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File 1980-0003
Date 1/12/01

Project Name: Sherman Dr. Mini Storage Units – Site Plan Review

P	S	<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	*Summary Sheet – Table of Contents		
		Application form		
		Receipts for fees paid for anything		
		*Submittal checklist		
		*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
		Evidence of title, deeds		
X	X	*Mailing list		
		Public notice cards		
		Record of certified mail		
X		Legal description		
		Appraisal of raw land		
		Reduction of any maps – final copy		
		*Final reports for drainage and soils (geotechnical reports)		
		Other bound or nonbound reports		
		Traffic studies		
		Individual review comments from agencies		
		*Consolidated review comments list		
		*Petitioner's response to comments		
		*Staff Reports		
		*Planning Commission staff report and exhibits		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Action Sheet	X	Floor Plan
X		Review Sheets	X	Boundary Survey
X	X	Review Sheet Summary	X	X
		Letter from Karl Metzner to Bill Tingle re: application was incomplete – 11/20/79		
X		Development in H.O. Application (Preliminary and Final)		
X		Memo from Bonnie and Jim Karp, dba B-J Enterprises re: requirements and agreement of compliance – 2/5/80		
X		Deed		
X	X	Memo from Bill Tingle to Planning re: development schedule-12/3/79		
X	X	Memo from Bill Tingle to Planning re: Proposed Landscaping-12/3/79		
X	X	Memo from Bill Tingle to Planning re: evaluation of research –1/3/80		
X		Letter from Sue Drissel to Jim and Bonnie Karp re: scheduling of item- 2/1/80		
X	X	Site Plan		
X		East Elevation		

Acres 3/10 acres
Units _____
Density _____

ACTION SHEET

File # 3-80
Zone H.O.
Tax Area Code _____

Activity Dev. in H.O. - SHERMAN DR. Mini Storage Units

Phase _____ Date Neighbors Notified 1-21-80

Date Submitted 1-2-80 Date CIC/MCC Legal Ad _____

Date Mailed Out 1-11-80 PC Hearing Date 29 JAN 1980

Review Agencies 10 day Review Period - Return By 1-21-80

- Send _____
COUNTY ROAD DEPARTMENT _____
COUNTY HEALTH DEPARTMENT _____
COUNTY SURVEYOR _____
COMPTONICS _____
GRAND VALLEY RURAL POWER _____
 MOUNTAIN BELL _____
 PUBLIC SERVICE _____
SOIL CONSERVATION SERVICE _____
SCHOOL DISTRICT 51 _____
STATE HIGHWAY _____
STATE GEOLOGICAL _____
STATE HEALTH - RADIOLOGICAL _____
TRANSAMERICA TITLE _____
- Send _____
 FIRE City _____
 IRRIGATION O.M. _____
 DRAINAGE O.M. Don Caroway _____
 WATER (UTE, CLIFTON) _____
SEWER _____
 CITY ENGINEER/UTILITIES _____
MACK, LOMA, MESA, COLLBRAN _____
FRUITA, PALISADE _____
 Jim Patterson _____
 Energy Office _____
 Paul & Rec. _____
 Mapping _____

2 review sheets

Board	Date	Comments
<u>BPCC</u>	<u>1-29-80</u>	<u>Rec. approval subject to staff comments incl. paving of site at such time as drainage/paving improvement are made to Sherman Dr.</u>
<u>CIC</u>	<u>2/20/80</u>	<u>Approved.</u>

Common Location S. of Sherman Dr. approx 100' W. of Dorothy Ave.

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 # 3-80

DATE SENT TO REVIEW AGENCIES

ITEM Dev. in H.O. Sherman Dr. Mini Storage DATE DUE

PC MEETING DATE

MCC/CC MEETING DATE

S. of Sherman Dr. approx. 100' W of Dorthy Ave.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1-21-80	Mapping	none
1-14-80	City Utilities	none
1-15-80	City Engineer	Power of attorney for full-improvements to Sherman Dr. should be provided. Site should be graded to drain toward Sherman Dr. or other provisions made to control storm runoff.
1-16-80	G.J. Fire	Hydrant location is adequate. Present flow from hydrant is inadequate. This system needs to be tied into an eight inch line. Need additional information as to type of construction.
1-21-80	TRANSPORTATION	There are no dimensions for the width of the drive at the south end of the building. It appears narrow on the unscaled drawing. Driveway access from Sherman Drive is not shown. There may be a sight restriction problem with the building.
1-21-80	DESIGN & DEVELOP. PLANNER	<p>The submitted plan is lacking in the following detail, which should be revised before the item is heard before City Council:</p> <ol style="list-style-type: none"> 1. As the proposed mini-storage is directly across from residential property, the front of the site should be landscaped to enhance it. A landscape plan---indicating species of trees, shrubs, as well as groundcover---should be developed and submitted to staff before the City Council hearing. 3. Road surface should be gravelled, to accomodate drainage in this area. 4. Dimensions of aisle widths, and driveway widths should be indicated on plan. 5. Indicate type of signage. According to the regulations, the square footage allowed is .75 of the front footage on Sherman -- or about 50 sq. ft. It is suggested that the main sign be placed at the rear of the site to be viewed from Hwy. 6&50.... with a smaller identification sign on Sherman Dr. 6. A fence should be installed on the west and southern sides of the site to control accesss onto the site, contain vehicles, and limit the carrying out of mud and erosion of property. The storage units on the east act as a screen.

The proposed use appears to be compatible with adjacent business uses, and if landscaping and screening requirements are met, will be compatible with residential uses across the street.

1-23-80	MOUNTAIN BELL	We have reviewed this plat plan and have found that we have no objection to this.
1-23-80	PUBLIC SERVICE	Gas and Electric-no objections
1-23-80	PARKS & RECREATION	No comment

STAFF RECOMMENDATIONS: Recommend approval of the mini-storage units in the H.O. zone at Sherman Drive, as the use is compatible with the adjacent uses, if the following is addressed before the time the item is heard before City Council:

1. POA for full improvements to Sherman Dr.
2. Site should be graded to drain toward Sherman to control runoff as per City Engineers' comments.
3. Contact Transportation Engineer re: possible problems with sight restriction, and driveway access from Sherman.
4. Submit revised plan addressing the Design & Development comments re: landscaping, dimensions of aisles and drive, fencing, signage, and surfacing roads with gravel.
5. Contact G.J. Fire re: additional fire flow needed to satisfy requirements.

GJPC/1-29-80/SCHOENBECK/RIDER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED DEVELOPMENT, SUBJECT TO STAFF COMMENTS, AND THAT AT SUCH TIME AS SHERMAN DRIVE IS PAVED, CURB AND GUTTER AND DRAINAGE PUT IN, THAT THIS PARTICULAR SITE THEN WOULD ALSO BE PAVED.

November 20, 1979

Mr. Bill Tingle
Walker & Krill Builders
and Contractors, Inc.
440 S. Townsend
Montrose, Colorado 81401

Re: Development in H.O. for Mini-Storage Units - Sherman Drive

Dear Mr. Tingle:

Review of your submittal for a mini-storage development in a highway oriented zone has indicated that your application was incomplete. In accordance with the City Planning Commission's instructions we are not to schedule items for hearing which have an incomplete submittal. The following required information must be submitted:

- 1.) Size of plot plan is inadequate. Regulations require a scale of 1" = 50' or 1" = 100'.
- 2.) Plot plan is not fully dimensioned.
- 3.) No drainage plan identifying increase in runoff due to the development and indicating if on-street drainage is adequate to contain that increased runoff.
- 4.) Fencing and/or landscaping is not addressed.
- 5.) Ground cover to be used on drives is not indicated. Treatment of driveway intersections with Sherman Drive and treatment of road edge is not identified.
- 6.) Development schedule is inadequate. Spring, 1980 is identified. Is this beginning date or completion date? One building or both buildings?
- 7.) Certificate of title showing ownership of property.
- 8.) Names and addresses of adjacent property owners (includes those properties across streets, ditches, canals, etc.).
- 9.) Note that east and west property lines are not parallel, yet the plot plan treats them as such.

As soon as the revised application is submitted, we will review and schedule for the first available Planning Commission hearing.

Sincerely,

Karl Metzner
Senior Planner

KM/mcw

TO: City Development Department
City of Grand Junction, Colorado 81501

FROM: Bill Tingle and Bonnie Karp

SUBJECT: Development in H.O. on Sherman Drive--Mini-Storage Units.

DATE: December 3, 1979

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Below are listed adjacent property owners for the proposed building site:

SUBJECT PROPERTY--See attached certificate of title--The subject property is to be removed from the North end of a parcel owned by Mr. Roscoe D. Brown, 2708 Highway 50, Grand Junction, Colorado. Mr. Brown will retain ownership of the lot South of the subject property. The subject property is currently under contract to sell to Jim and Bonnie Karp who propose to build the mini-storage units.

LOT TO SOUTH OF SUBJECT PROPERTY--Owned by Mr. Roscoe D. Brown, 2708 Highway 50, Grand Junction, Colorado 81501.

LOT TO THE EAST OF SUBJECT PROPERTY--Owned by Robert E. Fritz, 2900 Victoria Drive, Grand Junction, Colorado 81501.

LOT TO THE WEST OF SUBJECT PROPERTY--Owned by Rex Schoonover, 278 Gray Drive, Grand Junction, Colorado 81501

LOT AND RESIDENCE DIRECTLY ACCROSS SHERMAN DRIVE (NORTH) OF SUBJECT PROPERTY--Owned by Clifford E. and I.R. Young, 144 Sherman Drive, Grand Junction, Colorado 81501

LOT AND RESIDENCE DIRECTLY ACROSS SHERMAN DRIVE AND SLIGHTLY WEST FROM SUBJECT PROPERTY--Owned by Alta Fontanari, 3312 E 3/4 Road, Clifton, Colorado 81520

LOT AND RESIDENCE DIRECTLY ACROSS SHERMAN DRIVE AND SLIGHTLY EAST FROM SUBJECT PROPERTY--Owned by William W. and M.T. Basham, 150 Sherman Drive, Grand Junction, Colorado 81501

NOTE: The above names and addresses of adjacent property owners were obtained from the Mesa County Assessors Office.

TO: City Development Department
City of Grand Junction, Colorado 81501

FROM: Bill Tingle, representing Jim and Bonnie Karp

SUBJECT: Development in H.O. on Sherman Drive--Mini-Storage units. DEVELOPMENT SCHEDULE.

DATE: December 3, 1979.

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Development of the proposed mini-Storage buildings is currently scheduled to be completed as follows:

December, 1979 and January 1980--Approval from Planning and Building departments.

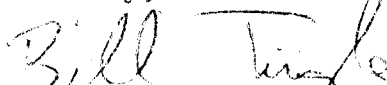
February, 1980--Footer and building engineering and blueprints of construction details.

March, 1980--Obtain building permit--Pour concrete floor and foundation as soon as frost has left ground and concrete does not need radical night protection from cold. Tentatively scheduled for around March 15 to 20, 1980.

April 1, 1980--building material scheduled to arrive. Erection of building to begin immediately.

April, 15, 1980--Scheduled completion date for project, including final grading of lot, landscaping, and certificate of occupancy.

Sincerely,



Bill Tingle, sales and job control for
Walker and Krill Builders and Contractors, Inc.
440 South Townsend Ave.
Montrose, Colorado 81401

CONTRACTOR FOR PROJECT

TO: City Development Department
City of Grand Junction, Colorado 81501

FROM: Bill Tingle, Contractor Representative for Jim and Bonnie Karp

SUBJECT: Proposed LANDSCAPING and FENCING for proposed mini-storage project on
Sherman Drive

DATE: December 3, 1979

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LANDSCAPING:

We propose to landscape the buildings with 3 each, 6-8 foot evergreen trees in the front of the building. The trees will be located so as to take the "blank" appearance away as one views the buildings from Sherman Drive. The East, South, and West views are primarily obscured by buildings fronting on Hiway 50. The buildings will be low profile with colors blending into the area.

FENCING:

No fencing is proposed at this time. The obscuring of the buildings by existing buildings is deemed sufficient.

TO: City Development Department
City of Grand Junction, Colorado 81501

FROM: Bill Tingle, Contractor for Jim and Bonnie Karp

SUBJECT: Evaluation of research concerning drainage of proposed mini-storage project on Sherman Drive.

DATE: January 3, 1980

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After research consisting of shooting grades and drainage elevations in the area, consultations with city engineering staff, and consultation with a private engineering firm, we present the following drainage conclusion for the proposed mini-storage project on Sherman Drive:

The lot presently drains into Sherman Drive with a fall of 4" minimum, 6" maximum in 150'. The drainage of the lot is minimal since most of the moisture is absorbed into the ground. The water is then diverted into the borrow pit on Sherman Drive and is designed to flow to 27 Road where a culvert allows the water to move under 27 Road and continue toward the River. There is a drop of approximately 19" between the proposed property and 27 Road.

At the present time there is no maintenance of the drainage system by the City, thus indicating that there is no problem area.

We propose to build and cover the lot with gravel, so as not to increase lot drain off--since the moisture and snow fall will continue to absorb into the ground. The building will be elevated approximately 8" in the rear so as to increase the drainage slope to 12" to 14". This will give adequate future drainage if curb and gutter are ever installed on Sherman Drive.

We would not recommend paving of the lot at this time since it would require the city to start maintaining the present drainage system in the event of an unusually large snow melt/freezing condition aggravated by adjoining and area lots.

Unless the lot is paved, there will be no significant change in runoff due to development of the lot.

We are in agreement in that we will treat the road edge anyway the City desires, within reasonable limitations. There is an existing driveway charted for the lot.

3-80

Date: 2-5-1980

To: City of Grand Junction Planning Department

From: Bonnie and Jim Karp, dba B-J Enterprises

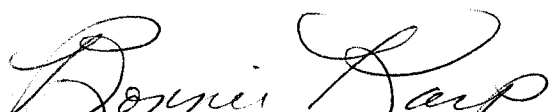
Subject: Sherman Drive Mini-Storage Units--Acknowledgement of Planning Dept. requirements and agreement of compliance.

In agreement with Planning Department requirements we recognize the following:

1. We agree to install a protective rail around the unprotected edges of the property, namely the West and South property lines. The East property line will be a building line and the North property line will be the front of the buildings with landscaping.
2. We agree to pave the lot when the City installs Curb and Gutter on Sherman Drive. The Paving will be so graded to insure drainage into Sherman Drive.
3. In addition to proposed trees (which will be of the type and variety recommended by the City Parks Department), the front of the buildings facing Sherman Drive will be moderately landscaped with rock borders and colored gravel. Landscaping will be done in co-operating with the Planning Dept., who will approve total landscaping package.

We understand that approval of the proposed project is contingent on our acceptance and/or performance of the above items.

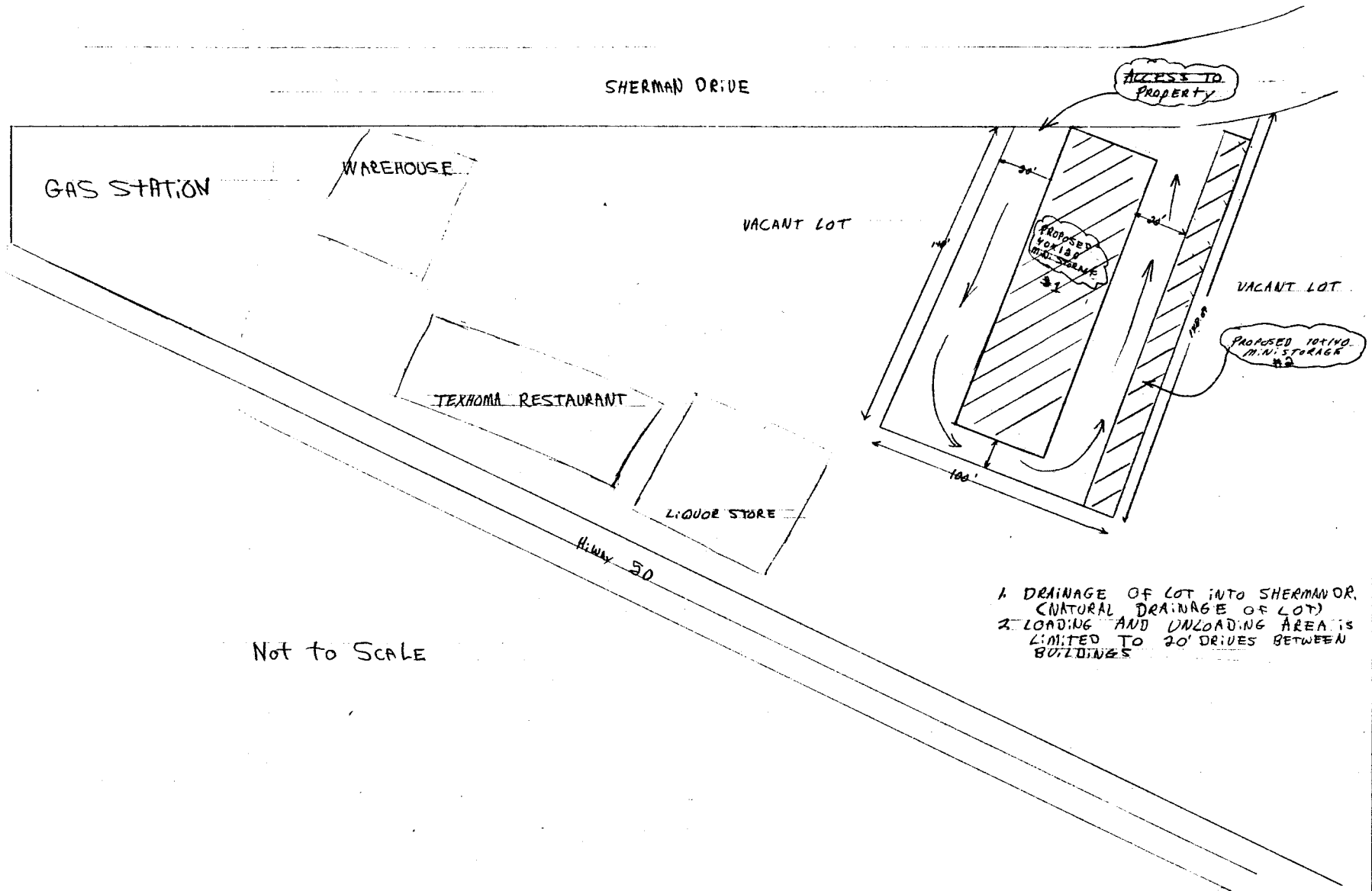
Sincerely,



Bonnie Karp, dba B-J Enterprises

ARTESIA HEIGHTS Sub.

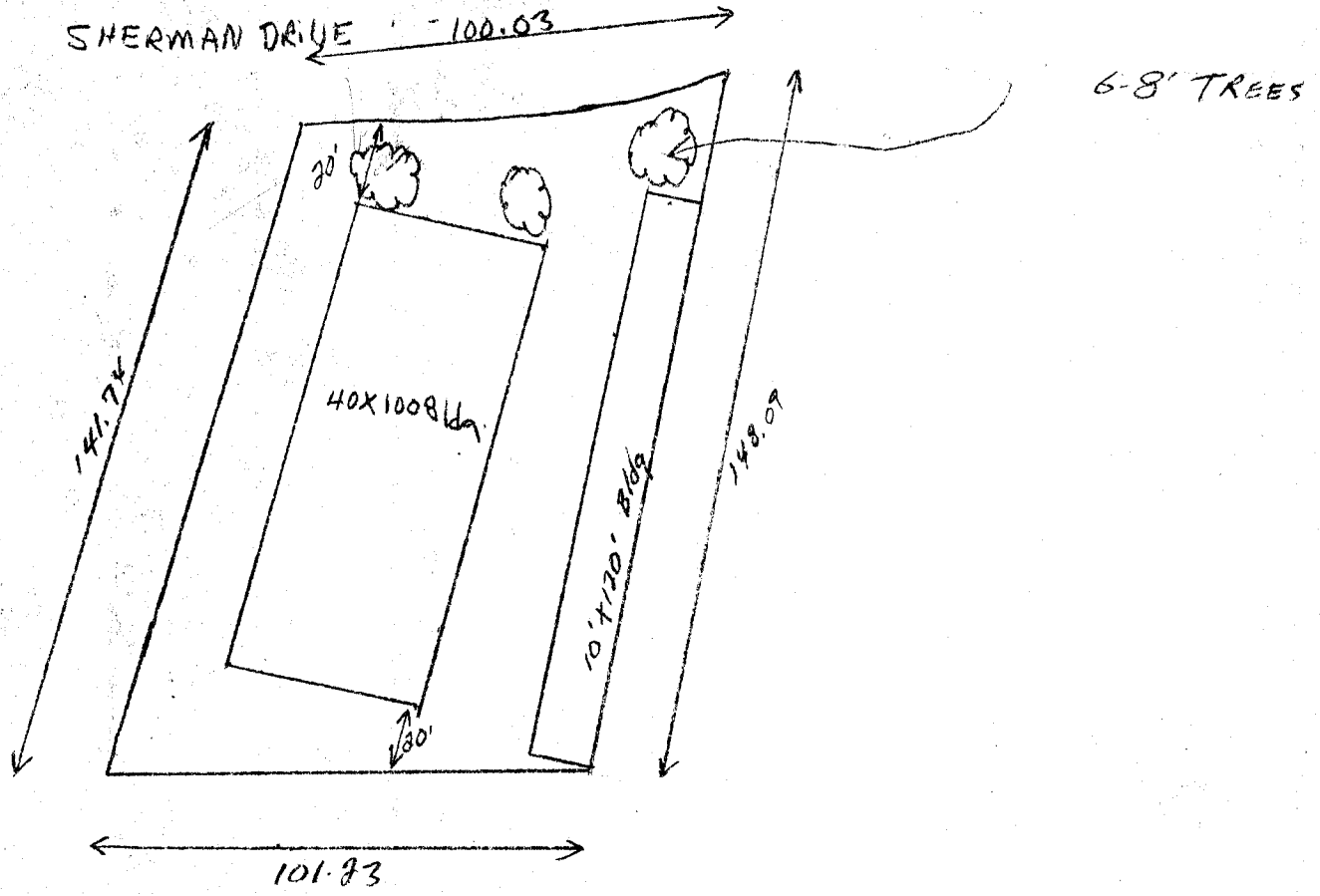
SHERMAN DRIVE



Not to Scale

1. DRAINAGE OF LOT INTO SHERMAN DR. (NATURAL DRAINAGE OF LOT)
2. LOADING AND UNLOADING AREA IS LIMITED TO 20' DRIVES BETWEEN BUILDINGS

TOLERANCES		REVISIONS		PLOT PLAN		
AS NOTED	NO.	DATE	BY	B-J. ENTERPRISES		
DECIMAL	1			DRAWN BY	SCALE	MATERIAL
2	2			LD	AS SHOWN	
FRACTIONAL	3			CHECKED	DATE	DRAWING NO.
4	4			ST	11-1-79	
ANGULAR	5			TRACES	APP'D	
6	6					



Plot PLAN

B-J ENTERPRISES

SCALE: 1" = 50'

By: W.D.

CR - JET -