

Table of Contents

File 1993-0112

Name: Mini-Storage - 24 62 1/2 Highway 6 & 50

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	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		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	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Construction Sketch - Elec. Distribution Eng. Dept.	X	X	Off-Site Drainage Illustration
		Planning Clearance - ** - issued 10/27/93	X	X	Grading and Drainage Map
X	X	Certificate of Occupancy	X	X	Grant of Easement - not completed
X	X	Correspondence	X		Commitment for Title Ins. From Chicage Title Ins. Company
X	X	Colorado Dept. of Transportation State Hwy. Access Permit- 9/16/93	X		Title Deed - Bk 11 / Pg 64 - (1890)
X	X	Floor Plan / Elevations - to be scanned			
X	X	Drainage Map - to be scanned			
X	X	Site Plan - to be scanned			
X		Fire Line / Hydrant Easement - Bk 2089/Pg 10 - not conveyed to City			
X	X	DIA - ** - Bk 2020 / Pg 845			
X	X	Planning Clearance - ** - issued 9/12/94			
X	X	Fireline / Hydrant Easement - not completed (draft)			
X		E-mails not scanned			

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

112 93

Location: 2462 1/2 Hwy 6 S 50

Project Name: Mini-Storage

ITEMS		DISTRIBUTION														TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District		U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	
● Application Fee \$190 ⁰⁰	VII-1	1																					
● Submittal Checklist*	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																					
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1																			
○ Appraisal of Raw Land	VII-1	1		1	1																		
○ Deeds	VII-1	1		1																			
● Easements (OFF-SITE DRAINAGE)	VII-2	1	1	1	1		1																
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1		1																
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																
● CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1	1																			
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2									1									1		
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1						
○ Roadway Plan and Profile	IX-28	1	2									1											
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
○ Landscape Plan	IX-20	2	1	1																			
○ Geotechnical Report	X-8	1	1						1														
○ Final Drainage Report	X-5.6	1	2									1											
○ Stormwater Management Plan	X-14	1	2									1								1			
○ Phase I and II Environmental Report	X-10.11	1	1																				
○ Traffic Impact Study	X-15	1	2																	1			

Original
Do NOT Remove
From Office

- NOTES:
- 1) An asterisk in the item description column indicates that a form is supplied by the City.
 - 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 - 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 7-20-93
Conference Attendance: BEN Hill, Gerald Williams, Dave THORNTON
Proposal: Mini-storage
Location: 2402 1/2 U.S. Hwy 6 & 50

Tax Parcel Number: 2945-091-00-147
Review Fee: \$1900
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A
Adjacent road improvements required? N/A
Area identified as a need in the Master Plan of Parks and Recreation? N/A
Parks and Open Space fees required? N/A Estimated Amount: _____
Recording fees required? maybe Estimated Amount: 500 per page
Half street improvement fees required? N/A Estimated Amount: _____
Revocable Permit required? N/A
State Highway Access Permit required? Yes

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____
Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? N/A
Avigation Easement required? N/A

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- | | | |
|---|---|--|
| <input type="radio"/> Access/Parking | <input type="radio"/> Screening/Buffering | <input type="radio"/> Land Use Compatibility |
| <input checked="" type="radio"/> Drainage <u>fee?</u> | <input type="radio"/> Landscaping | <input type="radio"/> Traffic Generation |
| <input type="radio"/> Floodplain/Wetlands Mitigation | <input type="radio"/> Availability of Utilities | <input type="radio"/> Geologic Hazards/Soils |
| <input type="radio"/> Other _____ | | |

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

[Signature]
Signature(s) of Petitioner(s)

[Signature]
Signature(s) of Representative(s)

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

112 93(2)

Location: 2462 1/2 Hwy 6 & 50

Project Name: Mini-Storage

ITEMS	DISTRIBUTION															TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Assesmt	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Public Dept	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVHP	CDOT	Corps of Engineers	Walker Field	City Police Dept		
● Application Fee \$115	VII-1	1																						
● Submittal Checklist*	VII-3	1																						
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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○ Avigation Easement	VII-1	1																						
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○ CDOT Access Permit	VII-3	1	1																					
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○ Elevation Drawing	IX-13	1	1																					
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PRE-APPLICATION CONFERENCE

Date: 8-29-94

Conference Attendance: Ben Hill, Michael Drollinger

Proposal: Mini-Storage

Location: 246 1/2 U.S Hwy 6 & 50

Tax Parcel Number: 2945-091-00-147

Review Fee: _____

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A

Adjacent road improvements required? N/A

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? N/A Estimated Amount: _____

Recording fees required? None Estimated Amount: _____

Half street improvement fees required? TCP Estimated Amount: _____

Revocable Permit required? N/A

State Highway Access Permit required? Yes

Applicable Plans, Policies and Guidelines Zewel. Code

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone. Critical Zone. Area of influence? _____

Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage Payment of balance
- Floodplain/Wetlands Mitigation
- Other _____
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

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X _____ X _____
Signature(s) of Petitioner(s) Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 1

FILE #112-93(2)

TITLE HEADING: Site Plan Review - Mini Storage Buildings

LOCATION: 2462 1/2 Highway 6 & 50

PETITIONER: Faith M. Hill

PETITIONER'S ADDRESS/TELEPHONE: 545 W. Greenway
Grand Junction, CO 81503
241-7653

PETITIONER'S REPRESENTATIVE: Ben Hill

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

9/1/94
244-1414

A fire flow survey must be completed for the proposed storage building on the south side shown as 2' from the property line. A revised site plan must be submitted showing the distance of this proposed building to the existing Big-O tire building on the south side. The existing on-site hydrant must be capable of providing the required fire flow.

CITY DEVELOPMENT ENGINEER
Jody Kliska

9/1/94
244-1591

Drainage fee and Transportation Capacity Payment are required - previously calculated.
Transportation Capacity Payment: \$504.60
Drainage Fee (balance): \$1,675

FILE NO: 112-93(2)

GRAND JUNCTION FIRE DEPARTMENT
330 SOUTH 6 TH STREET
REVIEW SHEET

PROPOSAL: Mini-Storage

LOCATION: 2462 Highway 6&50

PETITIONER: Faith M. Hill

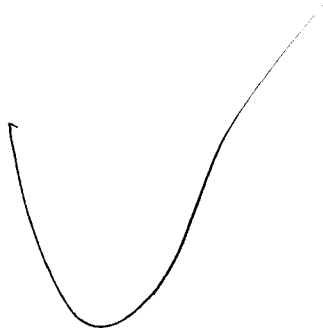
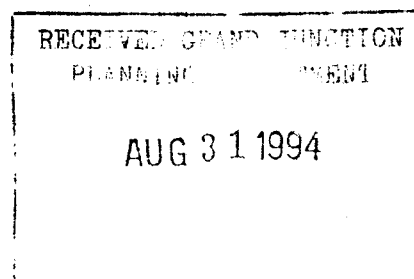
COMMENTS:

A fire flow survey must be completed for the proposed storage building on the south side shown as 2' from the property line. A revised site plan must be submitted showing the distance of this proposed building to the existing Big-O Tire building on the south side. The existing on site hydrant must be capable of providing the required fire flows.

REVIEWED BY: Hank Masterson

PHONE: 244-1414

DATE: 9-1-94



REVIEW COMMENTS

Page 1 of 2

FILE #112-93

TITLE HEADING: Site Plan Review - Mini Storage Buildings

LOCATION: 2462 Highway 6 & 50

PETITIONER: Faith Hill

PETITIONER'S ADDRESS/TELEPHONE: 545 West Greenwood Court
Grand Junction, CO 81503
241-7653

PETITIONER'S REPRESENTATIVE: Ben Hill

STAFF REPRESENTATIVE: Dave Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

**GRAND JUNCTION DRAINAGE
John Ballagh**

**9/27/93
242-4343**

There are no known existing or planned Grand Junction Drainage District facilities that the subject site abuts or includes. The facility identified to receive surface runoff from this tract is not operated or maintained by the Drainage District. There were no runoff calculations or routing or system evaluation provided for review by this agency. Have all downstream properties granted drainage easements? The area to the north (west of West Mesa Court and on Industrial Boulevard have a history of poor to non-existent drainage).

**MESA COUNTY BUILDING DEPARTMENT
Bob Lee**

**9/28/93
244-1656**

Need a separate building permit for each structure. No other comments.

**CITY UTILITY ENGINEER
Bill Cheney**

**9/28/93
244-1590**

1. The office or management quarters will be required to connect to sewer if constructed. A lift pump installed by owner may be necessary to service the property.
2. Fire protection will be required. Contact Ute Water and Fire Department for availability of flow and water requirements.

**CITY DEVELOPMENT ENGINEER
Gerald Williams**

**10/6/93
244-1591**

1. The ingress/egress and drainage easement must be recorded.

2. Grades shown on the grading plan are too flat. Minimum grades are 0.5% on concrete, 1% on asphalt, and 2% on gravel. Drainage grades in lanes are as low as 0.25%.
3. We should soon have information from the State Highway Department regarding the culvert under Highway 6 & 50. It is not yet known if a drainage fee option will be available. However, in our case it may not be desirable. Assuming it is available, options are as follows:
 - A. Retention - The grading plan must provide for site drainage to the retention area, which may include ponding on asphalt less than 1.0 foot in depth and below finish grades. The total retention volume is 8,110 ft³. A drainage report is not required, and the off-site drainage pipe unnecessary.
 - B. Detention - Everything required for the "retention" option is required here, except that the volume will be less, perhaps in the 6,000 ft³ range. Additionally, an engineered drainage report is required, and the off-site drainage pipe and storm drainage manhole are required.
 - C. Drainage Fee - As of October 12, 1993 the Drainage Fee is an option. No on-site detention or retention is required, the drainage pipe must convey the 100-year runoff amount, (approximately 5.5 cfs and depending upon slope available, probably an 18" to 21" cmp, or a 15" smooth interior plastic or concrete pipe) and a storm drain manhole is required. The fee, in addition to these improvements, would be \$6,697.

COMMUNITY DEVELOPMENT DEPARTMENT
Dave Thornton

10/11/93
244-1447

1. Future construction of buildings 2, 3, 4 and any other facilities will require further review through the site plan review process.
2. Will the driveways be gravel or pavement?
3. All fees must be paid prior to issuance of the planning clearance.
4. Fire access must be maintained.
5. A site visit showed numerous tires being stored on this site by Big-O - these need to be removed.
6. Fire Department must approve 18' ingress/egress. Please show how driveway proposed for ingress/egress from Highway 50 relates to Big-O Tire site layout and parking area.
7. All requirements by Fire Department must be met.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

10/11/93
244-1400

A minimum of one fire hydrant on an eight inch line is required for this development and must be capable of providing the required flows. Submit a complete stamped set of building plans for our review to determine the required flows.

The 18 foot ingress/egress will be acceptable if it is marked and signed as "Fire Lane, No Parking".

REVIEW COMMENTS

Page 1 of 1

FILE #112-93(2)

TITLE HEADING: Site Plan Review - Mini Storage
Buildings

LOCATION: 2462 1/2 Highway 6 & 50

PETITIONER: Faith M. Hill

PETITIONER'S ADDRESS/TELEPHONE: 545 W. Greenway
Grand Junction, CO 81503
241-7653

PETITIONER'S REPRESENTATIVE: Ben Hill

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

9/1/94
244-1414

A fire flow survey must be completed for the proposed storage building on the south side shown as 2' from the property line. A revised site plan must be submitted showing the distance of this proposed building to the existing Big-O tire building on the south side. The existing on-site hydrant must be capable of providing the required fire flow.

CITY DEVELOPMENT ENGINEER
Jody Kliska

9/1/94
244-1591

Drainage fee and Transportation Capacity Payment are required - previously calculated.
Transportation Capacity Payment: \$504.60
Drainage Fee (balance): \$1,675

CITY OF GRAND JUNCTION
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501-2668



DATE: Sept 7 1994

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

TIME: 1:30PM

F A C S I M I L E T R A N S M I S S I O N C O V E R S H E E T

To: Ben Hill

Location: Hill & Holmes

Telephone Number: (____) _____

FAX Number: (303) 242-7304

From: Michael T. Drollinger

FAX Number: (303) 244-1599

Telephone Number: (303) 244-1439

Number of Pages 2
(Including Cover Sheet)

SPECIAL INSTRUCTIONS: Please review comments. We will need a letter
acknowledging receipt of comments and agreement to any conditions
contained therein. Thank you for your cooperation

If the telecopy you received is incomplete or illegible, please call
244-1439.

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

SH No/MP/Side: F70B/3.25/L
Local Jurisdiction: City of Grand Jct.
Dist/Section/Patrol: 3211
DOT Permit No.: 393138
Permit Fee: \$100.00
Date of Transmittal: 9-10-93

THE PERMITTEE;

The Bank of Grand Junction
326 Main Street
Grand Junction, CO 81501

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the north side of State Highway F70B, a distance of 1320 feet east from Mile Post 25; 2462 Hwy 6 & 50.

ACCESS TO PROVIDE SERVICE TO:

Storage units (20,000 sf).

OTHER TERMS AND CONDITIONS:

See Attached Sheet.

112 93

Original
Do NOT Remove
from Office

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) Not Required Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. **The permittee shall notify** Wendell Bates **with the Colorado Department of Transportation in** _____ **at** 242-4126 **at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) The Bank of Grand Junction Date 9/16/93

by Roger L. Martin, VP

This permit is not valid until signed by a duly authorized representative of the Department.
DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) [Signature] Date 9-17-93 Title Pre-Construction Engineer
(Date of issue)

COPY DISTRIBUTION:

Required;
1. District (Original)
2. Applicant
3. Staff ROW

Make copies as necessary for;
Local Authority
MTCE Patrol
Inspector
Traffic Engineer

Previous Editions are Obsolete and will not be used
CDOT Form #101
7/91

The following paragraphs are pertinent highlights of the State Highway Access Code. They are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

I Appeals

1. Should the permittee or applicant choose to object to any of the terms or conditions of the permit placed therein by the Department, an appeal must be filed with the Colorado Transportation Commission within 60 days of transmittal of the permit for permittee signature. The request for the hearing shall be filed in writing and submitted to the Colorado Transportation Commission, 4201 East Arkansas Avenue, Denver, Colorado 80222. The request shall include reasons for the appeal and may include recommendations by the permittee or applicant that would be acceptable to him.
2. The Department may consider any objections and requested revisions at the request of the applicant or permittee. If agreement is reached, the Department, with the approval of the local issuing authority (if applicable), may revise the permit accordingly, or issue a new permit, or require the applicant to submit a new application for reconsideration. Changes in the original application, proposed design or access use will normally require submittal of a new application.
3. Regardless of any communications, meetings, or negotiations with the Department regarding revisions and objections to the permit, if the permittee or applicant wishes to appeal the Department's decision to the Commission, the appeal must be brought to the Commission within 60 days of transmittal of the permit.
4. Any appeal by the applicant or permittee of action by the local issuing authority when it is the appropriate local authority (under subsection 2.4), shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
5. If the final action is not further appealed, the Department or local authority may record the decision with the County Clerk and Recorder.

II Construction standards and requirements

1. The access must be under construction within one year of the permit date. However, under certain conditions a one year time extension may be granted if requested in writing prior to permit expiration.
2. The applicant shall notify the office specified on the permit at least 48 hours prior to construction. A copy of the permit shall be available for review at the construction site. Inspections will be made during construction.
3. The access construction within highway right-of-way must be completed within 45 days.
4. It is the responsibility of the permittee to complete the construction of the access according to the terms and conditions of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included on the permit. The Department or issuing authority may order a halt to any unauthorized use of the access. Reconstruction or improvements to the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee is responsible for all repairs.
5. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.
6. A copy of the permit shall be available for review at the construction site. If necessary, minor changes and additions shall be ordered by the Department or local authority field inspector to meet unanticipated site conditions.
7. The access shall be constructed and maintained in a manner that shall not cause water to enter onto the roadway, and shall not interfere with the drainage system in the right-of-way.
8. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the work shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately.
9. Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways. This may include the use of signs, flashers, barricades and flaggers. This is also required by section 42-4-501, C.R.S. as amended. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

III Changes in use and violations

1. If there are changes in the use of the access, the access permit-issuing authority must be notified of the change. A change in property use which makes the existing access design or use in non-conformance with the Access Code or the terms and conditions of the permit, may require the reconstruction or relocation of the access. Examples of changes in access use are; an increase in vehicular volume by 20 percent, or an increase by 20 percent of a directional characteristic such as a left turn. The issuing authority will review the original permit; it may decide it is adequate or request that you apply for a new permit.
2. All terms and conditions of the permit are binding upon all assigns, successors-in-interest and heirs.
3. When a permitted driveway is constructed or used in violation of the Access Code, the local government or Department may obtain a court order to halt the violation. Such access permits may be revoked by the issuing authority.

IV Further Information

1. When the permit holder wishes to make improvements to an existing legal access, he shall make his request by filing a completed permit application form with the issuing authority. The issuing authority may take action only on the request for improvement. Denial does not revoke the existing access.
2. The permittee, his heirs, successors-in-interest, and assigns, of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. The Department shall maintain in unincorporated areas the highway drainage system, including those culverts under the access which are part of that system within the right-of-way.
3. The issue date of the permit is the date the Department representative signs the permit which is after the permittee has returned the permit signed and paid any required fees.
4. The Department may, when necessary for the improved safety and operation of the roadway, rebuild, modify, remove, or redesign the highway including any auxiliary lane.
5. Any driveway, whether constructed before, on, or after June 30, 1979, may be required by the Department, with written concurrence of the appropriate local authority, to be reconstructed or relocated to conform to the Access Code, either at the property owner's expense if the reconstruction or relocation is necessitated by a change in the use of the property which results in a change in the type of driveway operation; or at the expense of the Department if the reconstruction or relocation is necessitated by changes in road or traffic conditions. The necessity for the relocation or reconstruction shall be determined by reference to the standards set forth in the Access Code.

- 1 Driveway shall be constructed 20 feet wide with 20 foot radii. Surfacing for driveway approach is required as follows: 12" of class 1 gravel in 2, 6" lifts; 6" of class 6 gravel in 1, 6" lifts.
- 2 Also 4" of HBP in 2, 2" lifts of grade E, EX, or equivalent. The asphalt cement in the HBP shall be AC 10.
- 3 Fill/cut slopes shall be at a 6:1 slope on the roadway and at 6:1 on the access approach.
- 4 A new 18" CMP culvert shall be used. All culverts (side drains) installed in open ditches shall have flared end sections.
- 5 No drainage from this site shall enter onto the surface of the highway. All existing drainage structures shall be extended to accommodate all new construction and safety standards.
- 6 Contractor shall follow the applicable construction specifications set for by the Department of Transportation in the latest manual Standard Specifications for Road and Bridge Construction. The property owner is responsible for any utilities disrupted by the construction of this driveway and all expenses incurred for repair. Any damage to any existing highway facilities shall be repaired prior to continuing other work. Compaction of sub-grade, embankments and backfill shall comply with Section 203 of the Department of Transportation Standard Specifications. The first 20 feet beyond the closest highway lane, including speed change lanes, shall slope down and away from the highway at a 2% grade to ensure proper drainage control. All excavations on utility lines, culverts, other trenches or tunnels shall meet the requirements of Colorado Department of Transportation, OSHA, Colorado Industrial Commission and the Colorado Division of Mines, whichever applies. The area around the new work shall be well graded to drain, top soiled, fertilized, mulched and reseeded.
- 7 Compaction of Hot Bituminous Pavement (HBP) shall comply with Section 401.17 of the Department of Transportation Standard Specifications. If frost is present in the sub-grade, no surfacing material shall be placed until all frost is gone or removed. Saw or score asphalt to assure a straight edge for patching.
- 8 Work shall BEGIN AFTER 8:30 A.M. and all equipment shall be off the roadway BEFORE 3:30 P.M. each day.



**THE BANK
OF GRAND JUNCTION**

**Mesa Mall
2415 F Road
Grand Junction, Colorado 81505
(303) 241-9000**

*original on file with
City Clerk*

OCTOBER 21, 1993

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DIRECTOR
250 NORTH 5TH STREET
GRAND JUNCTION, CO. 81501

RE: IRREVOCABLE LETTER OF CREDIT #LC0080
DATE OF EXPIRATION:

TO WHOM IT MAY CONCERN:

WE HEREBY AUTHORIZE THE CITY OF GRAND JUNCTION (THE CITY) TO DRAW ON THE BANK OF GRAND JUNCTION, 326 MAIN STREET, GRAND JUNCTION, CO. 81501 FOR THE ACCOUNT OF DEVELOPMENT IMPROVEMENTS AGREEMENT PETITIONER (PETITIONERS) UP TO THE AGGREGATE AMOUNT OF \$15,250.00, AVAILABLE BY YOUR DRAFTS AT SIGHT DRAWN ON US.

EACH DRAFT MUST BE ACCOMPANIED BY A CERTIFICATION BY THE DIRECTOR OF COMMUNITY DEVELOPER THAT BEN HILL IS IN DEFAULT UNDER THE TERMS AND CONDITIONS SET FORTH IN THE DEVELOPMENT IMPROVEMENT AGREEMENT.

EACH SIGHT DRAFT DRAWN UNDER THE LETTER OF CREDIT MUST STATE "DRAWN UNDER THE BANK OF GRAND JUNCTION IRREVOCABLE LETTER OF CREDIT NUMBER LC0080 DATED OCTOBER 21, 1993," TO SATISFACTORILY COMPLETE SUCH IMPROVEMENTS AS REQUIRED BY THE CITY DEVELOPMENT IMPROVEMENT AGREEMENT.

THIS LETTER OF CREDIT IS ISSUED AND DUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (1983 REVISION), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 400, TO THE EXTENT THAT IT DOES NOT CONFLICT WITH ARTICLE 5 OF THE UNIFORM COMMERCIAL CODE FOR THE STATE OF COLORADO.

SINCERELY,


ROGER L. MARTIN
VICE PRESIDENT

GENERAL PROJECT REPORTOriginal
DO NOT REMOVE
from Office**A. Project Description**

The property is located at 2462.5 Highway 6&50, behind what is now known as Big-O Tire. The lot consist of approximately 1.17 acres plus an 18'x 210' ingress, egress, utility, drainage and sign easement across the easterly side of the Big-O property. It is the intent of the petitioner to build approximately 20,000 square feet of mini-storage units on the site.

B. Public Benefit

The property has been vacant for years. Much consideration was given to the best use for the property. Because of it's location it lends itself to be used commercially. The petitioner polled all existing storage facilities and found them to be reasonably full. The proximity of this project to Highway 6&50 will benefit the public in convenience. The location of this project on this particular parcel will eliminate what has been a weed concern for all surrounding property owners.

C. Project Compliance, Compatibility and Impact

The property is zoned commercial, therefore the project fits within the guidelines of commercial zoning. As noted in Section B, above, the creation of new building in place of weeds and growth will benefit the surrounding property owners. Surrounding property owners are: The Buggy Bath Car Wash on the west, Dri-Mix Concrete Company on the North, NW Transport Services, Inc., (a trucking company) on the east and Big-O Tire Company of the South. The site is accessed by entering from the south across the easement on the Big-O Tire property. It is planned to erect a sign even with the front wall of Big-O Tire, in the easement, to advertise the project. It is the petitioner's understanding that the property had mill tailing which were removed and the surface material now is gravel. Customers will have 24 hour access to the property.

D. Development Schedule and Phasing

Petitioner plans to build a 30 X 200 foot building consisting of 48 rental units to the north of the property. It is estimated that the property will provide enough room for at least three more buildings (see site plan). The market for such rental units will determine petitioner speed, as to when the project is complete. Petitioner intends to entirely fence the property with 6 foot chain link fencing with stranded barbed wire top. Petitioner intends to rent usable land within the project to boat, RV owners for the storage of such vehicles until such time that all storage units are built.

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 46106

DATE 2-16-⁹⁴~~96~~

PERMISSION IS HEREBY GRANTED TO Cooper Const. Ben Hill TO OCCUPY THE

BUILDING SITUATED AT 2462 1/2 #B Hwy. 6 & 50

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: steel storage units

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Dan Davis

City Planning [Signature]

2-18-94

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

SEP 8 1994

September 7, 1994

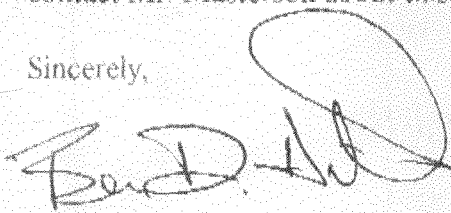
City of Grand Junction
ATT: Michael Drollinger
250 North 5th Street
Grand Junction, CO 81501

RE: Review Comments
2462 B HWY 6 & 50
Grand Junction, CO 81501

Dear Michael:

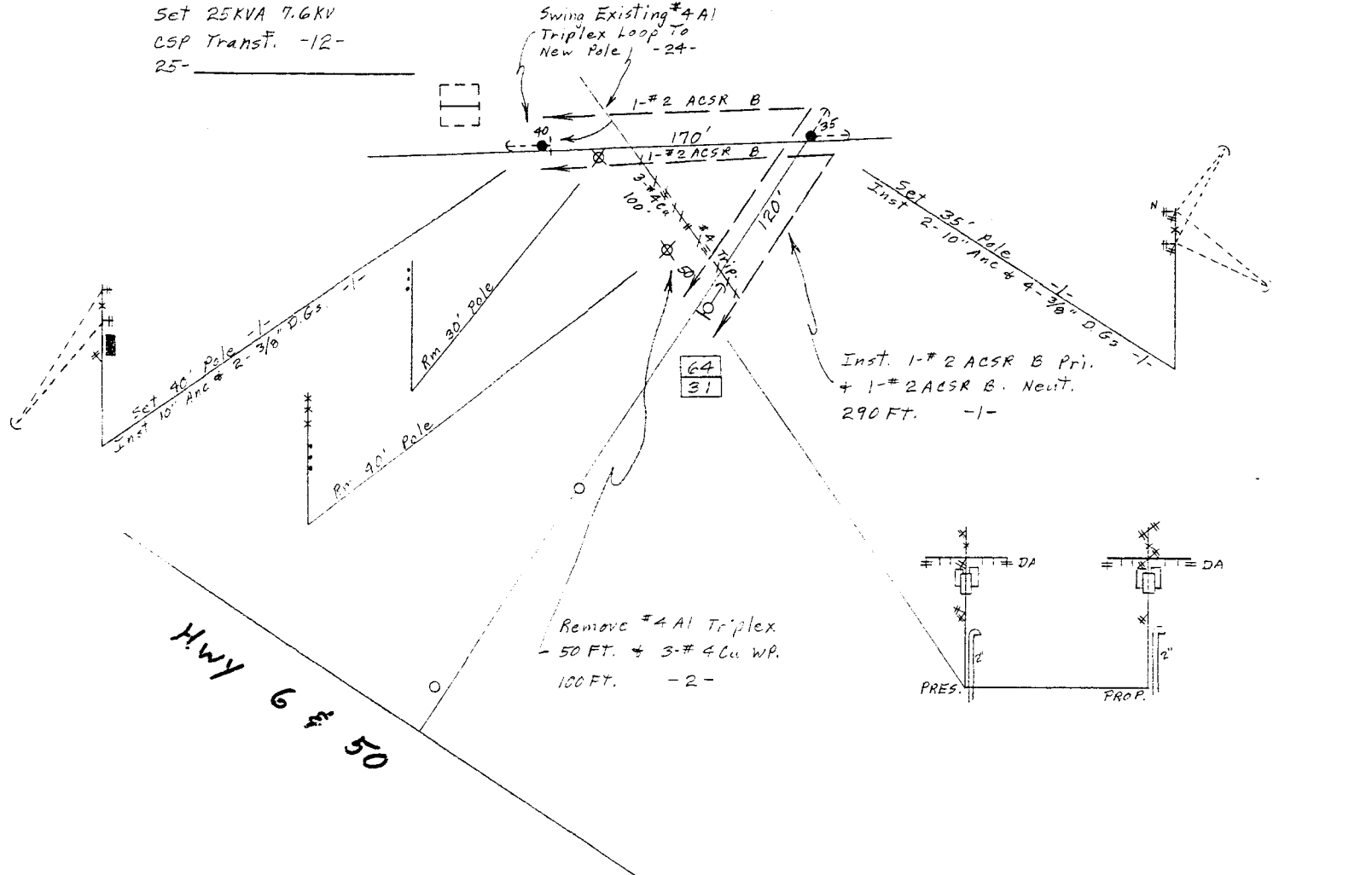
Please be informed that we are in receipt of the review comments regarding the above referenced property. We are in agreement with the contents thereof, excepting that we paid to have the existing fire hydrant engineered and installed. At the time this was done we were informed that this was completed to adequately provide fire flow for at least 20,000 feet of storage buildings. When the proposed construction is completed will have a total of 17,800 square feet of storage buildings. Therefore, we are concerned about this particular comment. I have attempted to contact Mr. Masterson about this matter, prior to writing this letter.

Sincerely,



Ben D. Hill
Hill & Holmes Storage
1204 N. 7th Street
Grand Junction, CO 81503

CONSTRUCTION SKETCH 17" X 11"



DATE	EXPLANATION	DATE
ER93G-225	ENGR. D.C.	7/15/93
	EST. D.C.	7/15/93

PUBLIC SERVICE CO. OF COLORADO
ELEC. DISTRIBUTION ENG. DEPT.

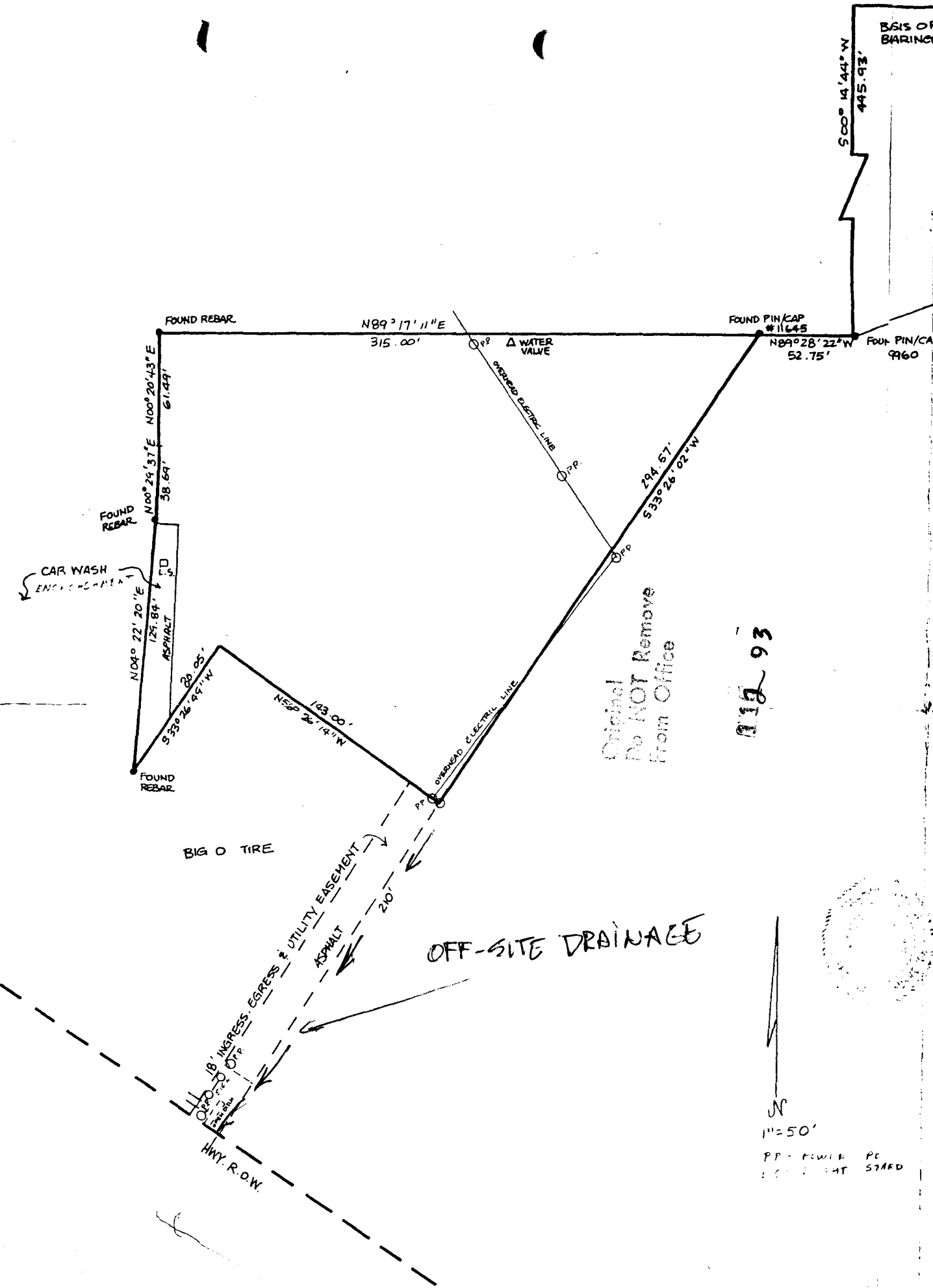
M.S.T. & T. NO.	APPV'D	QUARTER SEC.	DESCRIPTION: Relocate Facilities to clear property at 2462 1/2 Hwy 6 & 50 Grand Jct.
SCALE	SEC. 9	TWP. 15	RNG. 1W

GRID NO.	EXCAVATION PERMIT REQUIRED	NO <input type="checkbox"/> YES <input type="checkbox"/>	FEEDER NO.
VER. HOR. VER. HOR.	SHEET 1 OF 1		PRIOR TO SCHEDULING JOB. CALL ENGR. FOR STAKES-

Original Do NOT Remove From Office

112 93

M.C.S.C.
NE CORNER
SE 1/4 NE 1/4
SECTION 9
T. 15. R. 1 W.
UTE MERIDIAN



PROPERTY DESCRIPTION

Commencing, as a point of reference, at the Mesa County Surveyors Monument for the northeast corner of the southeast quarter of the northeast quarter of Sec. 9, Township 1 South, Range 1 West, Ute Meridian from whence the Mesa County Surveyors Monument for the northwest quarter of the southwest quarter of the northeast quarter of said Section 9 bears $N 89^{\circ} 44' 00'' W$ with all bearings contained herein relative thereto;

Thence $N 89^{\circ} 44' 00'' W$ along the north line of the south half of the northeast quarter of said Section 9, a distance of 1313.87 feet;

Thence $S 00^{\circ} 14' 44'' W$ a distance of 445.93 feet to a pin with cap L.S. 9960;

Thence $N 89^{\circ} 28' 22'' W$ a distance of 52.75 feet to the point of Beginning Parcel B, being a pin with cap L.S. 11645

Thence $S 33^{\circ} 26' 02'' W$ a distance of 294.57 feet to a pin with cap L.S. 20160.

Thence $N 56^{\circ} 26' 14'' W$ a distance of 143.00 feet to a pin with cap L.S. 20160.

Thence $S 33^{\circ} 26' 49'' W$ a distance of 129.84 feet to a #5 rebar.

Thence $N 04^{\circ} 22' 20'' E$ a distance of 80.05 feet to a #5 rebar.

Thence $N 00^{\circ} 29' 37'' E$ a distance of 38.69 feet.

Thence $N 00^{\circ} 20' 43'' E$ a distance of 61.49 feet to a #5 rebar.

Thence $N 89^{\circ} 17' 11'' E$ a distance of 315.00 feet to the point of Beginning Parcel B.

As described herein said parcel contains 1.171 acres more or less.

SURVEYOR'S CERTIFICATE

I, Kenneth L. Glenn hereby certify that this plat was prepared under my direct supervision and checking, and that no title search for easements was made by me and is true and correct to the best of my knowledge and belief.

Kenneth L. Glenn
Kenneth L. Glenn

P.L.S. #12770

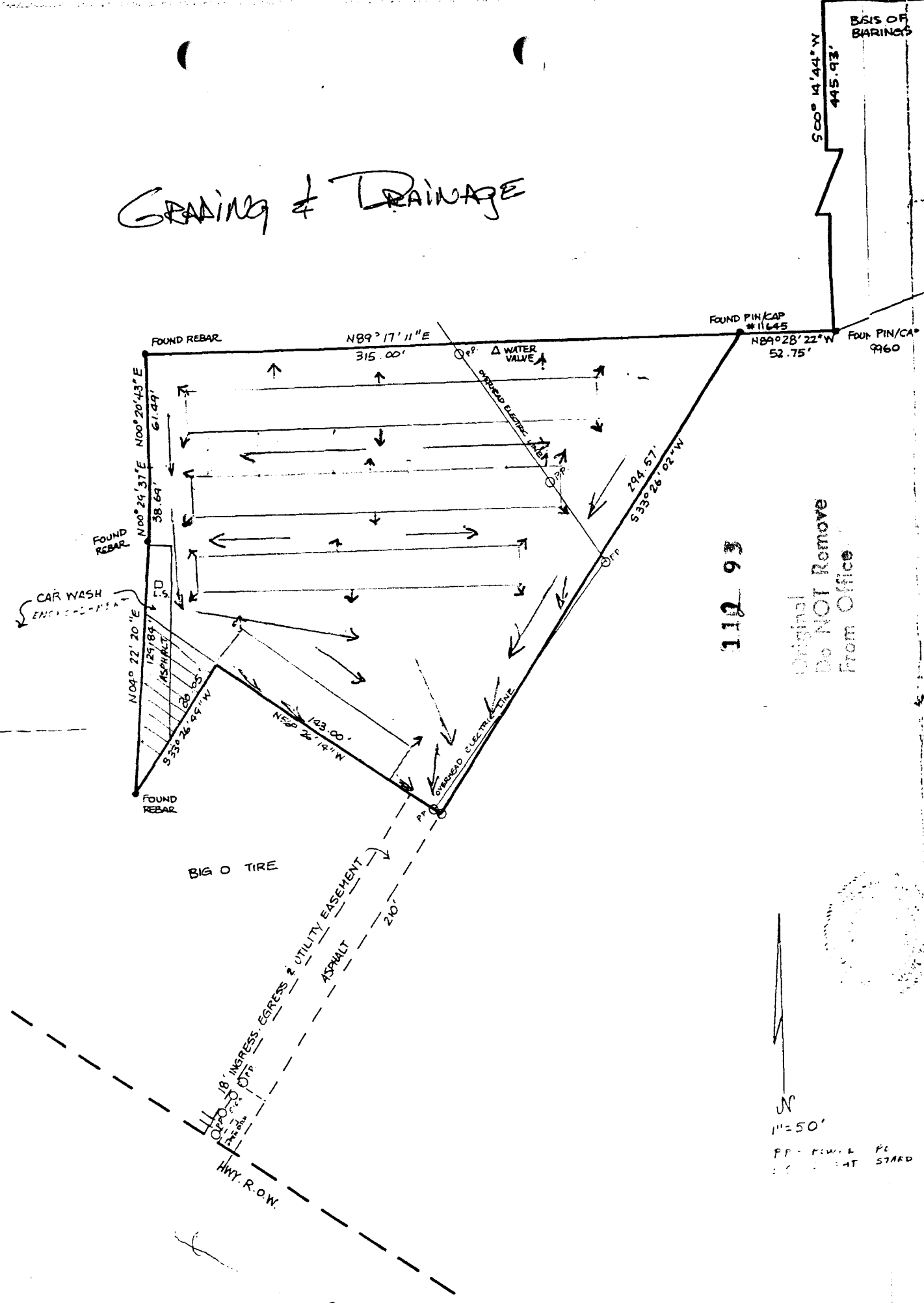
NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

1"=50'
PP = PEG
PC = PIN/CAP
STAKED

M.C.B.C.
 NE CORNER
 SE 1/4 NE 1/4
 SECTION 9
 T.15. R.1 W.
 UTE MERIDIAN

GRAVING & DRAINAGE



112 93

Original
 Do NOT Remove
 From Office

PROPERTY DESCRIPTION

Commencing, as a point of reference, at the Mesa County Surveyors Monument for the northeast corner of the southeast quarter of the northeast quarter of Sec. 9, Township 1 South, Range 1 West, Ute Meridian from whence the Mesa County Surveyors Monument for the northwest quarter of the southwest quarter of the northeast quarter of said Section 9 bears $N 89^{\circ} 44' 00'' W$ with all bearings contained herein relative thereto;

Thence $N 89^{\circ} 44' 00'' W$ along the north line of the south half of the northeast quarter of said Section 9, a distance of 1313.87 feet;

Thence $S 00^{\circ} 14' 44'' W$ a distance of 445.93 feet to a pin with cap L.S. 9960;

Thence $N 89^{\circ} 28' 22'' W$ a distance of 52.75 feet to the point of Beginning Parcel B, being a pin with cap L.S. 11645

Thence $S 33^{\circ} 26' 02'' W$ a distance of 294.57 feet to a pin with cap L.S. 20160.

Thence $N 56^{\circ} 26' 14'' W$ a distance of 143.00 feet to a pin with cap L.S. 20160.

Thence $S 33^{\circ} 26' 49'' W$ a distance of 80.05 feet to #5 rebar.

Thence $N 04^{\circ} 22' 20'' E$ a distance of 129.84 feet to a #5 rebar.

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SURVEYOR'S CERTIFICATE

I, Kenneth L. Glenn hereby certify that this plat was prepared under my direct supervision and checking, and that no title search for easements was made by me and is true and correct to the best of my knowledge and belief.

Kenneth L. Glenn
 Kenneth L. Glenn

P.L.S. #12770

NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

1"=50'
 PP - PLUMB
 PC - STARD

SURVEYIT

MAILING
 2004 NORTH
 SUITE 7

GRANT OF EASEMENT

Scott Stone, whose address is 2808 North Avenue, Suite 420, Grand Junction, CO 81501, County of Mesa, and State of Colorado, for the consideration of ten dollars, and other good and valuable consideration, in hand paid, hereby grants to The Bank of Grand Junction, its successors and assigns, whose address is 2415 F Road, Grand Junction, CO, 81505, County of Mesa, and State of Colorado, a nonexclusive ingress, egress, utility, drainage and signage easement over, across and under the easterly eighteen (18) feet of the following described property:

Commencing, as a point of reference, at the Mesa County Surveyors Monument for the northeast corner of the SE 1/4 of the NE 1/4 of Section 9, Township 1 South, Range 1 West, Ute Meridian from whence the Mesa County Surveyors Monument for the northwest corner of the SW 1/4 of the NE 1/4 of said Section 9 bears North 89°44'00" West with all bearings contained herein relative thereto; thence North 89°44'00" West along the north line of the S 1/2 of the NE 1/4 of said Section 9, a distance of 1313.87 feet; Thence South 00°14'44" West a distance of 445.93 feet to a pin with cap L.S. 9960; Thence north 89°28'22" West a distance of 52.75 feet to a pin with cap L.S. 11645; Thence South 33°26'02" West a distance of 294.57 feet to the point of Beginning, being pin with cap L.S. 20160; Thence South 33°26'02" West a distance of 210 feet to the northeasterly right of way line of U. S. Hwy 6 & 50; Thence along said right of way 143.05 feet on a curve to the right having a central angle of 01°27'21", a radius of 5630.00 feet and whose chord bears North 56°27'16" West a distance of 143.05 feet; thence departing said right of way North 33°26'49" East a distance of 210 feet to a pin with cap L.S. 20160; Thence South 56°26'14" East a distance of 143.00 feet to the Point of beginning,

which easement shall be appurtenant to and for the benefit of that property described in Warranty Deed recorded in Book 1459, Page 911, Mesa County, Colorado.

The signage portion of this easement shall be subject to the limitation that no sign shall be constructed or maintained closer to U.S. Highway 6 & 50 than the southern edge of the existing building on the above described property.

STATE OF COLORADO,)
)ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 1993, by _____.
My commission expires _____.

WITNESS my hand and official seal.

will be conveyed direct to Faith M. Hill 9/27/93 2 P.M.

EXHIBIT A