

# Table of Contents

File 1992-0076

Name: Fellston Min-storage - Rezone and ODP

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, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	<b>Table of Contents</b>
<input checked="" type="checkbox"/>		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
		Review Sheets
X		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</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 non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<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>

**DOCUMENT DESCRIPTION:**

X	X	Action Sheet - Recommended denial		
X		Public Notice of Posting - 2/17/93		
X	X	Correspondence - **		
X	X	City Council Minutes - 1/20/93 - **		
X	X	Owner's Policy of Title Insurance - Transamerica Title Ins. Co.		
X	X	Planning Commission Minutes - 1/5/93 - **		
X		Legal Ad - 12/29/93		
X		Patterson Road Corridor Guideline		
X	X	Site Plan		
X		Notice of Public Hearing Mail-out - 1/5/93		
X		Rezone Process Checklist		

**STAFF REVIEW**

**FILE # 76-92**

**DATE:** Jan. 5, 1992

**REQUEST:** Rezone PR to PB and Outline Development Plan

**LOCATION:** Northwest of Patterson Road and Commerce Blvd

**APPLICANT:** Greg Cranston

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Mini-storage

**SURROUNDING LAND USE:**

**NORTH--** Vacant

**EAST--** Residential

**SOUTH--** Commercial

**WEST--** Vacant

**EXISTING ZONING:** Planned Residential

**PROPOSED ZONING:** Planned Business

**SURROUNDING ZONING:**

**NORTH--** Planned Residential

**EAST--** Planned Business

**SOUTH--** C-2

**WEST--** Planned Business

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:** Patterson Road Corridor Guidelines recommend commercial and mixed use development on the north side of Patterson Road from 24 1/2 to 25 1/2 roads.

**STAFF ANALYSIS:** This property has 65 feet of frontage on Patterson Road and widens to 165 feet at a point 143 feet north of Patterson. 199 storage units are proposed. A small (.02 acre) landscape and storm water detention area is shown on the Patterson road frontage. The rear walls of the storage units are within 2.5 feet of the north, east and west property lines. The project narrative proposes the 2.5 foot setback as a buffer to adjacent uses. This would only be adequate if the rear of the buildings were treated to resemble a screening wall such as a stucco treatment over a block wall extending above the roof line of the units. Another concern is that 2.5 feet is minimal for future maintenance of the rear wall of the

structures. The plan proposes a 12 unit storage structure in the narrow southern portion of the property which may not be compatible with the developing character of the Patterson Road corridor. It would be preferable to negotiate a common access with the property to the west and reserve the frontage portion of the property for retail, office, or service business. After the submittal of this application, staff was approached by potential developers of the property immediately to the north. The property to the north is currently in the same ownership as this property. One of the concerns resulting from this discussion was access through this property to serve the development to the north and the conflicts between mini-storage access and through traffic. Staff has requested the two parties discuss their development plans and resolve these concerns.

**STAFF RECOMMENDATION:** The Patterson Road Corridor Guidelines support Planned Business zoning at this location. The rear portion of the property would be suitable for mini-storage under the following conditions:

- 1) adequate room for maintenance should be provided to the rear of all structures. This could be accomplished via a maintenance easement with adjoining property owners.
- 2) Potential conflicts between mini-storage access and through traffic to other properties must be resolved.

The front portion of the site ( approximately 145 ft. North of Patterson Road) should be reserved for uses more in keeping with the character of other development occurring on the north side of Patterson Road such as retail, office or service business uses. Landscaping and site design should reflect this compatibility. Coordination of access and site development with the property owner to the West is encouraged. Staff intends to review circulation needs for this entire area and may have additional comments at a later phase. This may include right of way needs at the North edge of this property.



**THOMAS A. LOGUE**

LAND DEVELOPMENT CONSULTANT

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January 11, 1992

Karl Metzner  
Community Development Dept.  
City of Grand Junction  
250 North 5th. Street  
Grand Junction, CO 81501

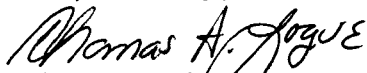
RE: File No. 76-92, Fellston Mini-Storage

Dear Mr. Metzner:

In accordance with Section 2-2-2.C.3 of the *Zoning and Development Code* consider this a request to place the application for the Zone Change Request and Official Development Plan on the earliest available City Council Agenda.

The petitioner and myself will be in attendance to present the proposal and answer any questions which may arise.

Respectfully,

  
Thomas A. Logue

xc: Gregg Cranston



REEG and Co.  
2040 Skyline Drive  
Fullerton, CA 92631

Clifton Mays  
PO Box 4124  
Grand Junction, CO 81502

Louis L. Ward  
3470 F Road  
Grand Junction, CO 81505

Audre L. Ball  
2472 F Road  
Grand Junction, CO 81505

Rodney G. Huskey  
c/o Autax Inc.  
PO Box 2798  
Littleton, CO 80161

Muhr Real Estate Investments  
PO Box 2084  
Grand Junction, CO 81502

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From Office

876 52

**REVIEW COMMENTS**

Page 1 of 3

**FILE NO. #76-92**

**TITLE HEADING: Fellston Mini-Storage**

**ACTIVITY: Rezone & Outline Development Plan**

**LOCATION: Northwest corner of Patterson Road and Commerce Blvd.**

**PETITIONER: Jay Fellhauer & Gregg Cranston**

**PETITIONER'S ADDRESS/TELEPHONE: 1401 N. First Street  
Grand Junction, CO 81501  
241-4000**

**ENGINEER/REPRESENTATIVE: Thomas Logue**

**STAFF REPRESENTATIVE: Karl Metzner**

-----  
**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS  
IS REQUIRED ON OR BEFORE 5:00 P.M., ~~October 24, 1992~~ Dec. 28, 1992**  
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**CITY AGENCIES:**

**CITY ATTORNEY** 12/16/92  
**Dan Wilson** 244-1505

**CITY FIRE DEPARTMENT** 12/16/92  
**George Bennett** 244-1400

Access meets code.

Fire protection is to be provided - one fire hydrant to be placed at the entrance on Patterson Road with additional hydrants placed on site, supplied by a minimum of an 8" looped line or 10" dead end less than 1,000 feet. A fire flow survey is required to determine the required flow.

**CITY PARKS & RECREATION** 12/16/92  
**Don Hobbs** 244-1542

No comments received by this date.

**POLICE DEPARTMENT** 12/16/92  
**Marty Currie** 244-3563

No problems noted.

**DEVELOPMENT ENGINEER**

12/16/92

**Gerald Williams**

**244-1590**

1. A single access should be used for the site and the 100' x 103.5' lot west of the entrance. Entrance should be 25' minimum.
2. Although subsequent design and calculations will determine exact detention area required for stormwater, I'll note now that unless extensive ponding is planned on paved areas, the detention area should be about 4 to 5 times larger.
3. Show the R.O.W. line, and provide drainage by pipe to the 10" culvert within the R.O.W., or obtain an easement from the other lot owner for drainage to the culvert.
4. See the attached red-lined plan.

**CITY PROPERTY AGENT**

12/16/92

**Tim Woodmansee**

**244-1565**

No comments received by this date.

**CITY UTILITIES ENGINEER**

12/16/92

**Bill Cheney**

**244-1590**

Water - Ute Water

Sewer - No comment.

**COMMUNITY DEVELOPMENT DEPARTMENT**

10/12/92

**Karl Metzner**

**244-1437**

**OTHER REVIEW AGENCIES:**

**GRAND JUNCTION DRAINAGE**

12/16/92

**John Ballagh**

**242-4343**

The drainage evaluation is incomplete. The following questions need to be answered: What flows across the site? What is the size of the upstream contributing area? Where in the drainage basin is the site? Where are the boundaries of the basin? What calculations were made to support the size of the storm detention pond? How large is the storm detention pond? What is it surfaced with? Who will maintain it? How will the city know that the site of the storm water detention pond will not be built upon at a later date?



**PUBLIC SERVICE COMPANY**                      **12/16/92**  
**Harold Ball**    **244-2693**

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No comments received at this time.

**U.S. WEST**    **12/16/92**  
**Leon Peach**    **244-4964**

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No comments at this time.

**UTE WATER**    **12/16/92**  
**Gary R. Mathews**    **242-7491**

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Ute Water has a 12" and a 4" main line on the North side of Patterson Road. Adequate fire protection is available off the 12" main line.

**POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.**



ACRES \_\_\_\_\_  
UNITS \_\_\_\_\_  
DENSITY \_\_\_\_\_  
ACTIVITY Rezone from PR & PB & ODP

FILE NUMBER 076 92  
ZONE \_\_\_\_\_  
TAX SCHEDULE # \_\_\_\_\_

# REZONE AND ODP

COMMON LOCATION 2468 Patterson Road  
DATE SUBMITTED \_\_\_\_\_ DATE MAILED OUT \_\_\_\_\_ DATE POSTED \_\_\_\_\_  
DAY REVIEW PERIOD \_\_\_\_\_ RETURN BY \_\_\_\_\_

OPEN SPACE DEDICATION (acreage) \_\_\_\_\_ OPEN SPACE FEE REQUIRED \$ \_\_\_\_\_ PAID RECEIPT # \_\_\_\_\_  
RECORDING FEE REQUIRED \$ \_\_\_\_\_ PAID (Date) \_\_\_\_\_ DATE RECORDED \_\_\_\_\_

## REVIEW AGENCIES

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z ~~AA~~ BB CC DD EE FF GG

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
<input checked="" type="checkbox"/> Community Development	•	•		•																														
<input checked="" type="checkbox"/> City Engineer (2 sets)	•	•																																
<input type="checkbox"/> Transportation Engineer	•	•																																
<input checked="" type="checkbox"/> City Parks/Recreation	•	•																																
<input checked="" type="checkbox"/> City Fire Department	•	•																																
<input checked="" type="checkbox"/> City Police Department	•	•																																
<input type="checkbox"/> County Planning	•	•																																
<input type="checkbox"/> County Engineer	•	•																																
<input type="checkbox"/> County Health	•	•																			•													
<input type="checkbox"/> Floodplain Administration	•	•																																
<input type="checkbox"/> G.J. Dept. of Energy	•	•																																
<input type="checkbox"/> Walker Field	•	•																																
<input type="checkbox"/> School District 51	•	•																																
<input type="checkbox"/> Irrigation	•	•																																
<input checked="" type="checkbox"/> Drainage <u>6.9.</u>	•	•																																
<input checked="" type="checkbox"/> Water (Ute, Clifton)	•	•																																
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	•	•																																
<input checked="" type="checkbox"/> U.S. West	•	•																																
<input checked="" type="checkbox"/> Public Service (2 sets)	•	•																																
<input type="checkbox"/> State Dept. of Transportation	•	•																																
<input type="checkbox"/> State Geological Survey	•	•																																
<input type="checkbox"/> State Health Department	•	•																																
<input checked="" type="checkbox"/> City Property Agent	•	•																																
<input checked="" type="checkbox"/> City Utilities Engineer	•	•																																
<input checked="" type="checkbox"/> City Attorney	•	•																																
<input type="checkbox"/> Building Department	•	•																																
<input type="checkbox"/> DDA	•	•																																
<input checked="" type="checkbox"/> GJPC (7 packets)	•	•																																
<input checked="" type="checkbox"/> CIC (1 packet)	•	•																																
<input type="checkbox"/> County Surveyor	•	•																																
<input type="checkbox"/> Other	•	•																																
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<b>TOTALS</b>	24	24		3			3										10																	

BOARDS P.C. DATE 1/4/93 Recommend denial (see reasons in minutes)

### STAFF

APPLICATION FEE REQUIREMENTS  
\$400 + \$50 sign deposit

RESPONSE TO REVIEW AGENCY COMMENTS

TITLE: REZONE & ODP FOR FELLSTON MINI-STORAGE

FILE NO.: 76-92

LOCATION: Northwest corner of Patterson Road and Commerce Blvd..

AGENCY	RESPONSE
Fire Department	Requested fire hydrants will be indicated on the preliminary and final site applications.
Parks & Recreation	No response required.
Police Department	No response required.
Development Engineer	<ol style="list-style-type: none"><li>1. Every effort will be made to coordinate a single access drive to both the subject property and adjoining parcel during the preparation of the Preliminary and Final Development Plans. The adjoining land owner does not have an immediate plans for redevelopment of their property at this time.</li><li>2. The proposed storm water detention area will be increase as required by detailed drainage analysis during the preparation of the Preliminary and Final Development Plans.</li><li>3. "Red-lined" comments will be incorporated within the future submissions.</li><li>4. According to the "As Built" drawings for Patterson Road there is an existing ten foot drainage easement adjacent to the road right-of-way across the subject property and the adjoining property.</li></ol>
	No response required.
City Property Agent	
Utilities Engineer	No response required.

Community Dev. Dept.

The 2.5 foot rear yard set-back will be increased to 5 feet to accommodate future maintenance of the rear side of the storage units. Additionally, the rear side of the units will be stucco or painted concrete block.

The 12 unit storage building will be eliminated from future development plans and replaced with a building which will accommodate a retail, office or service related business. The petitioner is willing to cooperate with the adjoining land owner in constructing a common drive access for both parcels.

Grand Junction Drainage

A complete drainage evaluation will be provided with the preliminary and final site applications. The property owner will be responsible for maintenance of the storm water detention pond. A maintenance agreement between the land owner and City will insure ongoing maintenance of the detention pond.

Public Service Co.

No response is required.

U.S. West

No response is required.

Ute Water

Comments informational in nature. No response is required.

OFFICIAL DEVELOPMENT PLAN AND REZONE  
FOR  
FELLSTON MINI-STORAGE  
NOVEMBER, 1992

#76 92  
NOV 11 1992  
CITY OF FELLSTON

TABLE OF CONTENTS

SUMMARY AND CONCLUSIONS . . . . . 1

SITE ANALYSIS . . . . . 2

    Introduction . . . . . 2

    Location . . . . . 2

    Existing Land Use . . . . . 2

    Surrounding Land Use . . . . . 2

    Utility Service . . . . . 3

    Access . . . . . 3

    Site Drainage . . . . . 4

    Soils and Geologic Conditions . . . . . 4

PROPOSED LAND USE . . . . . 5

    Access . . . . . 5

    Utility Service . . . . . 5

    Grading and Drainage . . . . . 5

    Buffering and Screening . . . . . 6

REZONE CRITERIA . . . . . 7

#75 92

APPROVED  
PLANNING BOARD  
1992

## SUMMARY AND CONCLUSIONS

The proposal calls for the development of a new mini-storage facility located on 1.97 acres northwest of Patterson Road and Commerce Boulevard. Site development plans include to construction of 199 mini-storage units.

The south 660 feet of the property is currently zoned PB and adjoins existing non-residential zoned property.

Proposed building setback on the sides and rear property lines will create a buffer between the proposed use and the existing residential uses in the vicinity of the request. Additionally, the proposed front yard building setback is compatible with those found in the vicinity of the proposal.

Access to the subject site is gained from a fully improved principle arterial. Given the current traffic volumes, the design capacity, and projected traffic increases from the proposed use, no adverse affects occur.

All of the necessary utility services required for development of the type have available capacity. Adequate water supplies for fire protection exist.

Fiscal Impacts, once the site is fully developed are positive. Adverse impacts to public facilities are almost non-existent.

The proposal meets or exceeds the criteria set forth in the City's Patterson Road Policy Statement.

#76 a2

City of  
Patterson  
Planning  
Department

## SITE ANALYSIS

### Introduction

The purpose of this section is to identify the physical and technical characteristics of the property selected for the Fellston Mini-Storage facility.

This section evaluates potential site development assets and constraints.

### Location

The subject site is located northwest of Patterson Road and Commerce Boulevard in Grand Junction, Colorado. The site is located in part of the SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridan.

### Existing Land Use

The site is rectangular in shape and is approximately 613 feet long north and south and 165 feet east and west. The property is vacant and barren of any useful ground cover. The topography is flat and slopes to the south at a rate less than one percent. No permanent structures are found on the property.

The subject property is currently zoned Planned Residential (PR) and Planned Business (PB) by the City of Grand Junction.

### Surrounding Land Use

Surrounding land uses are considered to be of moderate intensity. Most of the land in the surrounding vicinity is vacant. The most dominate feature found in the vicinity of the request is a major bank building and cinema complex. The closest residential structure to the property boundary is located near the southeast property boundary.

The Grand Junction City Limits form the east and west boundaries of the subject property. Land which adjoins the property which is in Mesa County is currently zoned AFT.

Surrounding land use zones in the area include:

- East           AFT (county zone)
- West           AFT (county zone)
- South C-2 (city commercial zone)
- North PR-17 (city planned residential zone)

### Utility Service

WATER SERVICE - Domestic Water Service is available from the Ute Water Conservancy District. A four inch and 12 inch water mains are located



within the Patterson Road right-of-way. The 12 inch main is sufficient in size to provide adequate water for fire protection.

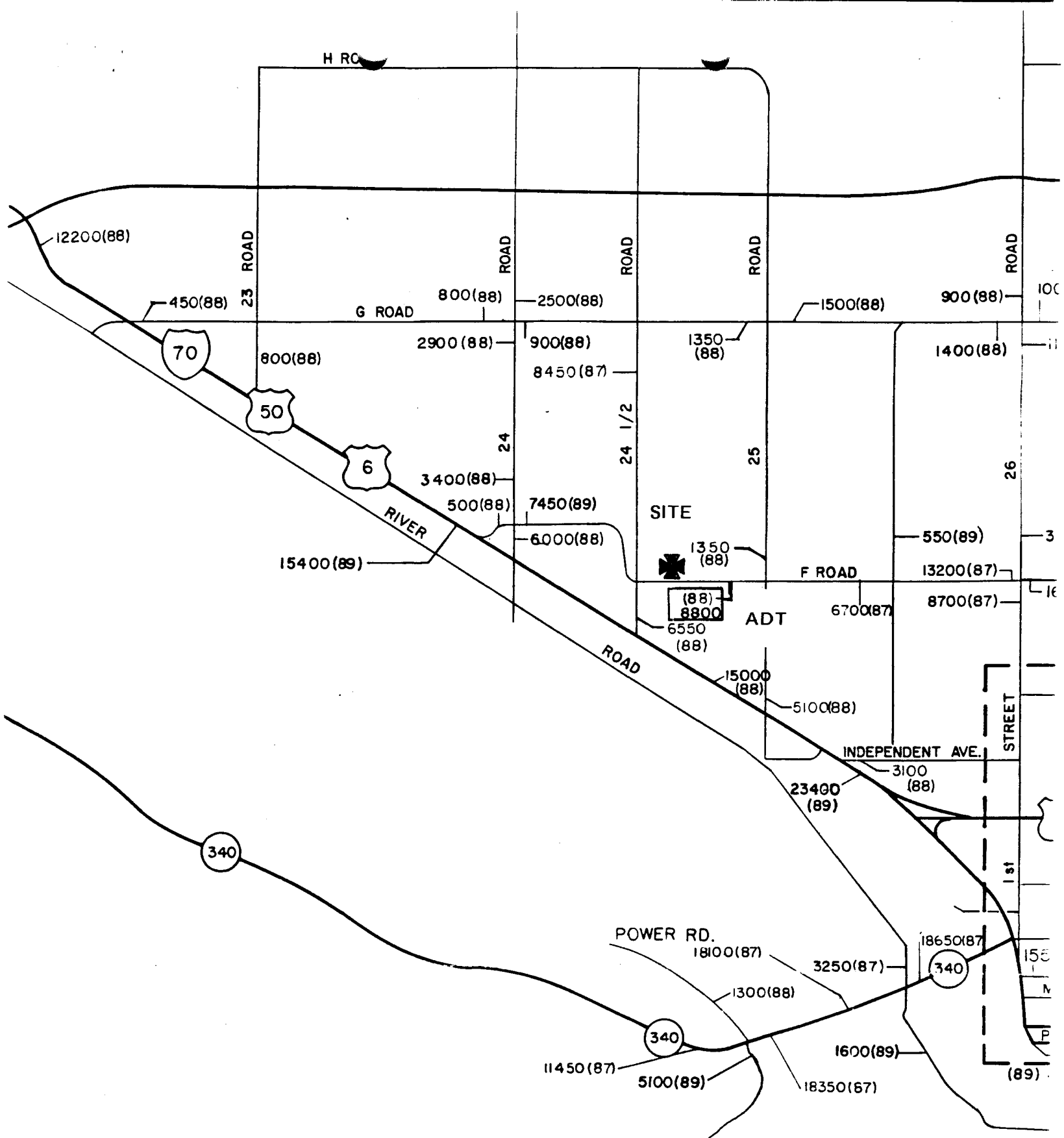
SANITARY SEWER - The *Horizon Drive Sewer Interceptor* main is located in Patterson Road along the south boundary of the property. This line currently is operating within its' design capacity.

ELECTRIC, GAS & COMMUNICATION - Underground communication and natural gas mains adjoin the property within the existing road right-of-ways. Overhead electrical service is also located adjacent to the subject property within the adjoining roadways.

Access

Primary access to the site is Patterson Road which is fully improved four lane roadway. Traffic counts for 1988 were made by the City and are shown on the following page.

170 52  
10/10/88  
10/10/88  
10/10/88



10/10/88  
 10/10/88  
 10/10/88

#76 92

5  
NC

Site Drainage

The subject site is not adversely affected by any off-site drainage influence. Storm water is carried on the surface to Patterson Road and ultimately discharged into an existing 10 inch culvert located along a short distance west of the property and is ultimately discharged into the Ranchman's Ditch located south of Patterson Road.

Soils and Geologic Conditions

No major man-made or geologic hazards are not to exist on the subject property. The Soil Conservation Service has classified soils on the property to be Bc, Billings Silty Clay Loam.

APPROVE  
DATE

## PROPOSED LAND USE

The accompanying development plans indicates the proposed development of a mini-storage facility to be located on a 1.97 acre tract of land northwest of Patterson Road and Commerce Boulevard in the City of Grand Junction.

The primary focal point of the development will be the construction of 199 mini-storage units. Building materials will be masonry and/or steel. Two sizes of units will be constructed; 10 foot by 20 foot, and 5 foot by 10 foot.

The facility will be open 24 hours a day, year round.

A wall mounted sign will be place on the building. The sign will identify the facility name and address. All signs will meet the current City sign code requirements.

Security lighting will be provided throughout the facility and mounted on the front of the storage buildings.

Access - The primary access drive will be from Patterson Road. The single access drives will be constructed in accordance with the City of Grand Junction's driveway standards. An existing driveway to the property will also be abandoned.

Due to the nature of a mini-storage facility, studies have not been completed to determine an exact daily trips that would be generated once the site is fully constructed. However, the Colorado State Highway Department's, *Trip Generator*, for warehousing indicates approximately 61 average weekday trips will be generated. It should be pointed out that the proposed use in considered to be somewhat less in intensity than those uses commonly found in warehousing districts.

Utility Service - Electric service will be extended from existing facilities which adjoin the site. The facility does not require sanitary sewer, communication or natural gas service.

Domestic water service will utilize an existing water tap and will be used to irrigate the open areas along Patterson Road. Water for fire protection will be extended to the site from an existing 12 inch diameter main located in Patterson Road which is owned and operated by the Ute Water Conservancy District. Estimated water requirements are expected to be d)K] low.

Grading and Drainage - Grading and Drainage of the site will be conducted in a manner to provide positive drainage away from the buildings. A single drainage discharge point is proposed. Drainage flows in excess of the total historic flow will be detained on-site in a detention basin near Patterson Road. All of the drainage water discharged from the site will ultimately be received by the Ranchman's Ditch located along the south side of Patterson Road in a box culvert.

Buffering and Screening - The proposal utilizes the proposed buildings as the primary method of buffering and screening. A six foot high wood fence will be constructed along portions of the easterly property line.

Review of the proposed site plan indicates about 8700 square feet of the total site will be left as landscaped open space. A formal landscaped area consisting of "street trees" and turf grass ground cover is proposed along Patterson Road. A previously stated, domestic water will be utilized to maintain all of the landscaped areas.

Development Schedule - The site will be developed in phases. At this time it is anticipated that the facility will be developed in three or four phases. Phase one will most likely occur during the summer of 1993. The rate which the balance of the site will develop is dependent upon the communities storage needs.

City of  
Planning  
Department  
Planning Office

## REZONE CRITERIA

The City of Grand Junction has established seven criteria for evaluation of zone change requests. A response to each follows:

A. The existing land use zone designation were established during the annexation process by the City. Previously approved land use plans have "lapsed". Without the benefit of a specific use for the property an error in the existing zone could be considered to have occurred.

B. Substantial changes in the character of the surrounding area have occurred. Specific changes include:

1. The construction of Patterson Road to arterial standards.
2. The construction of a major lending institution and office building west of the property.
3. The construction of Mesa Mall.

C. It is widely accepted fact that any community that does not have some new development activity will wither and die economically. It is important for any community to encourage development of business endeavors which maintains its economic stability.

D. Other than economic impacts to the City of Grand Junction, the proposed site in its present state does not present major adverse impact on the adjoining areas. However, once development of the Fellston Mini-Storage facility is completed, some impact of the adjoining properties would most likely be realized. Impacts to the adjoining non-residential zones would be positive, while impact to the adjoining residential zones could be considered negative.

Utilizing the "Planned Unit Development" (PUD) zone concept, any such negative impacts can be minimized. The PUD zone allows for specific site plan reviews of the proposed development plans by the general public and various governmental agencies.

Preparation of the Site Development Plan meets several goals in development of the site:

1. Protect the adjoining residential uses from any adverse impacts.
2. Maintain visibility of the use from Patterson Road.
3. Maintain ease of accessibility for customers.
4. Achieve a desirable surrounding for the motorist utilizing Patterson Road.

In order to meet the goals established above the following key design elements were incorporated within the Site Development Plan:

City of Grand Junction  
Planning Department  
#76 92

1. 100% of the landscaped open space is along Patterson Road.
2. Adequate driveway widths for users of the facility.
3. Utilization of the buildings for buffering from adjoining residential uses.
5. Low intensity security lighting will be used.
7. The front yard building set back is compatible with those found in the vicinity.

E. Because the requested land use zone is non-residential in nature, the requirement upon local government services is considered to be minimal. Revenues generated by the proposed use should more than off-set costs incurred by the City in providing services.

F. The City of Grand Junction has adopted numerous land use policies. Of the adopted policies, the *Patterson (F) Road Corridor Guideline* is the most applicable to the request. According to the guideline, "Commercial and mixed use development is appropriate along the north (side) of Patterson Road from 24 1/2 Road to 25 1/2 Road". The request for a Planned Business Zone meets the recommendations within this policy.

G. All public utilities required for the development of the subject property exists within the adjoining roadways and have the available capacity to serve the proposed use.

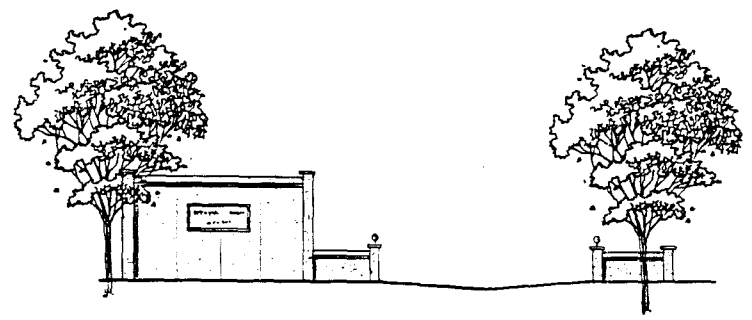
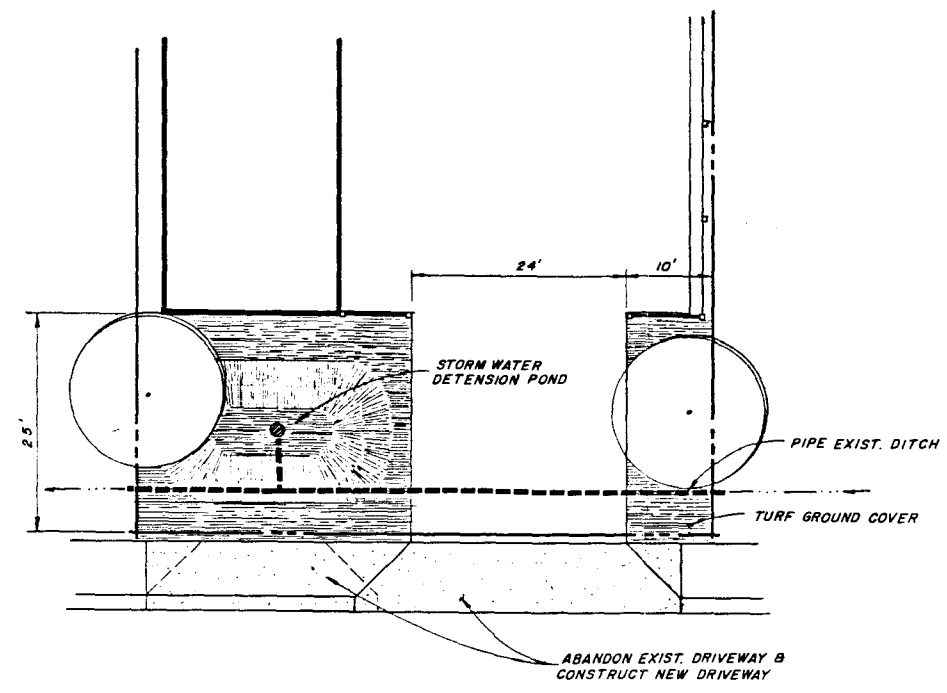
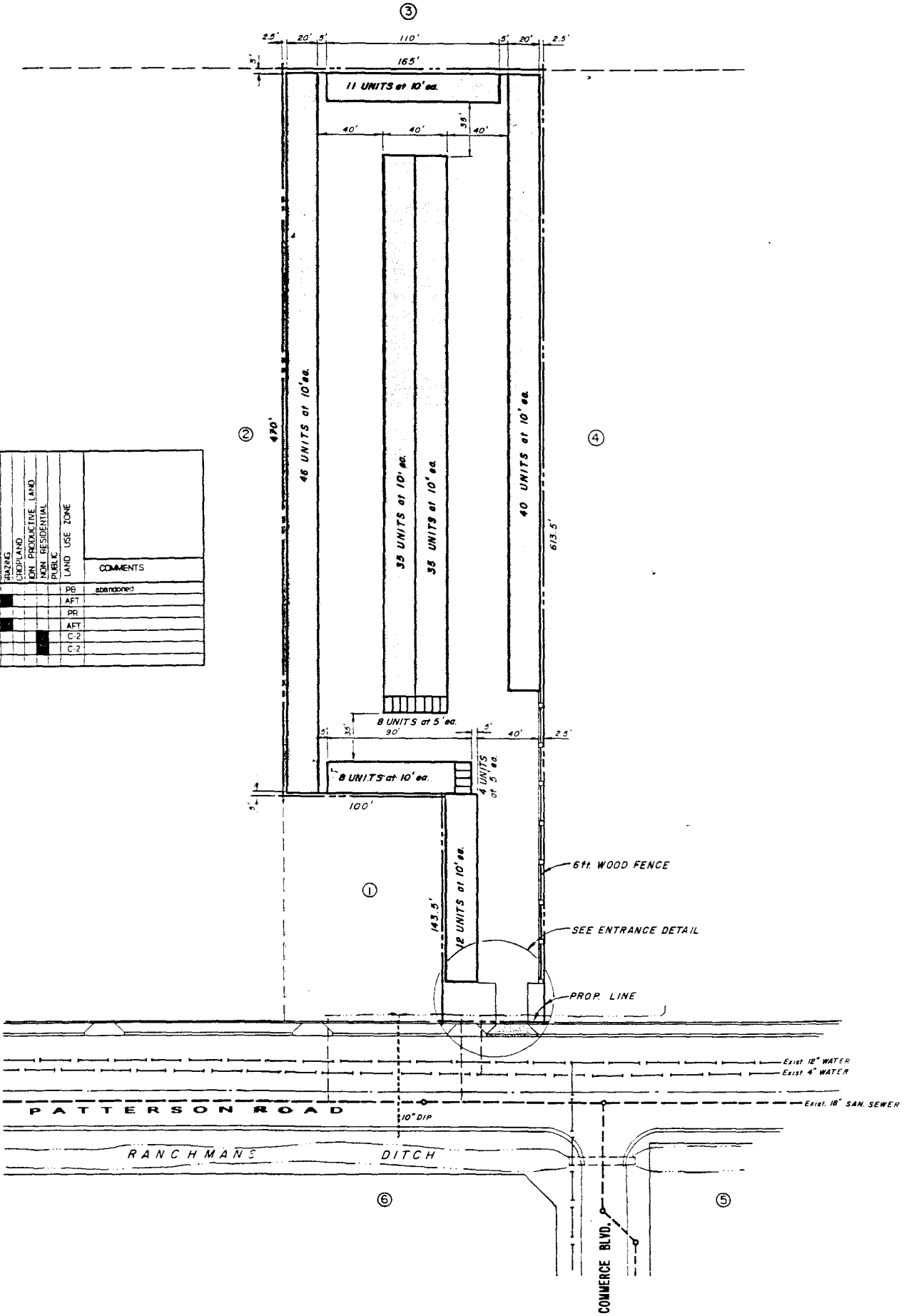
City of Grand Junction  
Planning Department  
Plan 01000

#76 92

REVISIONS	BY

OUTLINE DEVELOPMENT PLAN FOR:  
**FELLSTON MINI-STORAGE**  
GRAND JUNCTION, COLORADO

SURROUNDING LAND USE MATRIX		SINGLE FAMILY RESIDENCE	VACANT	ORCHARD	PASTURE	AGRICULTURE	INDUSTRIAL	COMMERCIAL	OFFICE	INSTITUTIONAL	RECREATION	UNDEVELOPED	OTHER	COMMENTS
1	0.3 AC													PB abandoned
2	1.33 AC													AFT
3	1.35 AC													PR
4	2.5 AC													AFT
5	1.7 AC													C-2
6	1.0 AC													C-2



ENTRANCE DETAILS

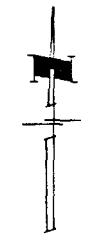
**LAND USE SUMMARY**

TOTAL SITE AREA	1.97 ACRES
AREA IN OPEN SPACE	0.02 ACRES (1.2%)

**UNITS**  
 10' X 20' = 187  
 5' X 10' = 12  
**TOTAL = 199**

EXISTING LAND USE ZONE: PR (PLANNED RESIDENTIAL)  
 PROPOSED LAND USE ZONE: PB (PLANNED BUSINESS)

876 92



DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>1</b>
OF 1 SHEETS