

Acres _____
Units _____
Density _____

ACTION SHEET

File # 35-79
Zone C1
Tax Area Code _____

Activity Grand Junction Self Storage
Phase - Conditional Use Date Neighbors Notified NA

Date Submitted 5-1-79 Date CIC/MCC Legal Ad _____

Date Mailed Out 5-4-79 PC Hearing Date 5-29-79

Review Agencies _____ 10 Review Period - Return By _____

- | <u>Send</u> | <u>Send</u> |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>City</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input type="checkbox"/> IRRIGATION _____ |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.J.</u> |
| <input type="checkbox"/> COMTRONICS | <input type="checkbox"/> WATER (UTE, CLIFTON) _____ |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | <input type="checkbox"/> SEWER _____ |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/ UTILITIES <u>Rish</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>City Utilities</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>P.D. Ed Vander Took</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | _____ |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>WPC</u>	<u>5-29-79</u>	<u>rec app sub. to staff + review comments</u>
<u>CC</u>	<u>7-5-79</u>	<u>approved subject to P.C. recommendation</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location Six + Fifty West Subdivision #2,
Lots 1 thru 4 / East corner of Crosby Road + West
Gunnison Avenue

Staff Comments _____

Original Documents
 Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
 Imp. Guarantee Receipt # _____ Check # _____
 Covenants _____ Open Space Dedication
 Power of Attorney
 Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 35-79

DATE SENT TO REVIEW AGENCIES 5-7-79

ITEM: CONDITIONAL USE-GRAND JUNCTION
SELF STORAGE

DATE DUE 5-18-79

PC MEETING DATE _____

MOCC/OC MEETING DATE _____

<u>DATE PDC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-16-79	CITY FIRE	Submit water system plans for fire protection for approval
5-16-79	CITY UTILITIES	None
5-16-79	GRAND JUNCTION DRAINAGE	Okay
5-24-79	CITY ENGINEER	The curb, gutter and sidewalk is in place on both West Gunnison, and Crosby. They should identify driveway locations and sizes and cuts to City standards must be installed. Driveways should be well back from intersection. I suggest two 35 foot cuts spaced as desired to best serve internal circulation. What is the direction of site grading. Site drainage should be sloped to the street. That 10 Foot lane on east edge is too narrow. I suggest 20 feet minimum for two-way traffic as per our alley dimensions
5/24/79	PUBLIC SERVICE	Gas: no objections. Electric: Requests 8' easement adjacent to east lot line of lot 4, block 6 of 6 & 50 West Subdivision. Will need Pad-mount location in S.E. corner. 8' x 8'.

GJPC 5-29-79

MIKESELL/PICKENS/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS.

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
329 WHITE AVE—ROOM 60—DIAL (303) 243 5100 EXT 343

May 30, 1979

Loran Dake
2721 N. 12th Street
Grand Junction, CO 81501

Re: Item #35-79
CONDITIONAL USE - Self Storage

Dear Loran,

The Grand Junction Planning Commission recommended approval of the item referenced above on May 29, 1979. This item will be heard before the Grand Junction City Council on July 5, 1979.

Conditions, restrictions, and special requirements are as follows:

1. Staff and review comments. (Comments are on file in our office)

If you have any questions concerning this item feel free to contact our office.

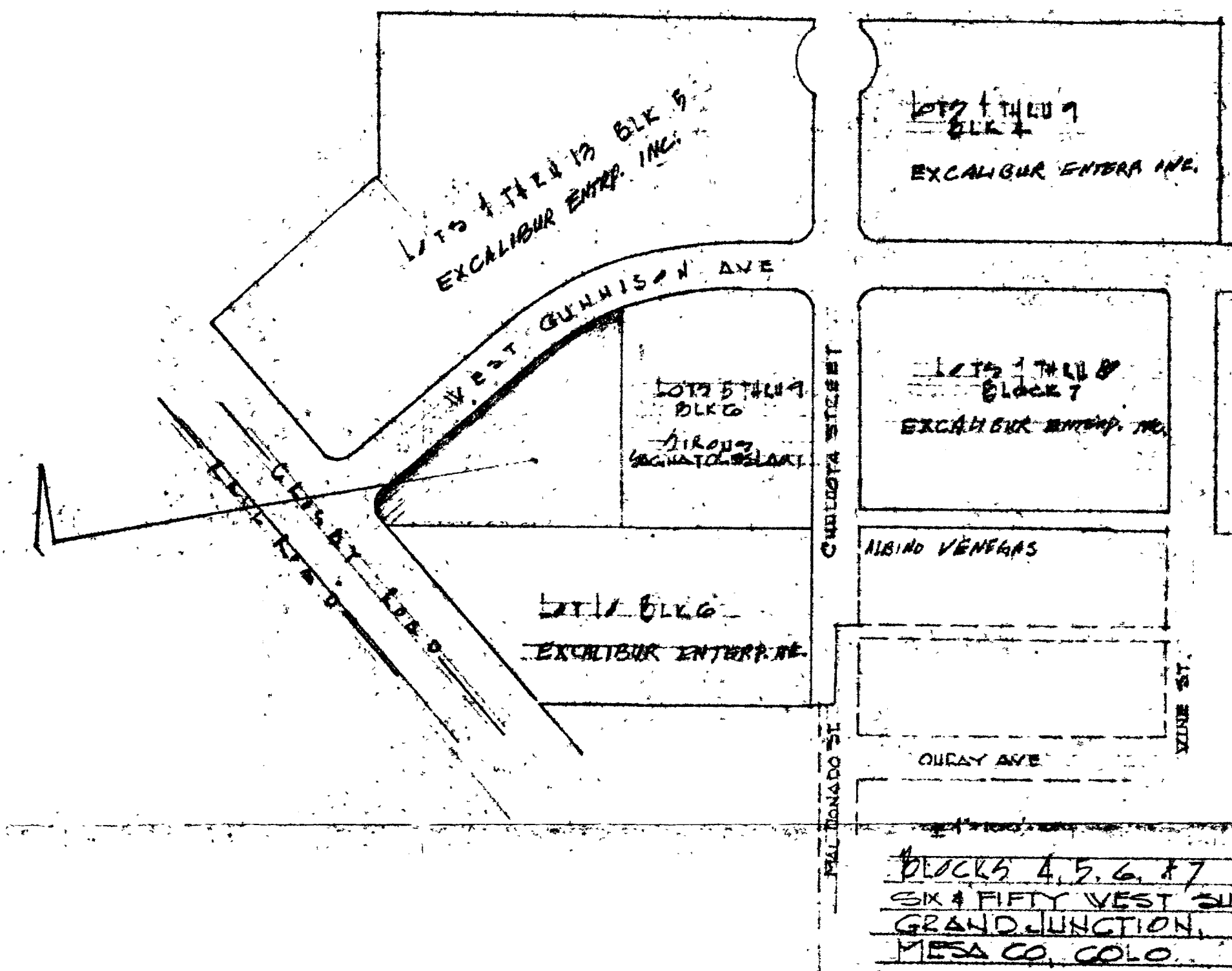
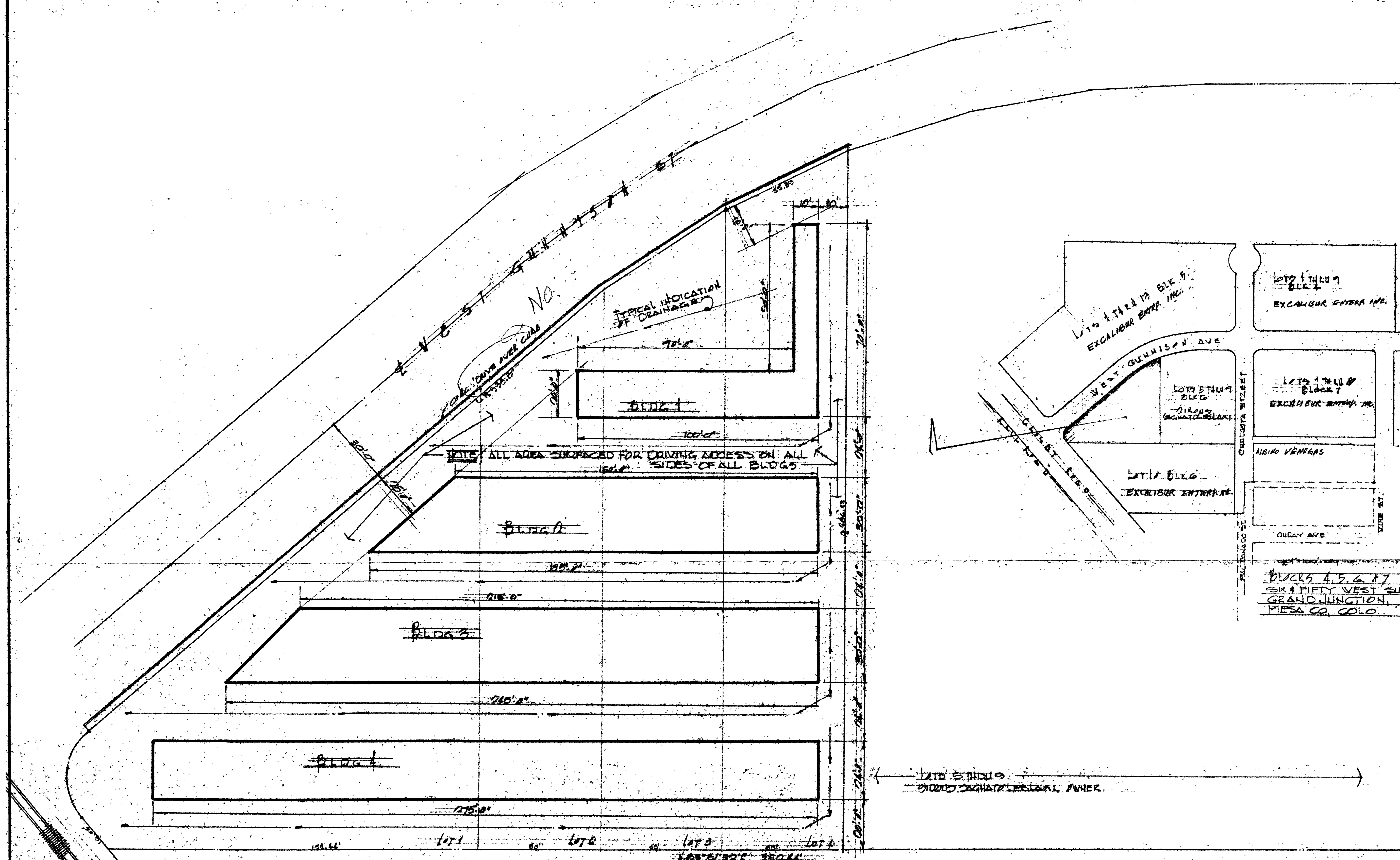
Sincerely,



Lori Hill
Planning Technician I

cc: Mr. Sirdus Seghatoleslami
File #35-79
Correspondence

LH/nh



Lot 10 (ADJACENT)

SCALE PLAN 1"=100'-0"



DEVELOPMENT TITLE	SELF STORAGE WAREHOUSES
ZONING OF PROPERTY	COMMERCIAL
LOCATION	LOTS 1 THRU 4 BLOCK 6 6450 WEST SUBDIVISION GRAND JUNCTION, COLO
OWNER	SIRIOUS SAGHATOLESAMI

LOTS 5 THRU 9
SIRIOUS SAGHATOLESAMI OWNER.

BLOCKS 4, 5, 6, & 7
SIX & FIFTY WEST SUB.
GRAND JUNCTION,
MESA CO, COLO.