Table of Contents

File_1989-0013 Name: 2490-2492 Commerce Blvd. – Minor Subdivision – Mertitt Disant 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 e specific to certain files, not found on the standard list. For this reason, a checklist has been provided. n 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. n 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. **Table of Contents Review Sheet Summary Application Form** Review Sheets Receipts for fees paid for anything *Submittal checklist X *General project report Reduced copy of final plans or drawings X Reduction of assessor's map. Evidence of title, deeds, easements 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 XX *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 Review Sheet X Review Sheet Summary x Development Summary Development Application – 3/2/89 Public Notice Posting – 3/23/89 Request for Treasurer's Certificate of Taxes Due - 1/26/89 Rental Agreement - 3/3/77, 10/6/81 Commitment for Title Ins. From Chicago Title Insurance Co. Business Lease between Nancy Guerrie the lessor and Michael Kruger and Jeanie Kruger dba Triple AAA Roofing Real Estate Appraisers Frank Nisley Jr. and Assoc., Inc. Planning Commission Minutes - ** - 4/4/89 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.

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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 Curb Gutter Sidewalk Roadway Sewer Water Fire Hydrant Street Lights Drainage On Site Improvements Landscaping ReGS Fencing/Screening REGS Parking REGS Irrigation REGS Bulk Requirements Front Setback = Offeet Side Setback = Offeet Patterson Rd On Site Improvements Landscaping ReGS Fencing/Screening ReGS Patterson Form. = 55 C-2) Front Setback = Offeet Side Setback = Offeet Patterson Rd On Site Improvements Landscaping ReGS Front SetGS C-2) Front Setback = Offeet Side Setback = Offeet Patterson Rd On Site Improvements Landscaping ReGS Patterson Front Setback = Offeet Side Setback = Offeet Patterson Rd On Site Improvements Landscaping ReGS Patterson Front Setback = Offeet Side Setback = Offeet Patterson Rd On Site Improvements Landscaping ReGS Patterson Front Setback = Offeet Patterson Rd On Site Improvements Landscaping ReGS Patterson Front Setback = Offeet Patterson Rd On Site Improvements Landscaping ReGS Patterson Front Setback = Offeet Patterson Rd On Site Improvements Landscaping ReGS Patterson Front Setback = Offeet Patterson Rd On Site Improvements Landscaping ReGS Patterson Front Setback = Offeet Patterson Patterson On Site Improvements Front Setback = Offeet Patterson Front Setback = Offeet Patterson Patterson On Site Improvements Front Setback = Offeet Patterson Front Setback = Offeet Patterson On Site Improvements Patterson Front Setback = Offeet Patterson On Site Improvements Front Setback = Offeet Patterson Front Setback = Offeet Patterson On Site Improvements Front Setback = Offeet Patterson Front Setback = Offeet Front Setback = Offeet
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 onion 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 Intermoutain Tech. Serv. P.O. Box 3376 Grand Junction, CO 81502

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

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SECURITY SUBDIVISION

SITE PLAN

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 Francis Francis LEGEND ; <u>;</u> ; PATTERSON (F) ROAD Los BANK OF C. COUNCOES LOBORT COL SECURITY SUBDIVISION MILWEZZ GOUNEDZELL A Swar (the 1) of 1 Subs annual sup, the mornage of 100 28 551 Val The refutrowal Strang Your BOOTH OF THE PROPERTY OF THE P That the said owner has caused the said real property to be laid ont and surveyed as the Society Stabilities, a substrained part of the City of Grass Junction, County of Seas, State of Colorado. Chairman, Grand Junction City Planning Commission This plat of Security Subdivision, a subdivision of the City of Grand Junction, County of Mess, State of Colorado, is approved partner of the Security Self Storage. a Colorado partnership-STATE OF COLORADO) SS Director of Development and accepted on this ____day of _ hat the undersigned, SECRIFF SELF STORAGE, a Colorado actuargalip, is the owner of that can property citated in the RE [74 HE 14 of Section & Township Sector, Enge | here, Day Meridian, City of Grand Junction, County of Penn, hate of Chicages . Negritt P. Climant. certify that the accompanie plat of by Secrity Subdivision of meets that of the certify subdivision of meets that of colorido has been found of the been colorido that colorido that been colorido that WITHER WRITTOF and owner has caused (MAC date to be need to be nee beginning at a point which is death of the tree between the state of the year 100.00 feet tree between the state of the tree tree between Corner at Bettien the state of the tree bettien the state of the tree bettien the state bettien the state bettien the state of the tree there are the 100.10 feet to the tree bettien 100.10 feet to the reint of beginning. Disant, Interportate Technical Services, Inc.
9 Professional Land Surveyor L.S. 10097 CLERK AND RECORDERS CERTIFICATE CITY APPROVAL Borney Public Grand Junction City Engineer ITERMOUNTAIN TECHNICAL SERVICES T.1 S., R.1 W. Ute Meridian IN NE1/4 NE1/4 Section 9 SECURITY SUBDIVISION will extantis

REVIEW SHEET SUMMARY

Dew ton Fy. I.

FILE NO. 13	-89 TITLE HEADING	Security Subdivision Minor 2 lot Subdivision DUE DATE 3-17-89
ACTIVITY - F	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
		8
PETITIONER /	ADDRESS P.O. Box 751,	Grand Junction, CO 81502
ENGINEER Me	rritt P. Dismant	
DATE REC.	AGENCY	COMMENTS
NOTE: WRI	TTEN RESPONSE BY TH INIMUM OF 48 HOURS	E PETITIONER TO THE REVIEW COMMENTS IS REQUIRED 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 \times 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 ϵ 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.
RESPO	nse Necessary	Open space fees must be paid prior to recording the plat.
hu	3/34/89 inea 3/50/87	The plat must be recorded within one year of approval.



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

In Bentrand

Job Handerson

248 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 applicable requirements of the Development Code of the City of Grand Junction and all applicable state laws and regulations.

Merritt P Digmant

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

MAR 29 1989

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APPLICATION FEE REQUIREMENTS



4225 payable to City of M.g. at time of submittal

development summary



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PROJECT LOCATION: 2490, 2492 Commerce Blvd.

 $\begin{array}{ll} \textbf{PROJECT DESCRIPTION:} & \textbf{A request for a two-lot minor subdivision} \\ \textbf{on approximately..} 95 \ \textbf{acres in a C-2 zone.} \end{array}$

REVIEW SUMI	MAR	RY	(Major Concerns)		
POLICIES COMPLIANCE	YES	№*	TECHNICAL REQUIREMENTS	SATISFIED S	NOT # ATISFIED
Complies with adopted policies	x_		Streets/Rights Of Way	х	
Complies with adopted criteria	x		Water/Sewer	x	
Meets guidelines of Comprehensive Plan	n/a		Irrigation/Drainage	x	ar in
			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.