





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

**A** Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. 39 93

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub		135/141 Sherman Dr. # 2708 HWY 50	H.O.	mini-storage & residential
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			<del>135</del> Sherman Dr.	H.O.	mini-storage
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER(S)	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
(prospective owner of lot 5,6)	(present owner of Lot 5,6)	(Building contractor)
<u>James &amp; Bonnie Karp</u>	<u>Rex &amp; Elisabeth Schoonover</u>	<u>KELCO</u>
Name	Name	Name
<u>101 Canary Court</u>	<u>278 Gary Dr.</u>	<u>584 25-Rd.</u>
Address	Address	Address
<u>Grand Junction, Colo. 81503</u>	<u>Grand Junction, colo. 81503</u>	<u>Grand Junction, colo. 81501</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>243-8824</u>	<u>243-1281</u>	<u>245-9343</u>
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

James Karp Signature of Person Completing Application 3-29-93 Date

James Karp Signature of Property Owner(s) - Attach Additional Sheets if Necessary 3/29/93

Rex Schoonover 3/29/93 Elisabeth Schoonover 3/29/93

James Karp  
101 Canary Court  
Grand Junction, Colo. 81503

Robert Fritz  
2900 Victoria Dr.  
Grand Junction, Colo. 81503-2361

Monument Oil Co.  
703 23½ Rd.  
Grand Junction, Colo. 81505

Kelco  
584 25 Rd.  
Grand Junction, Colo. 81501

F. M. Wilkerson  
% Stan Willhoite  
68 Cliffwood Dr. M P R  
Balton, Texas 76513

Dotty Corp. of Colo.  
Box 2798  
Littleton, Colo. 80161-2798

Larry Crites  
118 Sherman Dr.  
Grand Junction, Colo. 81503-2064

Fred Peaslee  
2707 B 3/4 Rd.  
Grand Junction, Colo. 81503-2057

Edward Jones  
0270300 Hwy 50  
Grand Junction, Colo. 81503

Kevin Lord  
124 Sherman Dr.  
Grand Junction, Colo. 81503-2064

Floyd Steinbeck  
3820 W. 119th.  
Hawthorne, California 90250

Alta Fontanari  
130 Sherman Dr.  
Grand Junction, Colo. 81503-2064

Jay Stinecipher  
104 Dorothy  
Grand Junction, Colo. 81503-1816

Diane West  
144 Sherman Dr.  
Grand Junction, Colo. 81503-2064

Salvador Flores  
110 Dorothy  
Grand Junction, Colo. 81503-1816

William Basham  
150 Sherman Dr.  
Grand Junction, Colo. 81503-2064

Cynthia Hutton  
118 Dorothy  
Grand Junction, Colo. 81503-

GLB Enterprises  
498 33 Rd.  
Grand Junction, Colo. 81503-2064

Albin White  
124 Dorothy  
Grand Junction, Colo. 81503-1816

Hazel Jowers  
618½ Oxbow Rd.  
Grand Junction, Colo. 81504-5242

Margaret Mitchell  
130 Dorothy  
Grand Junction, Colo. 81503-1816

REx Schoonover  
278 Gary Dr.  
Grand Junction, Colo. 81503-1928

Virgil Robertson  
511 29¼ Rd.  
Grand Junction, Colo. 81504-5305

39 93

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ADJACENT LAND USE AND ZONING FOR 141 Sherman DRIVE

EAST- B.J. STORAGE - ZONED H O

EAST- VACANT LOT - ZONED H O

EAST - PLATEAU GAS STATION - ZONED H O

SOUTH - WAGNER EQUIPMENT - ZONED COMMERCIAL

SOUTH - ORCHARD MESA LIQUOR STORE- ZONED H O

SOUTHWEST- TEXOMA RESTAURANT - ZONED H O

WEST- VACANT LOT - H O

NORTH - OLDER LOW COST SMALL HOMES - XONED PR10

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TRAFFIC ANALYSIS FOR 141 SHERMAN DR. STORAGE UNITS

Storage units are located on small street, one block off of Highway 50. Traffic on Sherman Drive is minimal. Traffic in the driveways of the mini-storage units located on the property now is minimal, also. There are 32 units at the present time, and a guess of one car a day is probably high. This particular business has a very low exposure to traffic.

39 93

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P.O. Box 55065, Grand Junction, Colorado 81505 (303) 245-9343 Fax (303) 245-5090

April 1, 1993

**PROJECT NARRATIVE AND DEVELOPMENT SCHEDULE**

The Grand Junction Community Development Dept.  
250 North 5th Street  
Grand Junction, CO 81501

Re: Minor Subdivision and  
Conditional Use Permit for Storage Units

Attn: Christine Ashbeck

Christine Ashbeck,

The owner's of B.J. Mini Storage at 141 Sherman Drive desire to expand their existing facility onto the adjacent vacant lot to the west by adding two additional buildings. The new buildings shall match the exterior appearance of the existing units in color, height, lay-out, and function.

The existing units have served the area well for a period of 12 years. The owners maintain these units personally with meticulous maintenance on the buildings and grounds.

The proposed mini storage addition is situated in a mature and established neighborhood consisting of older residential homes transitioning to older light commercial. These surrounding properties were developed many years ago under the then county development criteria. The roads are paved with gravel shoulders but do not have sidewalk, curb, gutter, or storm drainage infrastructure. Considering this proposed post developmental in-fill situation in this well established, older neighborhood; the owners do not think it appropriate to install sidewalk, curb, gutter, storm drainage system, and re-asphalt to the center of the roadway for this single location. If these requirements were enforced, with sidewalk, curb, gutter, and storm drainage infrastructure being installed in front of this single building parcel, we believe it would not harmonize with it's surroundings with potentially detrimental effects to the surrounding properties. If the funds for these improvements were required by the City as a condition of being granted a permit, it is unlikely that the project will be economically feasible.

The owner hereby requests that the requirements for half street improvements be waived at this time for this particular "in-fill" project. At such point in time should it become the will of the property owners of the surrounding neighborhood to install street improvements or other infrastructure requirements the owners will be open and anxious to cooperate with such an improvement district at that point in time.

This neighborhood does not have a storm drainage infrastructure or other apparent developed means to deal with storm water. The ground generally falls toward the river with the individual structures being higher than the general elevation with localized site drainage tailing water to the streets, then in general toward the river. The two existing mini storage buildings have occupied the adjacent land to the east for 12 years. These units have gravel driveways with relatively flat inverts which retain storm water and disperse it into the soil. This hydrological system has preformed admirably throughout the history of these existing mini storage units. We propose that the same design criteria be used for the two proposed buildings as this is an established and proven drainage system for this area.

The project development schedule will proceed as follows:

Conditional Use Permit approval, Start

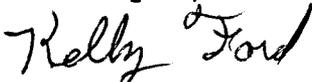
Obtain Building Permit, 20 days.

Construct project, 60 days.

The total development and construction time will be approximately 80 days from the issuance of the Conditional Use Permit. This schedule, however, maybe affected by inclement weather or acts of God, but should in general follow this time path.

We thank you for your time and attention in this request for an Conditional Use Permit. If you have any questions, or if I can be of further assistance, please don't hesitate to call me at any time.

Thank you,



Kelly Ford  
Owner

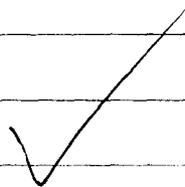
KF/cp

Minor Sub & Conditional Use

39-93

Once applications are received (complete), ~~4~~ 1 working day is allowed for processing and distribution, and 10 working days for <sup>city</sup> review and preparation of comments. ~~By~~ Complete applications received by April 1<sup>st</sup> should be sent out by April 16<sup>th</sup>. However, full information was not received until 4/7/93; therefore we are allowed until 4/22/93 to submit review comments. Unfortunately, due to current work loads, the full allowed time may be required for review, and comments are not available by April 16<sup>th</sup>, and are forthcoming. Petitioner response to review comments must be returned by April 27, 1993. Regrettably, late submittal will likely result in reduced time allowed for developer response.

Gerald Williams





April 27, 1993

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

James and Bonnie Karp  
BJ Mini Storage  
101 Canary Court  
Grand Junction, Colorado 81503

Dear Mr. and Mrs. Karp,

As discussed in my telephone conversation with Bonnie Karp on April 27, 1993, the decision was made by City staff that the Conditional Use/Replat submittal for BJ Mini Storage Phase 2 did not include sufficient information by which to adequately review the proposal. Scheduling for the review and required processing of development requests is on a very tight timeline so that applicants can get to a public hearing as soon as possible. Section 6-7-4 of the Zoning and Development Code states that "a submittal with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda by the Administrator". Therefore, your proposal will not be scheduled for the May 4, 1993 Grand Junction Planning Commission hearing.

The next Planning Commission hearing will be scheduled for June 1, 1993. In order to be included on the agenda for that meeting, all comments from the review agencies must be addressed and information submitted/re-submitted no later than 5:00 pm Monday, May 3rd:

Please call if you have any questions regarding these requirements.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", with a long horizontal flourish extending to the right.

Kristen Ashbeck  
Planner

xc: Kelly Ford, KELCO

# REVIEW COMMENTS

Page 1 of 4

FILE NO. #39-93

TITLE HEADING: Minor Subdivision/Conditional Use

LOCATION: 141 Sherman Drive

PETITIONER: James & Bonnie Karp

PETITIONER'S ADDRESS/TELEPHONE: 101 Canary Court  
Grand Junction, CO  
243-8824

PETITIONER'S REPRESENTATIVE: Kelco

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 27, 1993.**

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**U.S. WEST** 4/7/93  
**Leon Peach** 244-4964

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No comments at this time.

**COLORADO DEPT. OF TRANSPORTATION** 4/9/93  
**Chuck Dunn** 248-7232

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An access permit will be required.

**ORCHARD MESA IRRIGATION** 4/6/93  
**P.H. Calder**

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Does not affect Orchard Mesa Irrigation District - no objection.

**GRAND JUNCTION FIRE DEPARTMENT** 4/12/93  
**George Bennett** 244-1400

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A fire hydrant will have to be installed prior to the South phase being built. This is to be supplied by an 8-inch looped supply line.

**CITY PARKS & RECREATION DEPARTMENT** 4/8/93  
**Don Hobbs** 244-1542

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Appraisal is acceptable - \$14,000 value = \$700.00 due in open space fees.

**GRAND JUNCTION POLICE DEPARTMENT**

**4/14/93**

**Mark Angelo**

**244-3587**

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Where is the existing fence? Where is the new fence going to be placed?

What type of shrubs are you using? What type of juniper trees are you using?

What type of security lighting will be used? If this is going to be fenced in, what type of lock will be on the gate? What type lock assembly will be used on the garage doors?

**PUBLIC SERVICE COMPANY**

**4/9/93**

**Dale Clawson**

**244-2695**

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Electric & Gas: No objections.

**CITY DEVELOPMENT ENGINEER**

**4/15/93**

**Gerald Williams**

**244-1591**

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Once applications are received (complete), 1 working day is allowed for processing and distribution, and 10 working days for City review and preparation of comments. Complete applications received by April 1st should be sent out by April 16th. However, full information was not received until April 7, 1993; therefore, we are allowed until April 22, 1993 to submit review comments. Unfortunately, due to current work loads, the full allowed time may be required for review, and comments are not available by April 16th, and are forthcoming. Petitioner response to review comments must be returned by April 27, 1993. Regrettably, late submittal will likely result in reduced time allowed for developer response.

**CITY UTILITIES ENGINEER**

**4/12/93**

**Bill Cheney**

**244-1590**

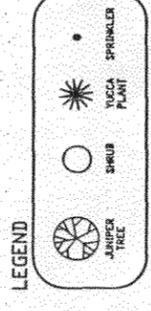
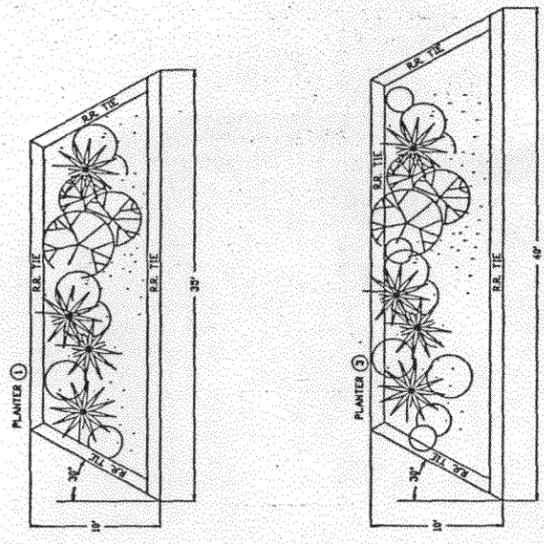
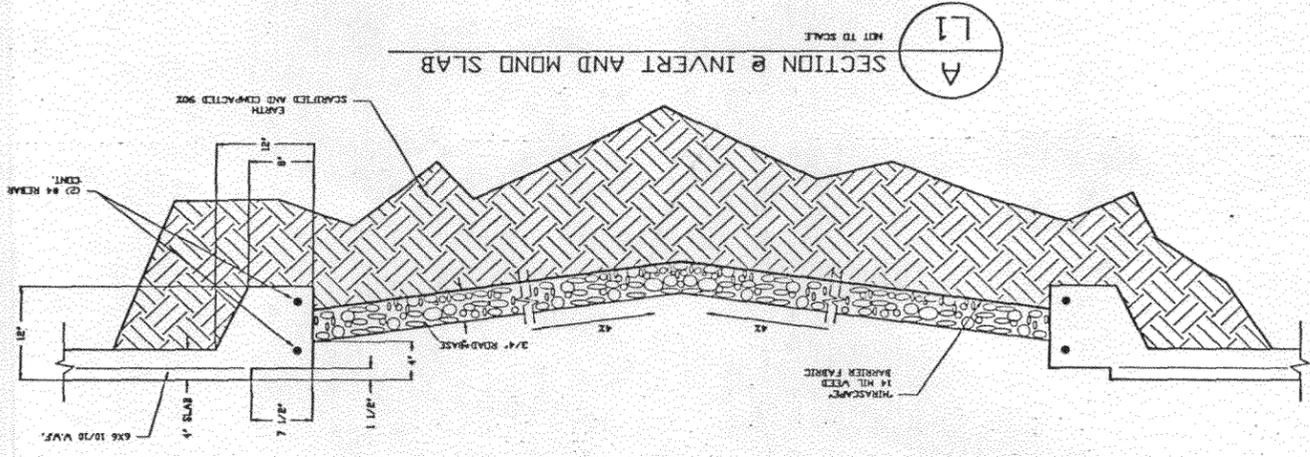
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WATER - 8" water line located on Sherman Drive

SEWER - Sewer lines located in Sherman and Dorothy

No other comments.





**LANDSCAPING DATA**

- LANDSCAPING TO MEET OR EXCEED CITY AND COUNTY REQUIREMENTS.
- REQUIRED LANDSCAPING / SQ. FT. = 840 SQ. FT.
- PLANTED LANDSCAPING SQ. FT. = 1330 SQ. FT.
- PLANTER GROUND COVER = WOODEN LANDSCAPE CHIPS
- "IRRIGASCAPE" VEED BARRIER TO BE PLACED UNDER PLANTER GROUND COVER.
- IRRIGATION FOR LANDSCAPING AS REQUIRED/NEEDED.

M39-93  
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BY	DATE	SCALE	JOB NO.	DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
									L1

**LANDSCAPE PLAN**  
PROPOSED EXPANSION / BJ MINI STORAGE  
GRAND JUNCTION, COLORADO

