

Table of Contents

File 1989-0013

Name: 2490-2492 Commerce Blvd. – Minor Subdivision – Mertitt Disant

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 in some instances, not all entries designated to be scanned by the department 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 provided.</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	Table of Contents
		Review Sheet Summary
		Application Form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		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 non-bound reports
		Traffic studies
X	X	*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)
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:		
X	X	Action Sheet
X		Review Sheet
X	X	Review Sheet Summary
X	x	Development Summary
X		Development Application – 3/2/89
X		Public Notice Posting – 3/23/89
X		Request for Treasurer's Certificate of Taxes Due – 1/26/89
X		Rental Agreement – 3/3/77, 10/6/81
X		Commitment for Title Ins. From Chicago Title Insurance Co.
X		Business Lease between Nancy Guerrie the lessor and Michael Kruger and Jeanie Kruger dba Triple AAA Roofing
X		Real Estate Appraisers Frank Nisley Jr. and Assoc., Inc.
X	X	Planning Commission Minutes – ** - 4/4/89
X		Certification of Plat – 4/19/89
X	X	Site Plan

PROJECT NARRATIVE

The Security Subdivision is a 2 lot subdivision on Commerce Boulevard approximately 300 feet west of 25 Road. A self storage business presently operates on one of the lots.

It is the intent of the owner to sell the self storage business and retain the vacant land.

There are no plans to develop the vacant land.

As this is an established business, and no additional development is planned, there will be no additional impact or a zoning change.

The current business provides storage units to individual or commercial users.

Original
Do NOT Remove
From Office

#13 89

PROJECT SUMMARY FOR COMMERCIAL/BUSINESS DEVELOPMENTS

Name of Project MINOR SUB AT 2490 & 2492 COMMERCE BLVD.

Project Number 13-89

Bldg Permit Hold? NO

Date Approved Apr. 4, 1989

Architectural Review Committee? _____

Improvements Agreement

- Streets _____
- Curb _____
- Gutter _____
- Sidewalk _____
- Roadway _____
- Sewer _____
- Water _____
- Fire Hydrant _____
- Street Lights _____
- Drainage _____

On Site Improvements

- Landscaping REGS
- Fencing/Screening REGS
- Parking REGS
- Irrigation _____

Bulk Requirements

(C-2)

Front Setback = ^{Prin. = 55} Coll = 40 feet

Side Setback = 0 feet

Rear Setback = 0 feet

Building Height = 40 feet

*Commerce Blvd is a collector
Patterson Rd is a principal Arterial.*

Improvements Guarantees

Building Permit Guarantee? NO

Bank Guarantees? NONE Explain? NO IMPROVEMENTS AGREEMENT

Improvements Release? N/A Date? _____

Development Status? Active? _____ Inactive? _____

ALLOWED USES

SEE USE/ZONE MATRIX (Figure 4-3-4)

Landscaping

MINIMUM of 75% - FRONT YARD SETBACK or 75% of first five feet.

Parking

See Regs for Type of USE (SECTION 5-5)

Special Notes: Fire Department has required that adequate fire protection be provided prior to and during any construction

United States Bank
P.O. Box 908
Grand Junction, CO 81502

S.D. Lashelle
c/o Holly Sugar Building
Colorado Springs, CO
80903

Randall Capp
835 26 Road
Grand Junction, CO 81506

Phillip R. Capp
2498 Commerce Blvd.
Grand Junction, CO 81506

Noble C. Bruster
147 Bruster Rd.
Grand Junction, CO 81503

William L. Reed
P.O. Drawer 1419
Grand Junction, CO 81502

Hoefner Family Trust
636 South Surrey Ct.
Grand Junction, CO 81503

Alvin D. Hawk
633 N. 17th St.
Grand Junction, CO 81501

Security Self Storage
P.O. Box 751
Grand Junction, CO 81502

Baird Brown
Coleman Brown & Jouflas
P.O. Box 2207
Grand Jct., CO 81502

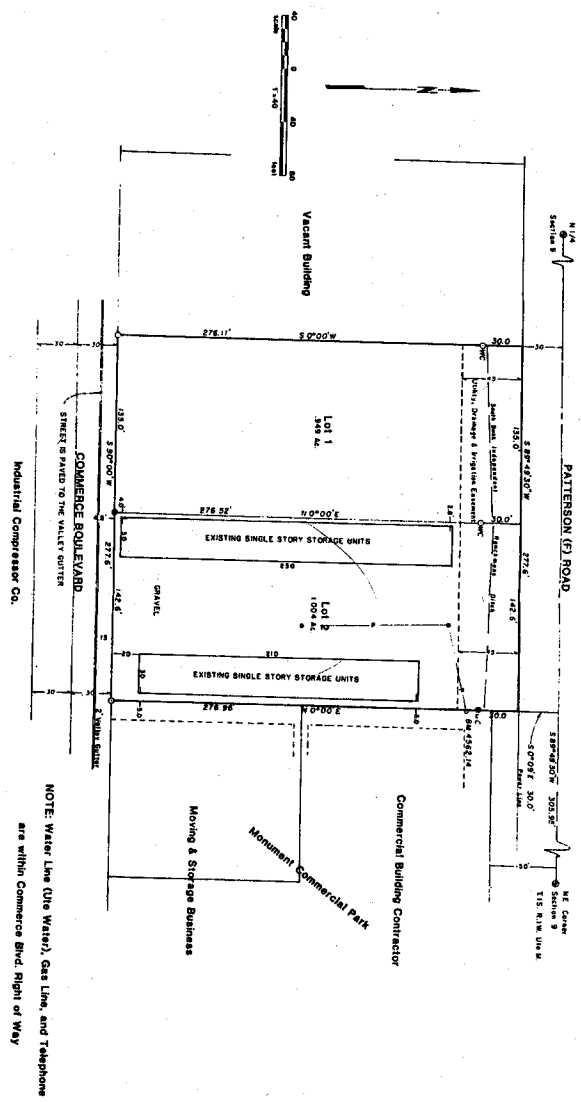
Merritt Dismant
Intermountain Tech. Serv.
P.O. Box 3376
Grand Junction, CO 81502

Tidewater Compression
1440 Canal St.
Suite 2100
New Orleans, LA 70112

Original
Do NOT Remove
From Office

#13 89

SECURITY SUBDIVISION SITE PLAN



Industrial Compressor Co.
 NOTE: Water Line (15" Water), Gas Line, and Telephone are within Commerce Blvd. Right of Way

REVIEW SHEET SUMMARY

D. Newton
Fy. J.

FILE NO. 13-89 TITLE/HEADING Security Subdivision Minor 2 lot Subdivision DUE DATE 3-17-89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Two lot subdivision located at F & 25 Road on 1.25 acres in the C-2 zone for Security Self Storage

PETITIONER ADDRESS P.O. Box 751, Grand Junction, CO 81502

ENGINEER Merritt P. Dismant

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
------------------	---------------	-----------------

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

3-07-89	U.S. West	No objections or comments
3-08-89	Parks	Appraisal appears to be in order. Indicated value of \$20,700 should be used for open space calculations. \$20,700 X 5% = \$1,035.00
3-08-89	Fire Dept.	Our office hasn't a problem with this at this time. No fire hydrants are required at present because the buildings are existing on Lot 2. However, if any building is to be constructed on Lot 1, or Lot 2, we will require adequate fire protection to be provided prior to, and during, construction. A review of any proposed construction will need to be conducted by our office.
3-09-89	Building Dept.	No comments
3-09-89	Public Service	Gas: No Objections Electric: No objections
3-09-89	Police Dept.	No problems
3-10-89	Ute Water	Policies and fees in effect at the time of application will apply.
3-10-89	Grand Valley Irr.	I have no real concern about this Security Subdivision except in the statement of the 45 foot utility, drainage and irrigation easement area. It is very important that "Grand Valley Irrigation Company Right-of-Way" be specifically stated on the final plat. For example: "Utility, Drainage and Grand Valley Irrigation Company Right-of-way easement".
3-13-89	Public Works	No right-of-way concerns.
3-15-89	City Engineer	No objections or comments
3-16-89	Grand Jct. Drainage	The Grand Junction Drainage District does not have maintenance responsibility for any open or tiled drains crossing or abutting this property proposed for Security Subdivision. The closest tiled drain is on the west side of 25 Road. That drain enters the Buthorn system at the intersection of 25 Road and Hwy 6 & 50. There are no adopted or proposed plans to extend an open drain or a tiled drain to this site.

3/17/89	Planning Dept.	Section 6-8-2A.1.b. of the Zoning and Development Code requires certification that the plat conforms to all applicable requirements of the Development Code of the City of Grand Junction and all applicable state laws and regulations. Open space fees must be paid prior to recording the plat. The plat must be recorded within one year of approval.
---------	----------------	---

RESPONSE NECESSARY

by 3/31/89
mailed 3/30/89



SURVEYING - ENGINEERING
PHOTOGRAMMETRY

P.O. Box 3376

Grand Junction, Colo. 81502
303-242-1835

Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501

RE: Security Subdivision File #13-89

Phil Bertrand
Bob Henderson
242 2762

Review Sheet Summary-Review

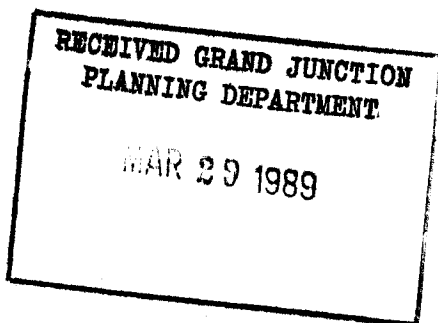
Grand Valley Irrigation:

We will change the utility easement to read
"Utility, Drainage, and Grand Valley Irrigation
Company Right-of-Way Easement."

Planning Department:

A separate statement will be added to the plat
certifying that the plat conforms to all appli-
cable requirements of the Development Code of
the City of Grand Junction and all applicable
state laws and regulations.

Merritt P. Dismant
Merritt P. Dismant



*Copies have
been made
for PC members*

development summary



File # 13-89 Name Security Subdivision Date 4/6/89

PROJECT LOCATION: 2490, 2492 Commerce Blvd.

PROJECT DESCRIPTION: A request for a two-lot minor subdivision on approximately .95 acres in a C-2 zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	n/a		Irrigation/Drainage	X	
			Landscaping/Screening	n/a	
			Other: _____		

* See explanation below

STATUS & RECOMMENDATIONS:

The request conforms to the zone and the surrounding area. It also complies with all technical requirements of the Zoning and Development Code.

Planning Commission Action

4/4/89 Planning Commission approved the request. This does not require action by the City Council.