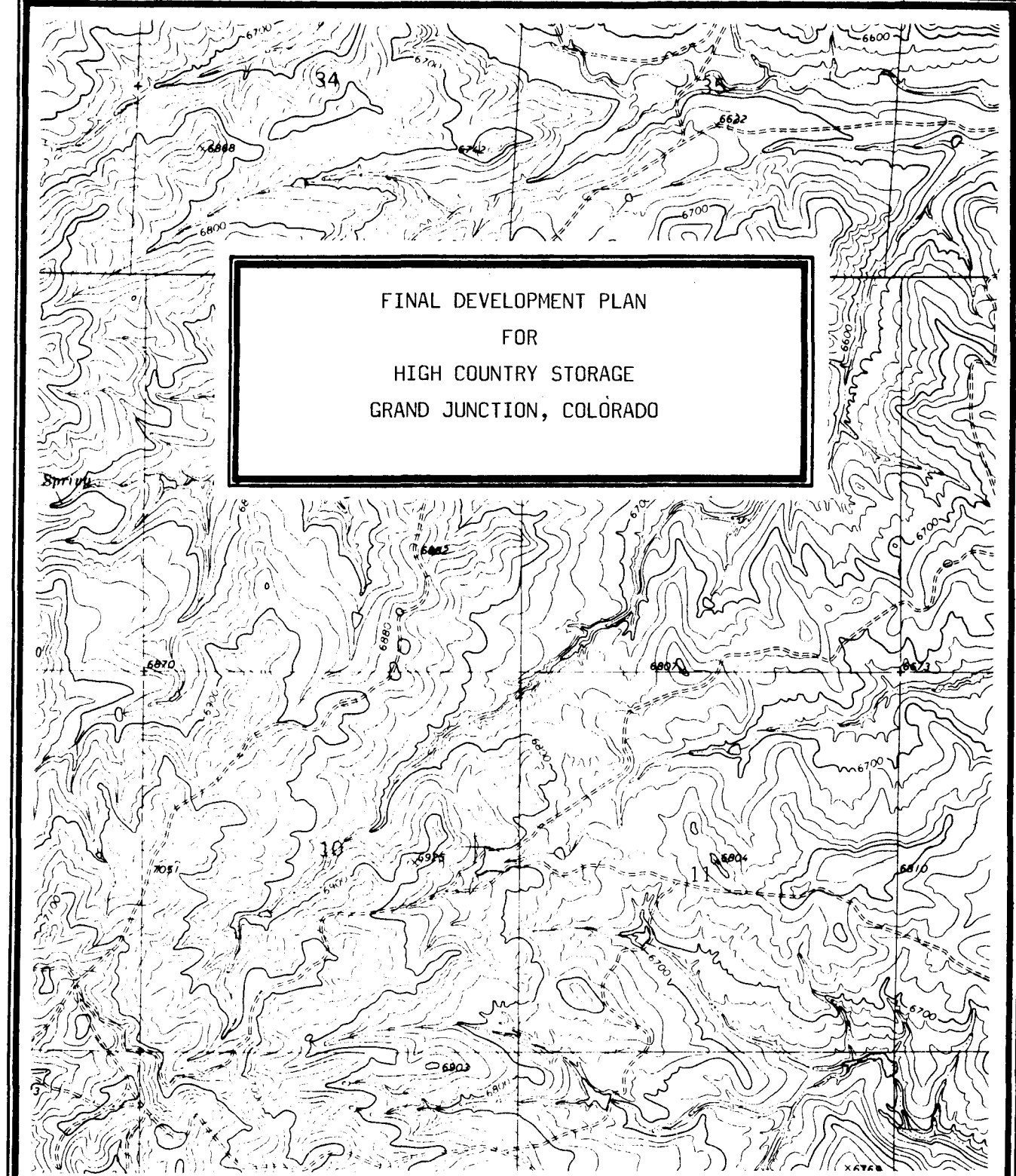
P.C. Denied Dec 28, 1977  
 C.C. based on objection from property owners.  
 Comments

Action Taken

P.C. Approval 4-25-78  
 C.C. Approved 17 May 78  
 Comments  
 P.C. subject to staff comments

ITEMS REQUIRED FROM DEVELOPER

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check        | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage     | <input type="checkbox"/> Landscaping       | <input type="checkbox"/> Covenants           |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee         | <input type="checkbox"/> Annexation          |
|                                       |  | <input type="checkbox"/> Other (Specify)     |



FINAL DEVELOPMENT PLAN  
FOR  
HIGH COUNTRY STORAGE  
GRAND JUNCTION, COLORADO



**PARAGON ENGINEERING, INC.**

P. O. Box 2872  
825 Rood Avenue  
Grand Junction, Colorado 81501 (303) 243-8966

0 11

FINAL DEVELOPMENT PLAN  
FOR  
HIGH COUNTRY STORAGE

April, 1978

Engineer and Planner: Paragon Engineering, Inc.  
P. O. Box 2872  
Grand Junction, Co. 81501

Owner and Developer: Jack L. Payne  
608 Agana Drive  
Grand Junction, Co. 81501

FINAL DEVELOPMENT PLAN FOR  
HIGH COUNTRY STORAGE

GENERAL

The enclosed maps and statements are provided as a requirement of the City of Grand Junction Planned Development requirements. The information is intended to provide the Planning Commission with sufficient background data to assess the Final Development Plan for High Country Storage.

CHARACTER OF HIGH COUNTRY STORAGE

The site of the proposed development is approximately 16,875 square feet or .38 acre and is located on Orchard Mesa at the SE corner of the intersection of Cannon and Grand Mesa Avenues. The proposed site is essentially level with a current slope of less than 1% to the Southwest and is presently occupied by 12 rental units, intended to be removed upon plan approval. The property is bordered on the North and West by commercial and retail outlets and by single family and rental units to the South and East.

Continued business and residential growth in Grand Junction have given rise to an increasing demand for storage units, and the proposed site is within an area which is not currently catering to storage needs. Further, considering adjacent expansion of retail and commercial interests, the proposed storage unit plan would be in harmony with both the Business and Residential factions in the immediate area.

The proposed development plan calls for 33 storage units 10 ft by 12 ft; 8 units 12 ft by 20 ft; and 2 units 12 ft by 22 ft resulting in a total of 43 units covering 6280 square feet, in addition to the storage units a 2202 square foot, two level apartment has been located centrally and provided with a two car garage for the purpose of housing the storage complex's management. A building elevation depicting the character of the storage units and apartment is located at the end of this booklet.

Sewer, water, electrical and gas lines are presently installed adjacent to both the North and West exposures of the site. It is anticipated the City of Grand Junction will supply water access via service from a 6 inch line in Grand Mesa Avenue. The proposed development falls within the Orchard Mesa Phase I Sanitation District 30-74, access to sanitary sewer is to an 8 inch line flowing South in an unimproved alley, near the SE Corner of the property.

All roadways adjoining the proposed development are existing. Both Cannon and Grand Mesa Avenue are asphalt surfaced without gutters, curbs or walks. The owner/developer of High Country Storage proposes to submit a Power of Attorney to the City of Grand Junction for future improvements of the adjoining roads, and alley which can be found in the appendix of this booklet. All drives within the development will be asphalt surfaced.

#### LAND OWNERSHIP

The land within the High Country Storage units is currently owned by the Developer, Jack L. Payne, who resides in Grand Junction.

#### DEVELOPMENT SCHEDULE

It is anticipated the total development of the property will occur over a six month period and will begin immediately after approval of the final Development plan, however, it must be realized that the rate of development is dependent upon the communities storage needs and growth.

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

Eighteen (18) copies of this application required. Authority corresponds with Grand Junction Development Regulations. If not applicable, indicate by n/a.  
 HIGH COUNTRY STORAGE

Fee Paid \_\_\_\_\_

name of subdivision \_\_\_\_\_

Name and address of land owners and/or subdividers. Developer \_\_\_\_\_

Jack L. Payne \_\_\_\_\_  
 name name

608 Aquana Drive, Grand Junction CO 81501 \_\_\_\_\_  
 address address

243 - 9460 \_\_\_\_\_  
 business phone business phone business phone

A. Total Subdivision submitted yes, portion \_\_\_\_\_  
 Eighteen (18) copies submitted yes date April 3, 1978

B. Deviations to Preliminary Plat? X  
 yes no

If so, list (add attached sheets if necessary) \_\_\_\_\_ N.A.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations. (See regulations for detailed information).

- 27-2.3
- b. (2) Scale of Map \_\_\_\_\_ X
  - ~~c. (1) Name of Subdivision \_\_\_\_\_ X~~
  - (2) Date \_\_\_\_\_ X
  - (3) Legal Description of Property \_\_\_\_\_ X
  - (4) Control points, dimensions, angles, bearings \_\_\_\_\_ X
  - (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances \_\_\_\_\_ X
  - (6) Streets and other rights-of-way - names and dimensions \_\_\_\_\_ X
  - (7) Location and Dimensions of easements \_\_\_\_\_ N.A.
  - (8) Lots numbered and area of each lot in square feet \_\_\_\_\_ X
  - (9) Location and description of all monuments \_\_\_\_\_ X
  - (10) Statement of land ownership \_\_\_\_\_ N.A.
  - (11) Dedication statement - easements, rights-of-way and public sites \_\_\_\_\_ N.A.

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

N.A.  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_

Supporting Documents

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan

X  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

X  
 \_\_\_\_\_  
 X  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_  
 N.A.  
 \_\_\_\_\_

This application completed by:

Paragon Engineering Inc.  
 \_\_\_\_\_  
 name  
 P.O. Box 2872, Grand Junction CO  
 \_\_\_\_\_  
 address  
*Thomas A. Logue*  
 \_\_\_\_\_  
 signature  
 Thomas A. Logue

\_\_\_\_\_  
 name  
 \_\_\_\_\_  
 address  
 \_\_\_\_\_  
 date:



DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: April 4, 1978

Development Name: High Country Storage

Filing \_\_\_\_\_

Location of Development: TOWNSHIP 1S RANGE 1E SEC 23 1/4 SW

Owner(s) NAME Jack L. Payne

ADDRESS 608 Agana Drive Grand Junction, Co.

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
( ) Single Family	_____	_____	_____
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	_____	_____
( ) Industrial	N. A.	_____	_____
(x) Other (specify) <u>PDB</u> <u>One dwelling unit, 43 storage units</u>	_____	<u>0.38</u>	<u>100%</u>
Street	_____	_____	_____
Walkways	_____	_____	_____
Dedicated School Sites	_____	_____	_____
Reserved School Sites	_____	_____	_____
Dedicated Park Sites	_____	_____	_____
Reserved Park Sites	_____	_____	_____
Private Open Areas	_____	_____	_____
Easements	_____	_____	_____
Other (Specify)	_____	_____	_____
<b>TOTAL</b>			

\*By Map Measure

0.38

100%

Estimated Water Requirements 480 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 320 gallons/day.

**ACTION:**

**Planning Commission Recommendation**

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

**City Council**

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.



POWER OF ATTORNEY

I, We, the undersigned, owners of the real property  
situate in the County of Mesa, State of Colorado, and describe as:

Lots 6 thru 10, Block 4 Orchard Mesa Heights Subdivision

for valuable consideration do nominate and appoint the City Clerk  
of the City of Grand Junction, Colorado, as my/our attorney in fact  
to execute a local improvement district petition to provide for  
the assessment against the above property of the cost of curb,  
gutter, sidewalk and improvement of and paving of:

Cannon Avenue

abutting the property or determined as being assessable against the  
property at such time as the Clerk may determine and without con-  
terpetition by me/us. It is understood by me/us that there will be no  
participation by the City in any costs of the required improvements.

This power shall be covenant running with the land and  
shall not expire at my/our death(s).

Dated this 3rd day of April, 1978.

Jack L. Payne

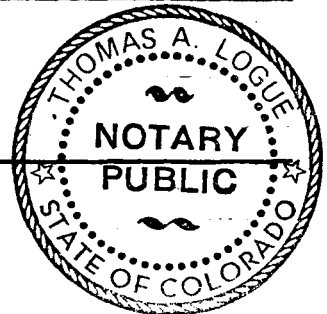
STATE OF COLORADO )  
                          ) ss:  
COUNTY OF          )

On the 4th day of April, 1978, the foregoing  
Power of Attorney was acknowledged before my by:

Jack L. Payne

My notarial commission expires: Aug. 9th 1981  
Witness my hand and official seal.

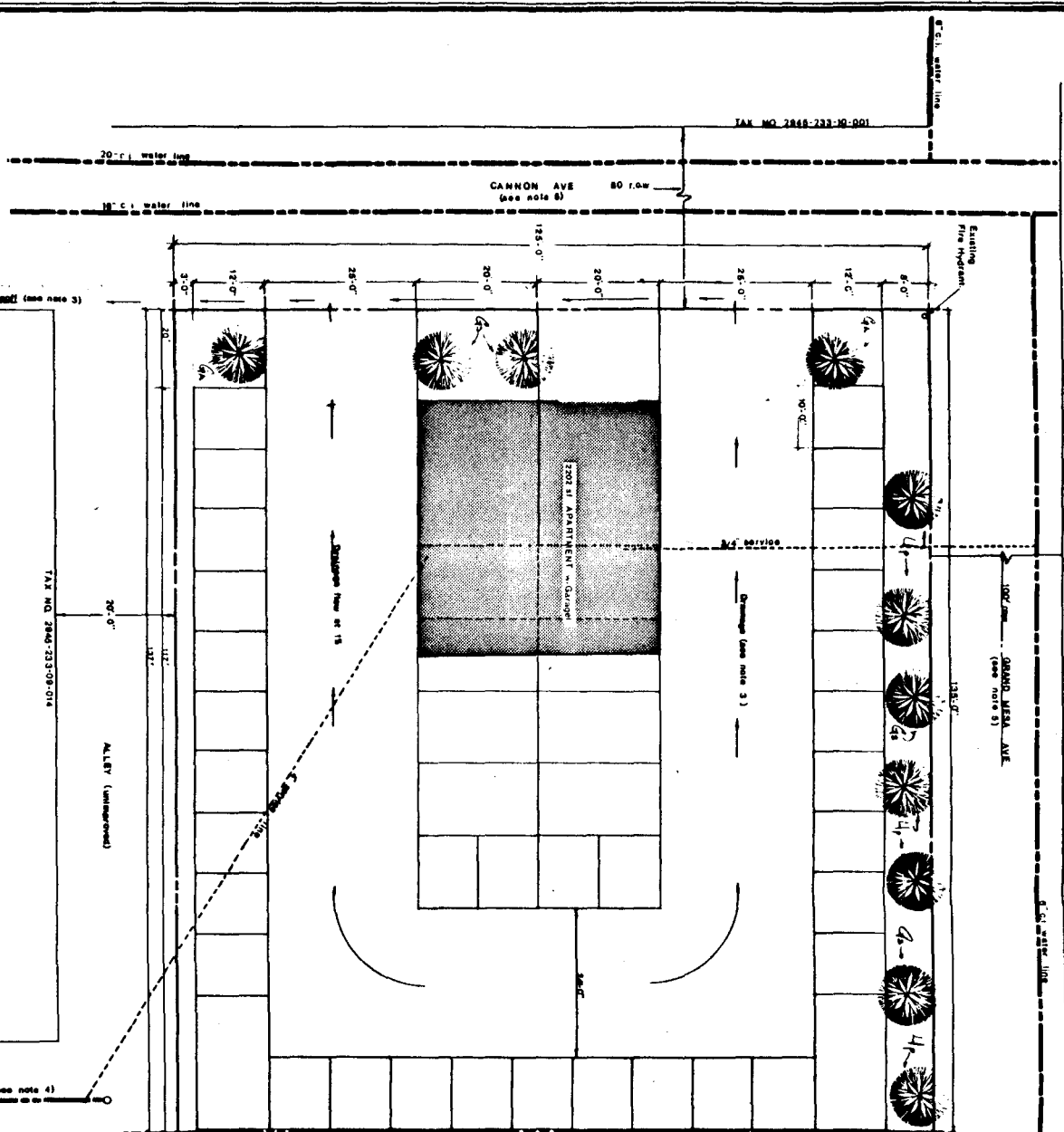
Thomas A. Logue



**HIGH COUNTRY STORAGE**

Development of Unit 1, Parcel 200 West of Grand Mesa Ave. Parcel 200-000  
 Prepared by Parsons Engineering, 212 West Grand Avenue, CO 81001, Phone 243-2000, Fax 243-2000

TAX NO. 2848-233-08-000



**PLANT LIST**

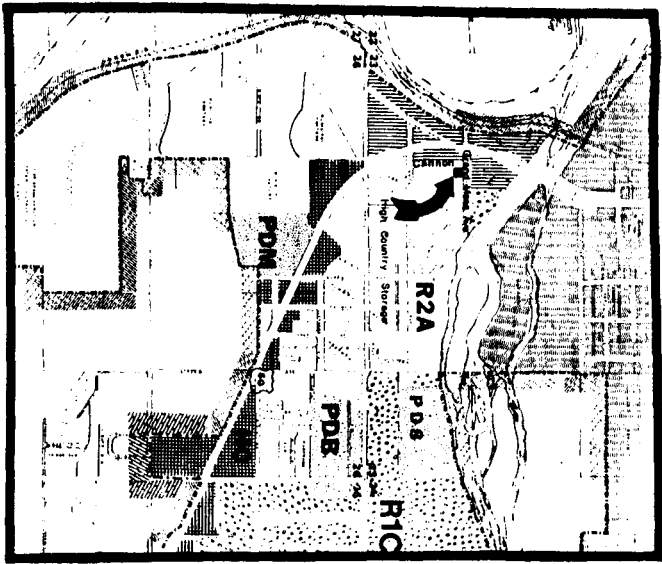
Qty	Botanical Name	Common Name	Size	Quantity	Remarks
03	Quercus macrocarpa	Shiny Hornoak	7' x 4"	3	
04	Prunella americana	Blackberry	2' x 4"	1	
05	Ulmus parviflorus	Siberian Elm	n/a	n/a	existing stock

TAX NO. 2848-233-08-018

TAX NO. 2848-233-08-018

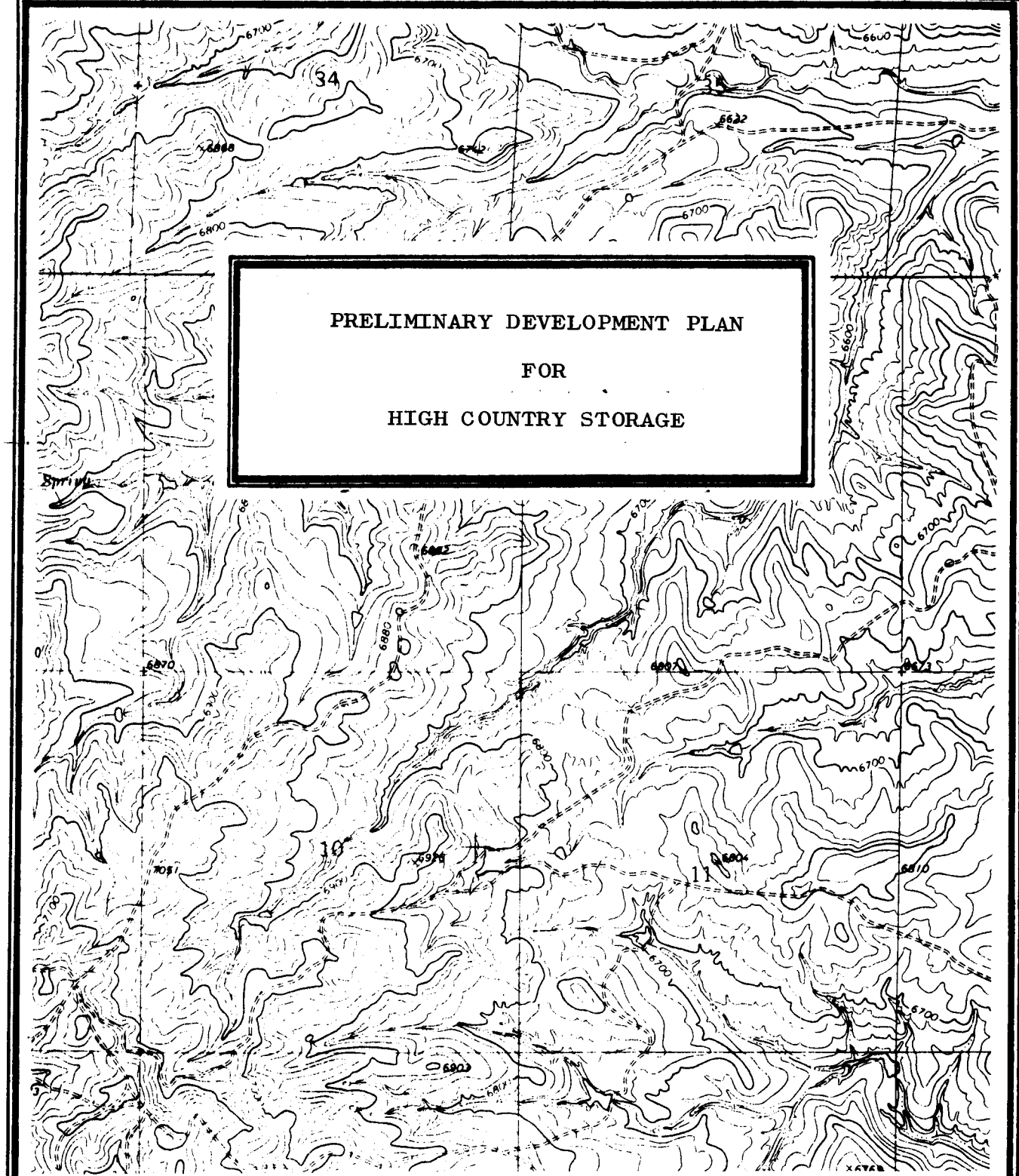
TAX NO. 2848-233-08-002  
 TAX NO. 2848-233-08-003

SCALE 1" = 10'-0"



LOCATION MAP Scale 1" = 800'

- NOTES**
- TOTAL APARTMENT - 28 UNITS
  - TOTAL STORAGE - 10-11-12 UNITS
  - TOTAL UNITS - 14 TOTAL UNITS
  - REMARKS: SEE PLANS FOR UNIT LAYOUTS. SEE PLANS FOR UNIT LAYOUTS. SEE PLANS FOR UNIT LAYOUTS.
  - SEE PLANS FOR UNIT LAYOUTS. SEE PLANS FOR UNIT LAYOUTS. SEE PLANS FOR UNIT LAYOUTS.
  - SEE PLANS FOR UNIT LAYOUTS. SEE PLANS FOR UNIT LAYOUTS. SEE PLANS FOR UNIT LAYOUTS.



PRELIMINARY DEVELOPMENT PLAN  
FOR  
HIGH COUNTRY STORAGE



**PARAGON ENGINEERING, INC.**

P. O. Box 2872  
825 Rood Avenue  
Grand Junction Colorado 81501 (303) 243-8966

PRELIMINARY DEVELOPMENT PLAN  
FOR  
HIGH COUNTRY STORAGE

December, 1977

Engineer and Planner: Paragon Engineering, Inc.  
P. O. Box 2872  
Grand Junction, Co. 81501

Owner and Developer: Jack L. Payne  
608 Agana Drive  
Grand Junction, Co. 81501

Sewer, water, electrical and gas lines are presently installed adjacent to both the North and West exposures of the site. It is anticipated the City of Grand Junction will supply water access via service from a 6 inch line in Grand Mesa Avenue. The proposed development falls within the Orchard Mesa Phase I Sanitation District 30-74, access to sanitary sewer is to an 8 inch line flowing South in an unimproved alley, near the SE Corner of the property.

All roadways adjoining the proposed development are existing. Both Cannon and Grand Mesa Avenue are asphalt surfaced without gutters, curbs or walks. The owner/developer of High Country Storage proposes to submit a Power of Attorney to the City of Grand Junction at the final development plan stage for the future improvements of the adjoining roads. All drives within the development will be asphalt surfaced.

#### LAND OWNERSHIP

The land within the High Country Storage units is currently owned by the Developer, Jack L. Payne, who resides in Grand Junction.

#### DEVELOPMENT SCHEDULE

It is anticipated the total development of the property will occur over a six month period and will begin immediately after approval of the final development plan, however, it must be realized that the rate of development is dependent upon the communities storage needs and growth.



A. (10) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

P. High Country Storage  
name of subdivision

C. Owners and/or subdividers.

<u>Jack L. Payne</u>	_____	_____
name	name	name
<u>608 Agana</u>	_____	_____
address	address	address
<u>243-9460</u>	_____	_____
business phone	business phone	business phone

Designer:

<u>Paragon Engineering, Inc.</u>	<u>243-8966</u>
name	business phone
<u>P. O. Box 2872, Grand Junction, Co. 81501</u>	<u>9402</u>
address	registration and number

D. Legal description. (Attach additional sheets as necessary). \_\_\_\_\_

Lot 6 thru 10, Block 4, Orchard Mesa Heights Subdivision

Total acreage .38.

E. Eighteen (18) copies of map submitted yes x no \_\_\_\_\_  
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

- 27-2.2 1. Scale and Size
- (1) Proposed Name \_\_\_\_\_ x
  - (2) Location and boundaries \_\_\_\_\_ x
  - (3) Names and Addresses of subdivider and engineer or surveyor \_\_\_\_\_ x
  - (4) Date of preparation \_\_\_\_\_ x
  - (5) Total acreage \_\_\_\_\_ x
  - (6) Location and dimensions for existing streets, alleys, easements and water courses \_\_\_\_\_ x



Rec. 93

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO) )  
COUNTY OF MESA ) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Lots 6 thru 10, Block 4, Orchard Mesa Heights Subdivision

Containing .38 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R-2-A zone to PD-B zone.

Respectfully submitted,

Jack L. Payne

STATE OF COLORADO) )  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of DECEMBER By JACK L. PAYNE for the purposes therein set forth.

My commission expires: AUG. 9<sup>th</sup> 1981

Thomas A. Logue  
Notary Public

\*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

SURROUNDING PROPERTY OWNERS

2945-233-09-002 Victor W. Perino  
606 Viewpoint Dr.  
City

003 Above

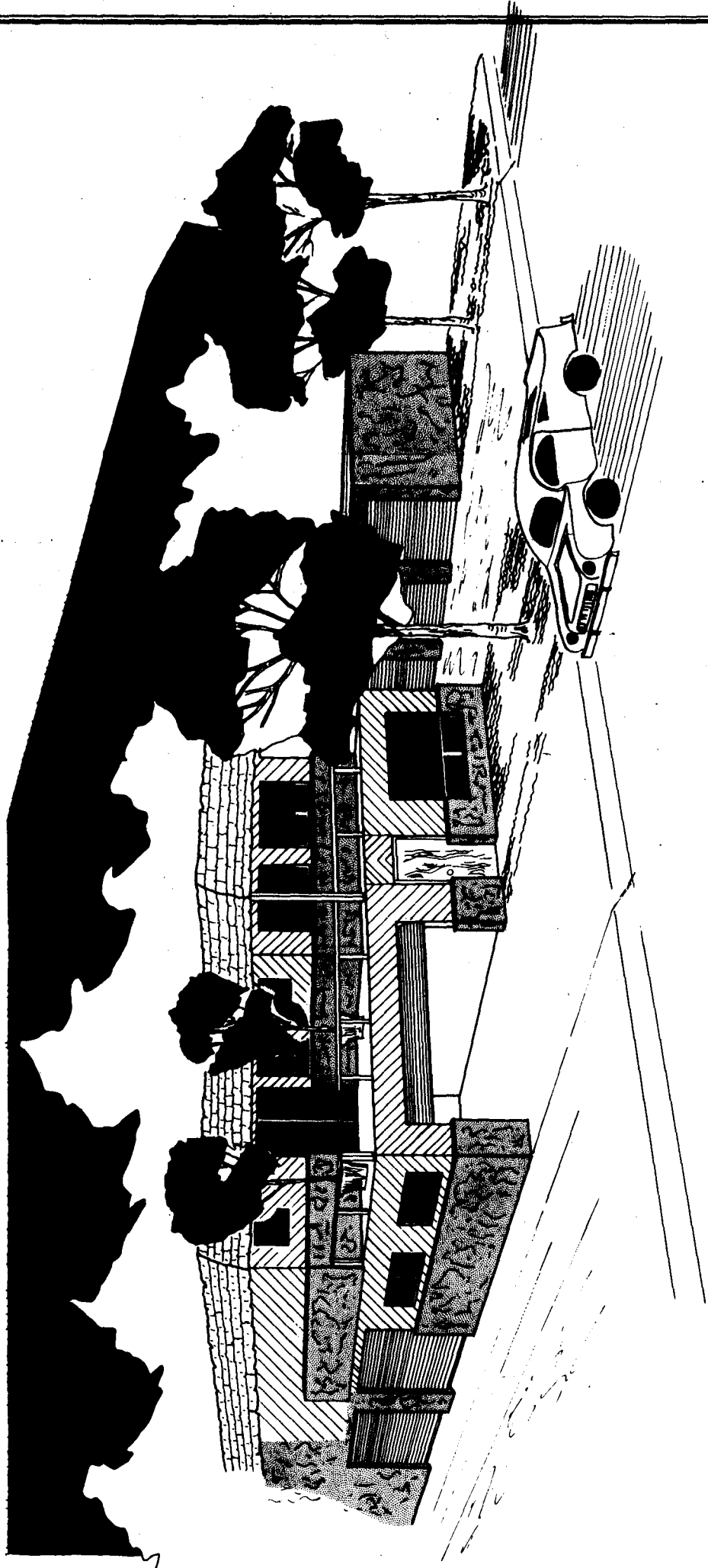
014 L. E. Schooley Inc.  
2426 Hwy 6 & 50  
City

016 Lee F. Jensen  
610 Wagon Trail  
City

2945-233-10-001 Leroy Workman  
283 28 Road  
City

009 Ivan Dodson  
2405 Broadway  
City

High Country Storage



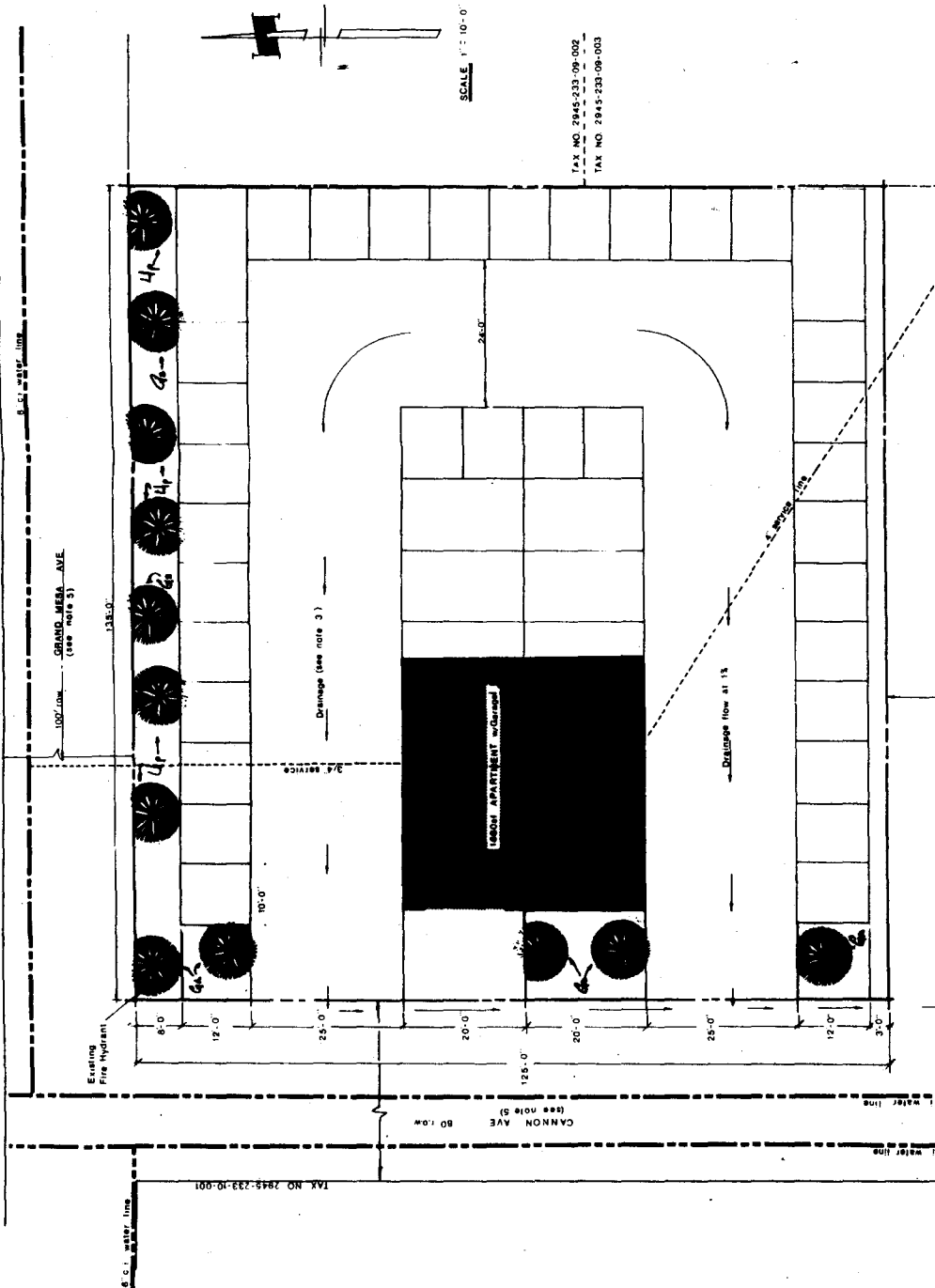
PERSPECTIVE OF APARTMENT AND STORAGE UNITS  
HIGH COUNTRY STORAGE

PRELIMINARY DEVELOPMENT PLAN FOR

# HIGH COUNTRY STORAGE

Prepared by: [Faint text]

TAX NO 2945-233-14-009



SCALE 1" = 10'-0"

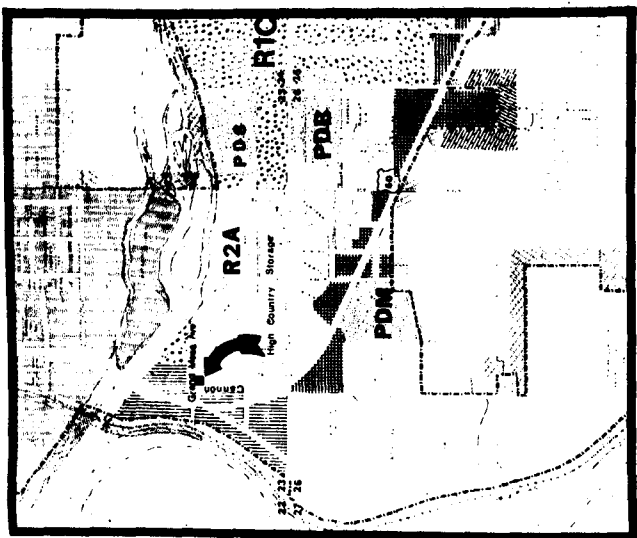
TAX NO 2945-233-09-002  
TAX NO 2945-233-09-003

TAX NO 2945-233-08-016

PLANT LIST

KEY	BOLIVIAN NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
Gs	Gleditsia triacanthos inermis	Skyline Honeylocust	2 cal	3	
Gs	Fraxinus viridis	White Ash	2 cal	2	
Up	Ulmus glabra	Siberian Elm	n/a	n/a	existing stock

TAX NO 2945-233-08-014



LOCATION MAP Scale 1" = 800'

NOTES

- TOTAL ACRES 2.4 ACRES
- TOTAL STORAGE 10.11 - 31 UNITS  
17.71 - 9 UNITS  
43 TOTAL UNITS
- DRAINAGE BEFORE DEVELOPMENT OF THIS DRAINAGE AFTER DEVELOPMENT OF THIS PROJECT; DRAINAGE OVERFLOW SHALL BE HANDLED BY THE DEVELOPER TO THE INTERSECTION OF CANNON AVE AND U.S. HWY 30 WHERE IT EMPTIES INTO A CATCH BASIN.
- OWNER TO PROVIDE UTILITY ACCESS TO THE PROJECT AND TO MAINTAIN THE SAME THROUGHOUT THE PROJECT.
- CANNON AND GRAND MESA AVE EXIST AS PAVED ROADS WITH 20' CURB, GUTTER, OR WALK. OWNER AND DEVELOPER TO PROVIDE CURB WITH POWER OF ATTORNEY FOR "CURB ROADWAY IMPROVEMENTS".

December 30, 1977

Mr. Jack L. Payne  
608 Agana  
Grand Junction, CO 81501

Re: File #90-77 - Preliminary Plan PD-B, High Country Storage.

Dear Mr. Payne:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of December 28, 1977, denied your request for PD-B at the Southeast Corner of Grand Mesa and Cannon Avenues. Denial was based on objections from property owners in the area because of the expansion of a business use into an R-2-A residential neighborhood.

We have your verbal request that your petition be scheduled for hearing before the Grand Junction City Council. If this is still your intent, we will require written notice to this effect filed with our office prior to January 6, 1978 in order to place this item on the January 18th Council agenda.

If you have any questions or comments concerning this item, please contact our office prior to this date.

Yours truly,

Karl Metzner  
Planner 1

KM/lld

cc: Tom Logue, Paragon Engineering



# PARAGON ENGINEERING, INC.

P.O. Box 2872  
825 Rood Avenue  
Grand Junction, Colorado 81501 (303) 243-8966

January 5, 1978

City of Grand Junction Planning Staff  
P. O. Box 897  
Grand Junction, Co. 81501

Dear Staff:

This letter is being written by our office on behalf of Mr. Jack Payne, and is a formal request that his zone change from R-2-A to PD-B and preliminary development plan for High Country Storage be placed on the January 16, 1978 agenda for the City Council consideration.

Should you have any questions feel free to contact our office.

Thanking you in advance.

*Thomas A. Logue*  
Thomas A. Logue



April 26, 1978

Mr. Jack L. Payne  
608 Agana Drive  
Grand Junction, Colorado 81501

Re: FILE #90-77 PD-B: HIGH COUNTRY STORAGE

Dear Mr. Payne:

The Grand Junction City Planning Commission at their regularly scheduled meeting on April 25, 1978, recommended approval of the PD-B known as High Country Storage. Their approval was contingent upon a different type of species of-trees in that area and power of attorney for full half street improvements on Grand Mesa, Cannon, and the alley.

The Grand Junction City Council will hear this item on May 17, 1978 at 7:30 p.m. in City Council Chambers.

If you have any questions or comments, please contact the Development Department.

Sincerely,

*Kathy F. Lofink*

Kathy F. Lofink  
Planner I

KFL:cjr

cc: Paragon Engineering, Inc.