



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2222 SANFORD DRIVE

Project Name: STORAGE UNITS

ITEMS		DISTRIBUTION																		TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input checked="" type="checkbox"/> Drainage District - <u>GD</u>	<input checked="" type="checkbox"/> Water District - <u>Ute</u>	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input checked="" type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input type="checkbox"/> Perisigo WWT	<input type="checkbox"/> Mesa County Health	<input type="checkbox"/> State Environ. Health	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> School Dist #51	
● Application Fee \$ <del>150</del> 175	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	1	1	
● Planning Clearance *	VII-3	1																									
● <del>Reduction of Assessor's Map</del>	VII-1	1	1	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			1																				
○ Deeds	VII-1	1		1			1																				
○ Easements	VII-2	1	1	1	1		1																				
○ Avigation Easement	VII-1	1		1			1																				
○ ROW	VII-2	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																							
● 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	1	1	1	
○ Elevation Drawing	IX-13	1	1																								
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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 Rerpot	X-10,1	1	1																								
○ Traffic Impact Study	X-15	1	2																	1							

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

GENERAL PROJECT REPORT FOR A SITE PLAN REVIEW

LOT 8, BLOCK No.5, SELLARS SUBDIVISION

There are three proposed mini storage unit buildings to be situated on 1.015 acres at 2222 Sanford drive. This project is a public benefit not only because of its close proximity to the junction of Hwy. 6 & 50 and Interstate 70, but also because of permanent and temporary storage needs within Grand Junction.

Compliance, compatibility, and impact are addressed, beginning with land useage. Within a half mile is commercial and to the North, East, and West is residential and farm and ranch. To the South is industrial. Site access is central to this area and located on the North side of Hwy. 6 & 50, at Sanford Drive and Scarlet which are the first and second streets east of I-70. This subdivision is developed with all utilities available. The property will be using GVRP and Ute Water and the closest fire hydrant is directly across the street from the front of the property on Sanford Drive. There are no special or unusual demands on utilities. And effects on public facilities are minimal. The entire site consists of Billings Silty Clay Loam (B<sub>c</sub>) with a moderate permeability rate. The site is relatively flat and there are no geological hazards that would adversely influence construction of buildings on the site. The hours of operation are 24 hours. The signage plans consist of 250 square feet. One large sign will be used to advertise I-70 and located at the back boundary. Fence signage will be used to distinguish the business and to indicate no tresspassing.

The development schedule and phasing are dependent upon rental of the storage units in the first building. The first building will begin at the time of this approval.

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-128

TITLE HEADING: Site Plan Review - Storage Units

LOCATION: 2222 Sanford Drive

PETITIONER: Ben Hill

PETITIONER'S ADDRESS/TELEPHONE: 1204 N 7th Street  
Grand Junction, CO 81501  
241-7653

PETITIONER'S REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: Michael Drollinger

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**NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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CITY ATTORNEY 7/24/95  
Dan Wilson 244-1505

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No comment.

GRAND JUNCTION FIRE DEPARTMENT 7/25/95  
George Bennett 244-1400

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A fire flow survey needs to be conducted to determine the required fire flows. Submit a set of building plans to fire prevention. The plans shall include adequate turnarounds for fire equipment.

MESA COUNTY BUILDING DEPARTMENT 7/25/95  
Bob Lee 244-1656

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No comments. We have performed a plan review on this project.

CITY DEVELOPMENT ENGINEER 7/26/95  
Jody Kliska 244-1591

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1. The plan does not allow for adequate circulation. The only way for vehicles to exit this site is to back all the way out from the rear of the site. The separation between the buildings is not wide enough to allow vehicles to maneuver. Enclosed is a copy of a turning template for a single unit vehicle, representative of a U-Haul type truck. Please use it to design the site so that vehicles can maneuver adequately. The site plan does not indicate where the doors of the storage units will be located. Please provide a building elevation to assist in this determination.

- 2. The narrative said this site will be open 24 hours a day. Is there lighting provided on the buildings? Please indicate on the site plan.
- 3. The driveway will need to be better defined, rather than having the entire frontage open. City standards allow a 20' minimum, 40' maximum driveway width.
- 4. Drainage plan is acceptable.
- 5. Please provide the number of storage units so that a Transportation Capacity Payment can be calculated.

**GRAND JUNCTION DRAINAGE DISTRICT**  
**John L. Ballagh**

**7/27/95**  
**242-4343**

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- 1. There are no known existing or planned GJDD facilities on, or adjacent to, the site.
- 2. The area is known to be FLAT! The retention pond indicates that surface runoff will not leave the site except by evaporation, or percolation as described by the engineer. The drains in the area are relatively shallow indicating high water table in the past. No information was provided to indicate depth to water now.
- 3. Maintenance responsibility for the ponds should be identified on some permanent document so future owners will be able to find out who is supposed to clean the retention ponds.

**GRAND VALLEY RURAL POWER**  
**Tom D. Holman**

**7/25/95**  
**242-0040**

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No comment at this time.

**CITY UTILITY ENGINEER**  
**Trent Prall**

**7/27/95**  
**244-1590**

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No comment.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Michael Drollinger**

**7/28/95**  
**244-1439**

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See attached.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

Ute Water

STAFF REVIEW

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FILE: #SPR-95-128  
DATE: July 28, 1995  
STAFF: Michael Drollinger  
REQUEST: Site Plan Review  
LOCATION: 2222 Sanford Drive  
ZONING: I-1

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STAFF COMMENTS:

1. See Development Engineer's comments regarding circulation; this Department shares the same concerns. We recommend that landscape areas on the Sanford Drive frontage be narrowed and lengthened (area may remain the same) to better define the driveways.
2. Rear of lot abuts highway frontage and also has the same landscaping requirement as the Sanford Drive frontage. We would recommend that you consider a row of trees (spaced no greater than one tree per 30 ft.) rather than the shrub area.
3. No fence is shown on the plans. Will there be fencing on the site? If so, please indicate on plans.
4. Project narrative indicates that one storage building is to be built at present with the remaining buildings in the future. Please indicate your phasing on the plans including the extent of the improvements (e.g. paving, drainage facilities, etc.) to be constructed with the first phase. Approval of this project will only require a Planning Clearance for future phases as long as the plans remain the same.

REVISED PLANS ARE REQUIRED. PLEASE SUBMIT FOUR (4) COPIES OF REVISED, **STAMPED** PLANS WITH YOUR RESPONSE TO COMMENTS.

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**PLEASE TAKE NOTE OF THE FOLLOWING:**

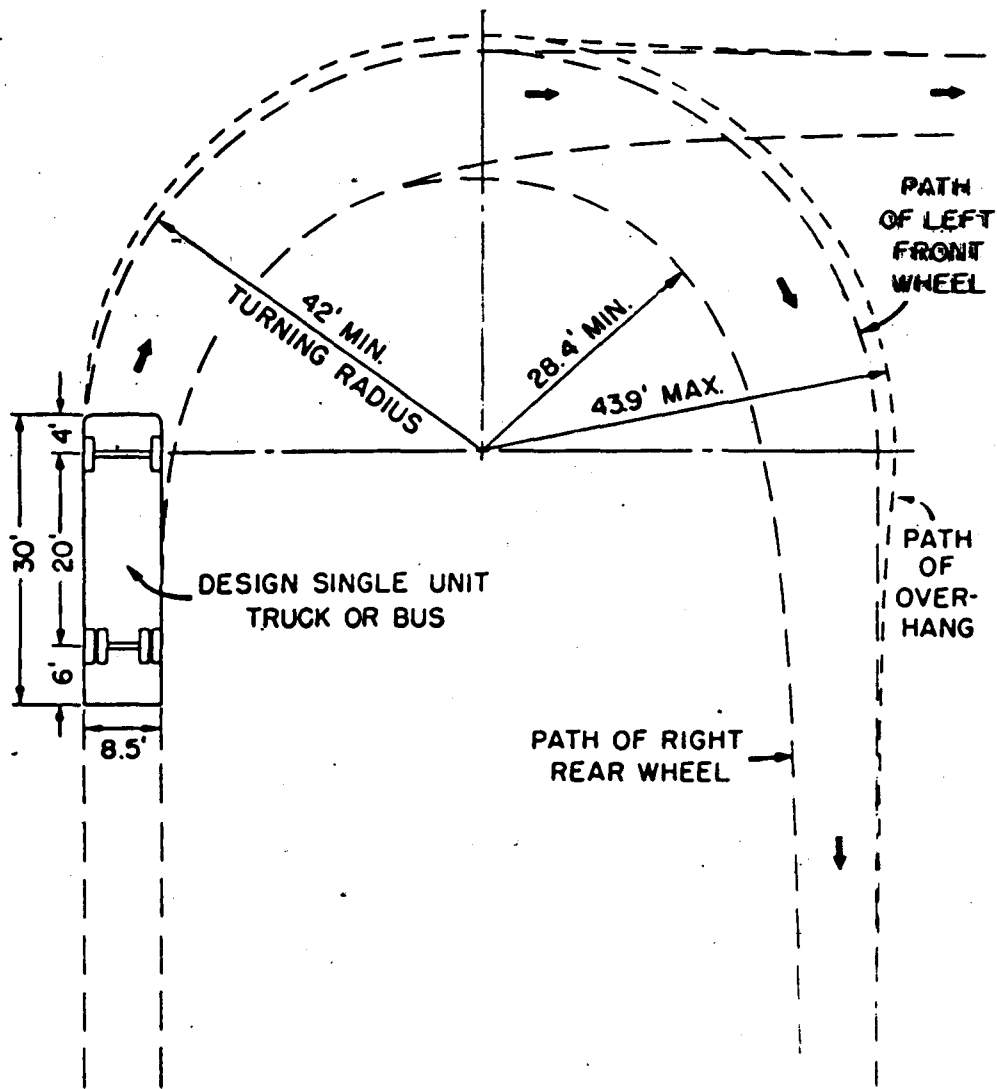
1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.
2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING AND/OR WITH REVISED PLANS, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF

**OCCUPANCY.**

**3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC.) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.**

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

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SU DESIGN VEHICLE

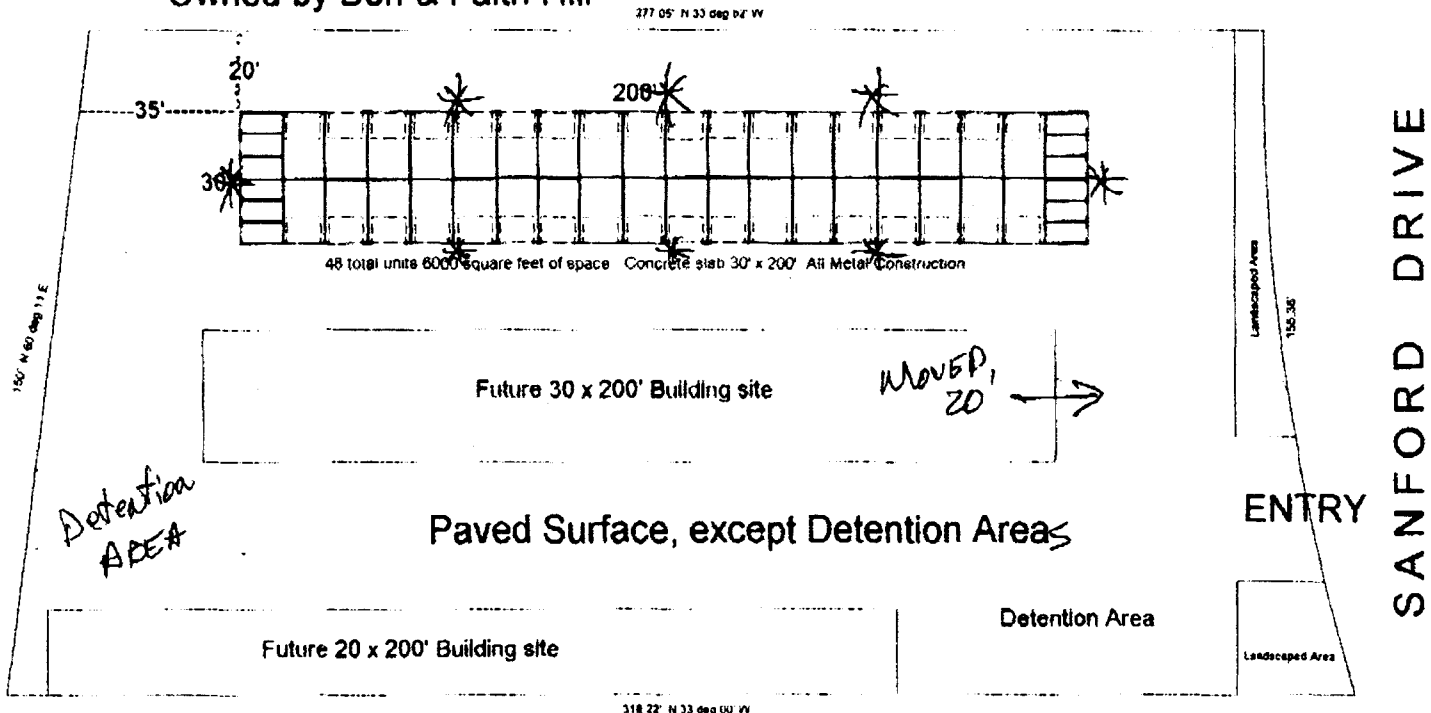
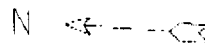
1" = 20'



Jodi or Michael - 244-1599

# Hill and Holmes Storage

Owned by Ben & Faith Hill



## Lot 8 Block No. 5 SELLARS SUBDIVISION

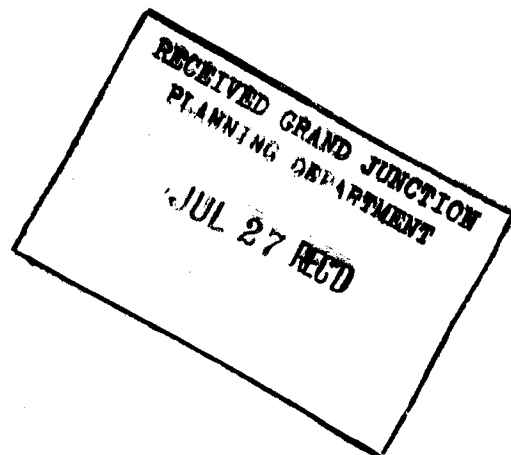
2222 Sanford Drive, Grand Junction, CO 81505

- \* = photo cell lights
  - Fenced entire perimeter 6' w 1" B-wire
  - GATE will be 20' minimum
  - Trees will be planted every 30' on STATE SIDE
  - 48 units phase 1. - 122 TOTAL
- 7/28/95 Ben Hill

**Hill & Holmes***Real Estate***MLS**

July 27, 1995

Mr. Michael Drollinger  
Ms. Jody Kliska  
City of Grand Junction  
FAX-244-1599



RE. FILE #SPR-95-128

The configuration of the proposed buildings pertaining to the above referenced file are exactly as that used in my previous project located at 2462 B HWY. 6&50, Grand Junction. We used 35 feet at the end of our buildings at this location at the request of the Grand Junction Fire Department. We have a total of 144 rental units at this address and are not having any maneuverability problems. I would appreciate someone contacting me immediately to discuss this matter further.

Sincerely,

Ben Hill  
Owner

SPR-95-128  
2222 SANFORD DRIVE

**PLANS ARE APPROVED SUBJECT TO THE FOLLOWING CHANGES:**

1. Landscaping along rear property line must be provided - one shade tree per 30 feet of frontage.
2. Landscape areas in front shall be narrowed and lengthened to better define the driveway (as per attached drawing).
3. Proposed fence must be shown on plans.
4. Proposed phasing of improvements must be shown on plans. In Phase I, the following must be constructed AT A MINIMUM: (a) asphalt pavement at least 20 feet wide around the building and an asphalt driveway between the building and the street; (b) the landscaping (both frontages) on the east (Phase I) side of the site; (c) the drainage facilities; (d) site fencing; (e) lighting on building.
5. Indicate proposed lighting on plans.
6. Revise future building locations as per attached drawing.
7. Indicate number of units proposed in each building.

**FOUR SETS OF REVISED PLANS W/THE ABOVE CHANGES MUST BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT WITHIN FIVE (5) DAYS OF ISSUANCE OF THE PLANNING CLEARANCE.**

I understand the required changes detailed above and agree to provide revised plans within the required time period.

*F. en Hill*

Signature of applicant

*Wayne A. Lee*

Signature of applicant's engineer

ACCEPTED *MTD* 7-31-95  
ANY CHANGE OR FEEDBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Revised plans attached*