

**PLANNING AND DEVELOPMENT DEPARTMENT  
MEMORANDUM 16-17**

**DATE:** July 25, 2016  
**TO:** Honorable Mayor Joyce Downing and City Council Members  
**FROM:** James Hayes, AICP, City Manager *JH*  
Brook Svoboda, Director of Planning and Development *BS*  
Becky Smith, AICP, Senior Planner *BS*  
**SUBJECT** **CR-80 Access Easement granted to 2255 E 104<sup>th</sup> Ave., LLC**  
CR-81 Private Sanitary Easement granted to 2255 E 104<sup>th</sup> Ave., LLC  
CR-82 Maintenance Easement granted to 2255 E 104<sup>th</sup> Ave., LLC

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**BACKGROUND**

2255 E 104<sup>th</sup> Ave, LLC, also known as Northglenn Self Storage, submitted an application for Final Development Plan (FDP) review by the Planning Commission. The proposed project will develop one three story building on the site that will contain 811 self-storage units and a small amount of office space. The parcel is zoned I-2 industrial, making the proposed use of storage ("warehousing") on this property a use by right. The Planning Commission has authority to approve FDP submittals that meet the criteria set forth in Section 11-6.5-5-2(b) of the Zoning Ordinance.

In 1973, the property owner at that time granted a portion of the parcel for the City to expand the right-of-way along 104<sup>th</sup> Avenue. The City did expand the right-of-way, but did not use all of the dedicated land for the expansion. As a result, there is a City owned parcel that exists between the property and 104<sup>th</sup> Avenue, thereby making the site landlocked. The plans show that the ingress and egress to the site is located over the City owned parcel located between 104<sup>th</sup> Avenue and the development site. Therefore, the applicant will need to obtain an access easement from the City.

The closest sanitary main line for the development to tie into is on Irma Drive. The Utility Plan shows that they will connect to the City's main by installing a private sanitary line, which runs parallel to 104<sup>th</sup>, on the City owned parcel. Therefore, the applicant will need to obtain a private sanitary easement from the City.

The applicant has proposed to complete the trail along 104<sup>th</sup> Avenue, on the City owned property, as well as install landscaping directly in front of their project. The applicant will be responsible for trail and landscaping maintenance directly in front of the development. The Parks Department will take over trail maintenance for the portion constructed west of the parcel where to where it connects to Irma Drive.

The Planning Commission approved the Final Development Plan with the conditions that the development receive City Council approval for the following items outlined below.

1. *The applicant will obtain City Council approval for an access easement.*
2. *The applicant will obtain City Council approval for a private sanitary easement.*
3. *The applicant will enter into a Landscaping Maintenance Agreement with the City.*

City Council action is required to grant easements to private development. Included for reference, as Attachment 1 is the Planning Commission staff report. Approval of the proposed resolutions will allow the development to continue to move forward in the permitting process.

**RECOMMENDATION**

Staff recommends approval of CR-80, CR-81 and CR-82

**STAFF REFERENCE**

Brook Svoboda, Director of Planning and Development [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org) or 303.450.8937

**ATTACHMENT**

ATTACHMENT 1 Northglenn Self Storage Planning Commission Staff Report

**Case No. FDP-2-16**

Applicant: Pamlico Investments, Inc  
Location: 2255 E 104<sup>th</sup> Ave.  
Ordinance: 11-6.5-1 through 11-6.5-5

## **NORTHGLENN SELF STORAGE STAFF REPORT AND RECOMMENDATION**

### **REQUEST:**

The applicant, Pamlico Investments, Inc., requests Planning Commission approval for a Final Development Plan to develop self-storage at 2255 E 104<sup>th</sup> Avenue.

### **PROPOSAL:**

The proposed project will develop one three story building on the site that will contain 811 self-storage units and some office space. The building coverage on the site will be 36,914 SF, which is 33.3 percent of the lot coverage. The total building square footage, with all three floors, is proposed to be 110,718 SF. The remainder of the site will be paved or landscaped. Attachment A shows an aerial view of the project site.

### **BACKGROUND:**

The parcel is zoned I-2 Industrial, which allows warehousing as a use by right. The applicant is seeking Planning Commission approval for Final Development Plan to allow the construction of the three story building on the site located at 2255 E 104<sup>th</sup> Avenue for the purpose of self-storage. The site is currently vacant and has not been previously developed.

In 1973, the property owner at that time, granted a portion of the parcel for the City to expand the right-of-way along 104<sup>th</sup> Avenue. The City did expand the right-of-way, but did not use all of the dedicated land for the expansion. As a result currently there is a City owned parcel that exists between the property and 104<sup>th</sup> Avenue. The Applicant will be required to obtain City Council approval for an Access Easement to provide ingress and egress to the property, a Private Sanitary Easement to connect to the City's sanitary line in Irma Drive, and a Landscape Maintenance Agreement to maintain the trail and landscaping being proposed on City Property. These documents shall be executed prior to the release of a building permit.

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2255 E 104<sup>th</sup> Avenue FDP

### **SURROUNDING LAND USES:**

North: Planned Unit Development (PUD) – Residential

South: City of Thornton

West: I-2 Industrial – Charlie’s Auto & Truck Sales

East: City of Thornton

### **APPROVAL CRITERIA:**

Section 11-6.5-5-2(b) of the Zoning Ordinance, Planning Commission criteria for Final Development Plan approval. This includes checks for master plan conformance and certain site specific characteristics.

### **ANALYSIS:**

The project is located on the southwest corner of 104<sup>th</sup> Avenue and York, and borders the City of Thornton to the south and east. The proposed use of storage (“warehousing”) on this property is considered a use by right for industrial zones. The Master Plan shows that this parcel was a candidate for a future rezoning to neighborhood commercial. However, the property owner/applicant wish to develop this parcel under the current zoning of I-2 Industrial.

The site is currently vacant and has been since the development of Northglenn in the 1960s. The parcel is located south of the Northglenn Industrial Park and located next to Charlies Auto, another industrial zoned parcel. The site is landlocked and the main access is proposed to be on the City owned parcel located between this site and 104<sup>th</sup> Avenue. Prior to issuing a building permit, the applicant will provide proof that they obtained an Access Easement from the City of Northglenn City Council. The easement will be recorded with the Adams County Clerk and Recorder.

### **Building Footprint / Site Plan**

Information submitted for the FDP depicts one three story building on the site, totaling 110,718 SF. The site is oriented towards 104<sup>th</sup> Avenue as the front setback. The proposed height is 42’ 3”; I-2 zoning allows a maximum height of 65’.

The proposed setbacks for the site are 75’ in the front (south), from the property line. The proposed side setbacks are 61’ 10” and the rear setback is 46’. This exceeds the required 12’ side and 15’ rear setbacks required in this zone. All proposed setbacks are compliant pursuant to Sections 11-25-5(b-d) of the Zoning Ordinance.

*Section 11-25-5. Lot Requirements in Industrial Zones.*

*(a) Exceptions. The following setbacks for uses allowed in all*

*industrial zones shall apply, except where such use abuts a major arterial street or where such use abuts any other zone. In these cases, all buildings and structures shall have a front setback of 75 feet. All sides of a lot which abut a major arterial street shall be treated as frontage, and front setback requirements shall apply.*

*(b) Minimum Front Setback. 50 feet.*

*(c) Minimum Side Setback. None, provided that walls are located on property lines, otherwise five feet; provided, however, if rear access to the property is not available, then a 12-foot setback shall be required on one side; provided, further, that on corner lots, front setback requirements shall apply on the side street.*

*(d) Minimum Rear Setback. 15 feet, which may include one-half the width of an alley.*

#### Parking

The Applicant provided a Traffic Analysis memorandum that included a discussion about onsite parking. The memorandum states that “the 4<sup>th</sup> Edition of the ITE Parking Generation Manual states that the average peak period parking demand for this use (Code 151) is 1.35 spaces for 100 vehicles”. The trip generation analysis provided indicates that 11 spaces would be sufficient for this site; the proposal shows 13 dedicated spaces. The ordinance allows for the Director of Planning and Development to determine appropriate parking for uses not described in Section 11-36-6(a) through (s) minimum off street parking requirements. Attachment B is the applicant’s Traffic Analysis memorandum.

#### Traffic

The Traffic Analysis memo was referred to the Public Works Engineers and the City of Thornton. Public Works staff recommended a ONE-WAY ARROW opposite the entrance in the median to clearly identify that a left turn out movement is not available. A “NO U TURN” sign was recommended to be placed on the traffic signal mast arm controlling the eastbound approach, to encourage vehicles wanting to make a U-turn to move forward into the immediately available left turn lane to make a legal U-turn. The applicant will comply with these recommendations.

#### Drainage

The Applicant has provided a Drainage Plan that has been reviewed by the City’s Public Works Engineer. The Applicant will be required to submit a Final Drainage Report that addresses any outstanding items identified by the City Engineer prior

to releasing a building permit. In addition, the Applicant will be required to grant the City a drainage easement as a condition of the Stormwater Facility Management Agreement. The Agreement shall be executed prior to Final approval of the Drainage Report.

### Landscaping and Fencing

Total landscape area equates to 25.5% of the site. This exceeds the City's standard of 12% required on-site landscaping. No prohibited species are proposed. In addition to the onsite landscaping, the applicant is proposing improving the City owned parcel with a trail that runs parallel to the property and all the way west to meet the existing city trail that runs parallel to Irma Drive. The Applicant will be required to enter into a Landscaping and Trail Maintenance Agreement with the City, to maintain the portion direction in front of their parcel, prior to the issuance of a Certificate of Occupancy. The total tree count proposed onsite and on the city property tree count exceeds the required standard established for Commercial/Industrial site development

The landscape plan shows a 6' ornamental iron fence surrounding the property. Ornamental iron fencing is an allowed material according to Section 11-34-4(a) of the ordinance:

#### *Section 11-34-5(c) Height of Fences, Screens, and Hedges*

*(c) Within the Front Setback. No fence, screen, or hedge of any type more than 42 inches in height shall be permitted between the front setback line of the building and the front property line. Fences, screens, or hedges up to eight feet in height in the front setback are allowed in industrial zones when approved by the Planning Commission.*

This regulation requires that the planning commission approve fences in the front setback that are in excess of 42" in industrial zones. Staff finds that the proposed fence will cause no visual impediments to vision for vehicles, cyclists or pedestrians.

### Elevations and Lighting

Elevations are included with the FDP submittal. Architectural standards and requirements in the ordinance for industrial zoned properties are limited. The following architectural standards apply to Industrial zoned buildings.

#### *Section 11-25-6. Architectural and Site Design Standards, Industrial Zones.*

##### *(a) Architectural Standards, Industrial Zones.*

*(1) Building Mass. Exterior walls shall be broken by recessed or projected entryways, recessed windows, use of more than*



*one finish material, use of more than one color, use of architectural details, or such other technique or combinations of techniques so as to prevent the appearance of massive and featureless walls.*

*(2)Exterior finish materials. A variety of exterior finish materials are encouraged. No material designed or manufactured as an exterior wall surface is prohibited. Smooth face concrete block, concrete panels, and metal siding may be the primary or predominant finish materials but should be used in conjunction with other materials. At least 25 % of building elevations facing public streets should be of materials other than the predominant finish material.*

*(6)Exterior Building Lighting. Exterior building lighting shall be adequate to provide for safety and security on site. Building lighting shall be provided at all entryways and on all sides of the building. All light sources shall be screened from view of adjacent properties and public rights-of-way. A plan to reduce unnecessary lighting after business hours shall be provided.*

The proposed structure does show variation in building mass and materials. Materials include brick trim and masonry, a mix a vertical and horizontal metal panels, awnings and storefront glass.

A lighting plan was included with the submittal. According to the luminaire schedule, 18 lights are proposed on the property. The light fixture specification shows the lights will be downlight. The plan shows that there will be minimum impacts from lighting to adjacent properties.

#### Administration

The Final Development Plans have been reviewed by the Development Review Committee and a City Planner in accordance with Section 11-6.5-5 of the City of Northglenn Zoning Ordinance. (Attachment B) The Civil Construction Plans, Drainage Report, Stormwater Facility Maintenance Agreement, and O&M Manual are currently under review by the Public Works Department and will be approved prior to releasing any building permits. The North Metro Fire Rescue District (NMFRD) is also reviewing the plans and will approve the construction plans prior to issuing the building permits.

Notice was provided in the June 30, 2016 Northglenn-Thornton Sentinel Newspaper. Property owners surrounding the proposed facility were notified via mail of the proposal, as required by Section 11-41-3(a) of the City's Zoning Ordinance. In addition, the property in question was subject to a sign posting as required by Section 11-41-3(b).

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2255 E 104<sup>th</sup> Avenue FDP

### **COMMISSION OPTIONS:**

The Commission's options in this case are as follows:

- 1) Approve this request, with or without conditions;
- 2) Deny this request for reasons stated; or
- 3) Table the request for further consideration.

### **STAFF'S RECOMMENDED FINDINGS OF FACT:**

- 1) The development substantially complies with the current Master Plan;

*The Comprehensive Plan does show that this site had potential for future rezoning to a neighborhood serving commercial use, however, the property owner/developer is choosing to develop the site pursuant to the current zoning. While this is contemplated in the Comprehensive Plan, it is not in conflict as the site is currently zoned for this use.*

- 2) The development is integrated into the existing terrain and surrounding landscape, and is designed to protect abutting properties and community amenities. Building sites are, to the extent feasible:

*The development is compliant with the architectural and landscaping requirements that are designed to minimize impacts to the surrounding properties.*

- 3) The architectural style is designed in harmony with the prevailing character and scale of buildings in the neighborhood and the City through the use of appropriate building materials, screening, breaks in roof and wall lines, landscaping, and other architectural techniques. The development meets the architectural and site design standards set forth in Section 11-25-6 of the Northglenn Zoning Ordinance.

*The architectural style is in harmony with the prevailing character of the in the neighborhood. A variation in materials is shown which create breaks in wall lines. Landscaping is proposed in a greater intensity on the North and South sides of the structure to provide a buffer to the neighboring properties and 104<sup>th</sup> Avenue right-of-way.*

- 4) The development will be served with adequate water supply and waste disposal systems including storm water facilities.

*The City of Northglenn Department of Public Works and Stormwater Coordinator have reviewed this Final Development Plan and continue to*

*review the drainage report, civil plans, stormwater management plan and operations and maintenance manual. No adverse impacts are anticipated and all public works issues or concerns will be addressed prior to release of building permits.*

- 5) The development maximizes the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent public rights-of-way.

*The applicant will comply with Public Works recommendations to mitigate any impacts on the adjacent street or nearest intersection.*

- 6) The development plan shows adequate measures to prevent pollution of surface or groundwater, minimizes erosion and sedimentation, and prevents changes in groundwater levels, increased run-off and potential for flooding. Drainage has been designed so that run-off shall not be increased, groundwater recharge is maximized, and neighboring properties will not be adversely affected.

*The site will have a Public Works approved drainage plan, stormwater management plan and operations and maintenance plan prior to obtaining a building permit.*

- 7) The development does not place excessive demands on City services and infrastructure.

*The City of Northglenn Department of Public Works, Fire District, and Stormwater Coordinator have reviewed this Final Development Plan and have not indicated that this project will cause any excessive impacts.*

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the Final Development Plan as submitted based on the above recommended findings of fact and with the prescribed conditions at the end of this report and outlined in the Planning Commission resolution 2016-04.

#### **RECOMMENDED CONDITIONS OF APPROVAL:**

- 1) Prior to issuance of a building permit, the applicant will complete the following items:
  - a. The applicant will obtain City Council approval to access the site via the City owned parcel between their lot and 104<sup>th</sup> Avenue through

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2255 E 104<sup>th</sup> Avenue FDP



- an access easement.
- b. The applicant will obtain City Council approval of a private sanitary easement through the city owned parcel to connect to the City's main line in Irma Drive.
  - c. The applicant will obtain City Council approval to install and maintain the trail and landscaping proposed on the City owned parcel.
  - d. The applicant will provide proof of dedicated water line easements for the required fire hydrant.
  - e. The applicant will provide proof of a dedicated drainage easement for their pond.
  - f. The applicant will address any NMFRD concerns on the FDP within 90 days of the entitlement approval or the approval will become void.

All of these items will be administered or documented by staff prior to issuance of any building permits.

RESPECTFULLY SUBMITTED:

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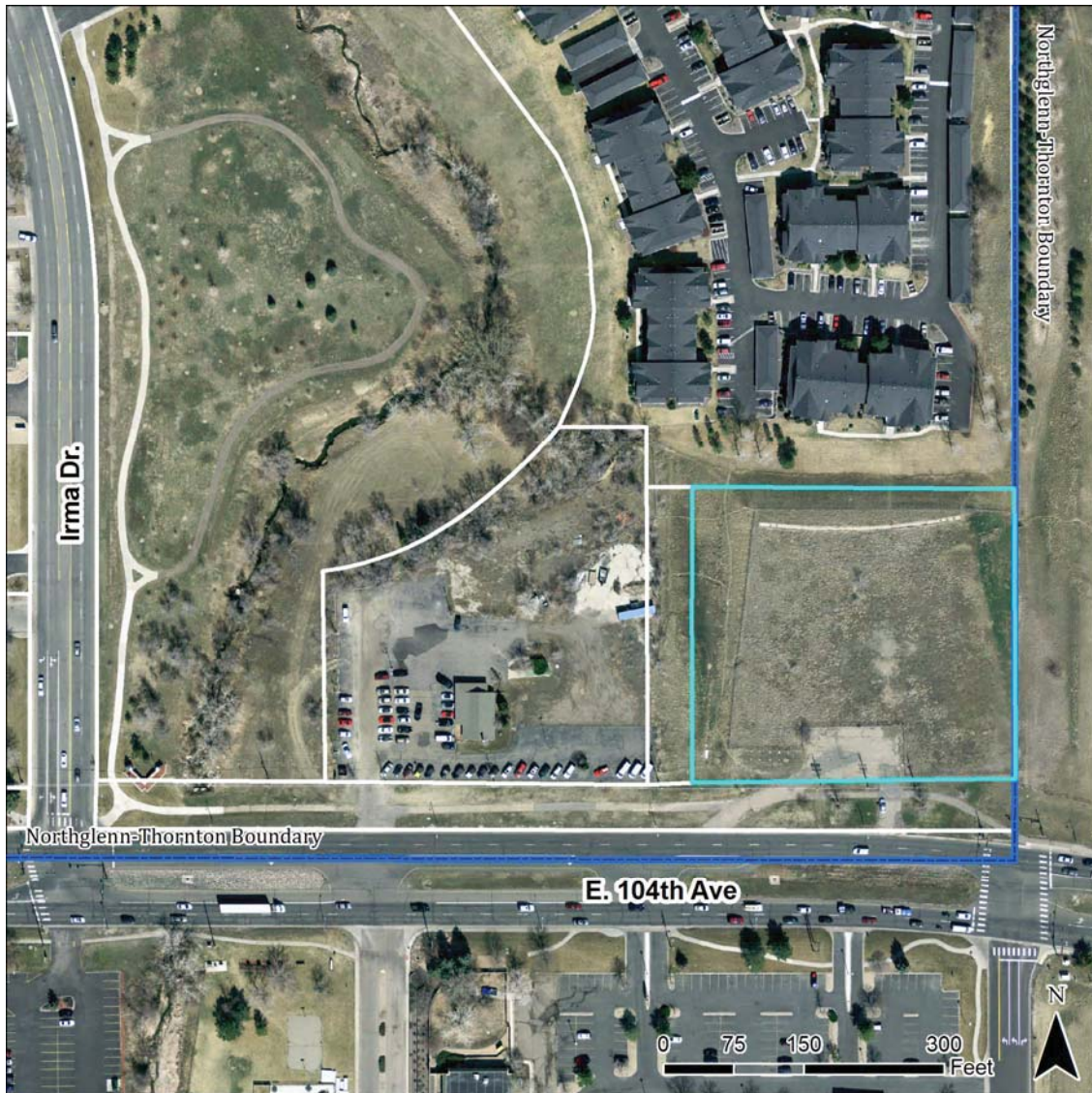
Rebecca M Smith, AICP  
City Planner

***WHAT'S NEXT: Upon approval, civil and architectural plans will be submitted to the Development Review Committee (DRC) for review by staff. Upon DRC approval building permits will be issued and construction will begin.***

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2255 E 104<sup>th</sup> Avenue FDP

## ATTACHMENT A



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2255 E 104<sup>th</sup> Avenue FDP

## Attachment B

## PROJECT DATA

NAME OF PROJECT: NORTHGLENN SELF-STORAGE  
ADDRESS: 2255 E 104TH AVE, NORTHGLENN COLORADO  
ZIP CODE: 80233  
LEGAL DESCRIPTION: SUB: NORTHGLENN FOURTEENTH FLING DESC: 9.310 FT OF E. 325 FT OF TRACT 43  
PROPOSED USE: SELF-STORAGE  
OWNER/AUTHORIZED AGENT: ARCWEST ARCHITECTS

## PROJECT TEAM

DESIGNER:	FIRM:	NAME:	TELEPHONE#:	EMAIL:
ARCHITECTURAL	ARCWEST ARCHITECTS	TODD HEIRLS	(303)-455-7741	THEIRLS@ARCWESTARCHITECTS.COM
CIVIL	VERMILION PEAK ENG.	BRIAN KROMBEIN	(720)-402-6070	BRIAN@VERMILIONPEAK.COM
LANDSCAPE	THE HENRY DESIGN GROUP	MONIKA KRAPCHLER	(303)-446-2368	MKRAPCHLER@HENRYDESIGNGROUP.COM
LIGHTING DESIGN	TIM MARISCH	TIM MARISCH	(208)-245-0835	TMARISCH@GMAIL.COM
FIRE ALARM	-	-	-	-
PLUMBING	-	-	-	-
MECHANICAL	-	-	-	-
SPRINKLER STANDPIPE	-	-	-	-
STRUCTURAL	-	-	-	-

## APPLICABLE ZONING CODE

NORTHGLENN ZONING CODE: I-2

## SITE DATA

SIZE: 110,718 SF  
TOTAL BUILDING COVERAGE FOOTPRINT: 36,914 S.F. 5F. (33.3%)  
ZONING RESTRICTIONS: ALLOWED PROPOSED  
BUILDING HEIGHT: 65' 42' - 3'  
NUMBER OF STORIES: --- 3  
FRONT YARD SETBACK, PRINCIPAL STRUCTURE: 75' 120' - 7" FROM BACK OF CURB  
SIDE YARD SETBACK, PRINCIPAL STRUCTURE: 12' 6'1" - 10'  
REAR YARD SETBACK, PRINCIPAL STRUCTURE: 15' 46'

LANDSCAPING INFORMATION: TOTAL PERCENTAGE  
AREA OF PAVING + STRUCTURE: 74,470 SF 74.5%  
TOTAL LANDSCAPING: 25,740 SF 25.5%  
TOTAL: 100%

## APPLICABLE CODES

2009 IBC	BUILDING CODE
2009 IECC	ENERGY CONSERVATION
2009 IFGC	FUEL GAS
2009 IPC	PLUMBING
2009 IMC	MECHANICAL
2009 IFC	FIRE CODE
2011 NEC	ELECTRICAL

## BASIC BUILDING DATA:

CONSTRUCTION TYPE:	II-B
SPRINKLERS:	YES NFPA-13
STANDPIPS:	---
FIRE DISTRICT:	CITY OF NORTHGLENN
FLOOD HAZARD AREA:	NO
BUILDING HEIGHT:	42' - 3'
GROSS BUILDING AREA:	110,718 SF
FLOOR:	
3RD FLOOR:	36,902 S.F.
2ND FLOOR:	36,902 S.F.
1ST FLOOR:	36,914 S.F.
TOTAL =	110,718 S.F.

## ALLOWABLE AREA:

OCCUPANCY:	STORAGE, S-1 MODERATE
ACCESSORY OCCUPANCY:	BUSINESS
INCIDENTAL USES:	N/A
SPECIAL USES:	N/A
SPECIAL PROVISIONS:	N/A
MIXED OCCUPANCY:	N/A

STORY NO.	DESCRIPTION & USE	BLDG AREA PER STORY (ACTUAL)	TABLE 506 AREA	FRONTAGE INCREASE	SPRINKLER INCREASE	ALLOWABLE AREA OR UNLIMITED	MAXIMUM BUILDING AREA
1	STORAGE / OFFICE	46,500 SF (NOT INCLUDING PENITAGE)	17,500	0	35,000	---	---
2	STORAGE	34,413 SF	17,500	---	35,000	---	
3	STORAGE	34,413 SF	17,500	---	35,000	---	

## ALLOWABLE HEIGHT:

	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
TYPE OF CONSTRUCTION	TYPE II-B		TYPE II-B	
BUILDING HEIGHT IN FEET	65	---	42' - 3'	---
BUILDING HEIGHT IN STORIES	3	---	3	---

## FIRE PROTECTION REQUIREMENTS:

TYPE II-B CONSTRUCTION DOES NOT REQUIRE BUILDING ELEMENTS TO BE RATED

## LIFE SAFETY SYSTEM REQUIREMENTS:

EMERGENCY LIGHTING:  
EXIT SIGNS:  
FIRE ALARM:  
SMOKE DETECTION SYSTEMS  
PANIC HARDWARE

## LIFE SAFETY PLAN REQUIREMENTS:

## ACCESSIBLE PARKING:

LOT OR PARKING AREA	TOTAL # OF SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 13'2" AISLE	8' AISLE	
---	---	11	0	0	1	1
---	---	---	---	---	---	---
TOTAL	---	12	---	---	---	---

## PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1):

USE	WATERCLOSETS		URINALS	LAVATORIES		SHOWERS/ TUBS	DRINKING FOUNTAINS	
	MALE	FEMALE		MALE	FEMALE		REGULAR	ACCESSIBLE
REQUIRED	---	---	---	---	---	---	---	---

FLOOR AREA EXCLUDING STAIR & ELEVATOR SHAFTS = 36,894 SF  
WAREHOUSE OCCUPANCY = -- OCCUPANTS  
STORAGE FACILITY REQ. 1 FIXTURE PER 100 OCCUPANTS.  
--- / 2 = -- OCCUPANTS

-- / 100 = --- OCCUPANTS  
2 ADA FIXTURE REQUIRED PER GENDER

SERVICE SINK

## SPECIAL APPROVALS:

NO SPECIAL APPROVAL REQUIRED

## ENERGY SUMMARY:

ENERGY REQUIREMENTS: THE FOLLOWING DATA SHALL BE CONSIDERED MINIMUM AND ANY SPECIAL ATTRIBUTE REQUIRED TO MEET THE ENERGY CODE SHALL ALSO BE PROVIDED. EACH DESIGNER SHALL FURNISH THE REQUIRED PORTIONS OF THE PROJECT INFORMATION FOR THE PLAN DATA SHEET. IF PERFORMANCE METHOD, STATE THE ANNUAL ENERGY COST FOR THE STANDARD REFERENCE DESIGN VS. ANNUAL ENERGY COST FOR THE PROPOSED DESIGN.

CLIMATE ZONE - 3  
METHOD OF COMPLIANCE: PRESCRIPTIVE

## THERMAL ENVELOPE:

## ROOF / CEILING ASSEMBLY

DESCRIPTION: INSULATION ENTIRELY ABOVE DECK R-25ci  
ATTIC AND OTHER - STEEL FRAMING R-38

## EXTERIOR WALLS

DESCRIPTION: WALLS ABOVE GRADE  
METAL FRAMED R-13 + R-7.5ci  
MASS R-7.6ci

OPAQUE DOORS  
SWINGING U-0.70  
ROLL-UP OR SLIDING U-0.50

CURTAIN WALL / STOREFRONT U-FACTOR:  
CURTAIN WALLSTORE FRONT U-FACTOR 0.45  
ENTRANCE DOOR U-FACTOR 0.77

## WALLS BELOW GRADE

DESCRIPTION: MASS R-12.5ci

## FLOOR SLAB ON GRADE

DESCRIPTION: HEATED SLAB R-15 FOR 24"

# NORTHGLENN STORAGE FACILITY FINAL DEVELOPMENT PLAN

## PROJECT SUMMARY

BUILDING DESCRIPTION: SELF-STORAGE BUILDING TOTALING 110,718 SF. THE BUILDING WILL BE A CONDITIONED 3 STORY WITH A FOOT PRINT OF 36,914 SF.

SCOPE OF WORK: SELF-STORAGE BUILDING WITH SITE GRADING, RETAINING WALLS.

## FDP-SHEET INDEX

SHEET NUMBER	SHEET NAME	REV.	DATE	ISSUE	ISSUE
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## 3. PROJECT DATA

AD.0	PROJECT DATA	3	5/20/16	COMMENT REVISIONS	FDP SUBMISSION
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## 1. CIVIL

C1.0	SURVEY	5/20/16			FDP SUBMISSION
C2.0	UTILITY PLAN	5/20/16			FDP SUBMISSION
C3.1	GRADING PLAN	5/20/16			FDP SUBMISSION

## 2. LANDSCAPING

L1.0	LANDSCAPING PLAN	5/20/16			FDP SUBMISSION
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## 3. ARCHITECTURAL

AD.2	SITE PLAN	3	5/20/16	FDP REVISION 2	FDP SUBMISSION
A1.0	ROOF PLAN	1	5/20/16	FDP REVISION 1	FDP SUBMISSION
A3.0	ELEVATIONS	2	5/20/16	FDP REVISION 2	FDP SUBMISSION
A3.1	ELEVATIONS	1	5/20/16	FDP REVISION 1	FDP SUBMISSION

## 4. LIGHTING DESIGN

L1.0	LIGHTING DESIGN	5/20/16			FDP SUBMISSION
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## SIGNATURE BLOCK:

SIGN:	DATE:
PRINT:	DATE:

## VICINITY MAP



ARCWEST  
ARCHITECTS

2408 W. 12nd Avenue Suite A Denver, CO 80211  
ARCWESTARCHITECTS.COM 303-685-1741

NORTHGLENN SELF STORAGE  
FINAL DEVELOPMENT PLAN  
2255 E 104TH AVE, NORTHGLENN, CO.

## REVISIONS:

NO.	Date	Description
1	5/11/16	FDP REVISION 1
2	6/28/16	FDP REVISION 2
3	7/12/16	COMMENT REVISIONS

## SHEET ISSUE DATE:

07/01/16 - FDP  
PROJ. NO. 1565  
ARCWEST ARCHITECTS, INC.

SHEET TITLE:  
PROJECT DATA

SHEET NUMBER:

A0.0

ALTA/ACSM LAND TITLE SURVEY  
**2255 E. 104TH AVENUE**  
A PORTION OF TRACT 43, NORTHGLENN - FOURTEENTH FILING  
LOCATED IN THE SE 1/4, SECTION 11, T. 2 S., R. 68 W., 6TH P.M.,  
CITY OF NORTHGLENN, ADAMS COUNTY, COLORADO



VICINITY MAP  
SCALE: 1"=2000'

LEGAL DESCRIPTION

THE SOUTH 310 FEET OF THE EAST 325 FEET OF TRACT 43,  
NORTHGLENN - FOURTEENTH FILING,  
COUNTY OF ADAMS,  
STATE OF COLORADO.

TITLE POLICY NOTES

VERMILION PEAK ENGINEERING RELIED UPON TITLE COMMITMENT NO. 15000310221  
PREPARED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF  
OCTOBER 6, 2015 AT 5:30 P.M. FOR ALL INFORMATION REGARDING EASEMENTS,  
RIGHTS-OF-WAY OR TITLE OF RECORD IN THE PREPARATION OF THIS SURVEY.

SCHEDULE B - SECTION 2 EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS. THESE ITEMS ARE NOT PLOTTABLE.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. THESE ITEMS ARE NOT PLOTTABLE.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. THESE ITEMS ARE SHOWN HEREON.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. THESE ITEMS ARE NOT PLOTTABLE.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE, OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. THESE ITEMS ARE NOT PLOTTABLE.
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THESE ITEMS ARE NOT PLOTTABLE.
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER. THESE ITEMS ARE NOT PLOTTABLE.
8. A. TAXES FOR THE YEAR 2015, AND SUBSEQUENT YEARS, SPECIAL ASSESSMENTS OR CHARGES NOT CERTIFIED TO THE COUNTY TREASURER.  
B. TAXES FOR THE YEAR 2015, A LIEN, BUT NOT YET DUE OR PAYABLE. THESE ITEMS ARE NOT PLOTTABLE.
9. UTILITY EASEMENTS, AS SET FORTH ON THE PLAT OF NORTHGLENN - FOURTEENTH FILING, RECORDED AUGUST 2, 1961, AT RECEPTION NUMBER 692381. THESE ITEMS ARE SHOWN HEREON.
10. EXTRATERRITORIAL SEWER SERVICE AGREEMENT, WITH THE CITY OF THORNTON, RECORDED NOVEMBER 7, 1986, IN BOOK 3227, AT PAGE 540. THESE ITEMS ARE NOT PLOTTABLE.
11. EXISTING LEASES AND TENANCIES. THESE ITEMS ARE NOT PLOTTABLE.

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
2. DATE OF FIELD WORK: OCTOBER 22, 2015.
3. THERE IS NO OBSERVED EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 0801C0314H, DATED MARCH 5, 2007, THE PROJECT SITE LIES IN ZONE X, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
5. UTILITIES SHOWN ARE BASED ON VISIBLE FIELD LOCATIONS OR MAPPING RECEIVED FROM THE CITY OF NORTHGLENN AND XCEL ENERGY.
6. BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT NUMBER K411 PER THE NGS DATA SHEET, 5/8" STEEL ROD- ELEVATION: 5286.40 (NAVD83)
7. THE SUBJECT PROPERTY CONTAINS AN AREA OF 100,748 SQUARE FEET OR 2.31 ACRES, MORE OR LESS.
8. ZONING: I-2 (INDUSTRIAL)
9. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THE SOUTH LINE OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST BEARS N89°35'50"W PER THE PLAT OF NORTHGLENN - FOURTEENTH FILING. ALL OTHER BEARINGS ARE RELATIVE THERETO. ALL MONUMENTS ARE SHOWN HEREON.

SURVEYOR'S STATEMENT

TO STEWART TITLE GUARANTY COMPANY, PAMUCO INVESTMENTS, INC, AND  
ALEXANDER RIDGS PLLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS  
BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL  
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND  
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(C), 6(D), 7(A),  
8, 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK  
WAS COMPLETED ON OCTOBER 22, 2015.

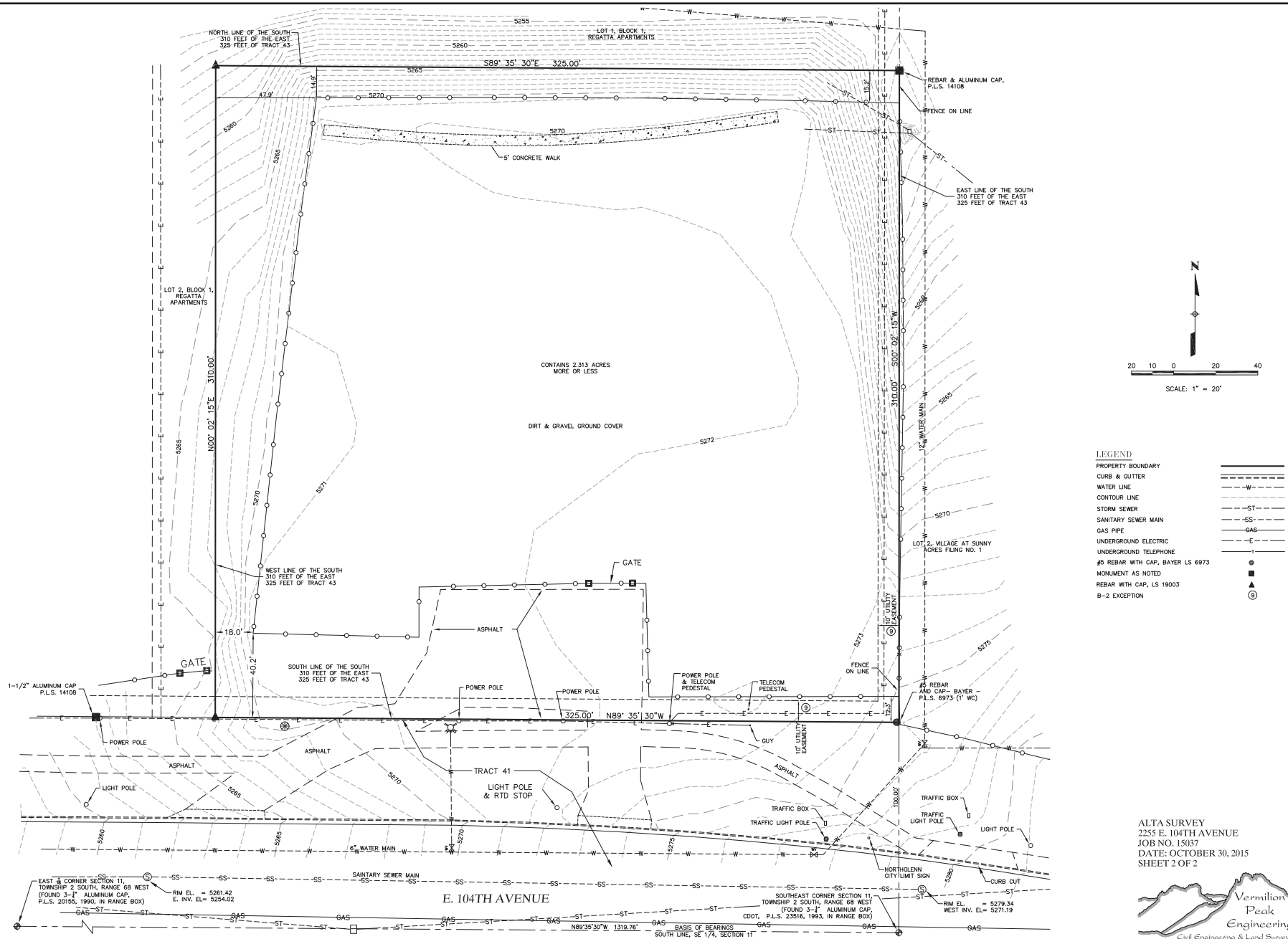
*Brian Kromben*  
BRIAN KROMBEN, P.E., PLS. DATE 10/30/15  
COLORADO PLS NO. 38344  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC



ALTA SURVEY  
2255 E. 104TH AVENUE  
JOB NO. 15037  
DATE: OCTOBER 30, 2015  
SHEET 1 OF 2

  
Vermilion  
Peak  
Engineering  
Civil Engineering & Land Surveying  
1740 Shoa Center Drive, 4th Floor  
Highlands Ranch, CO 80129  
720-402-6070 / www.vermilionpeak.com



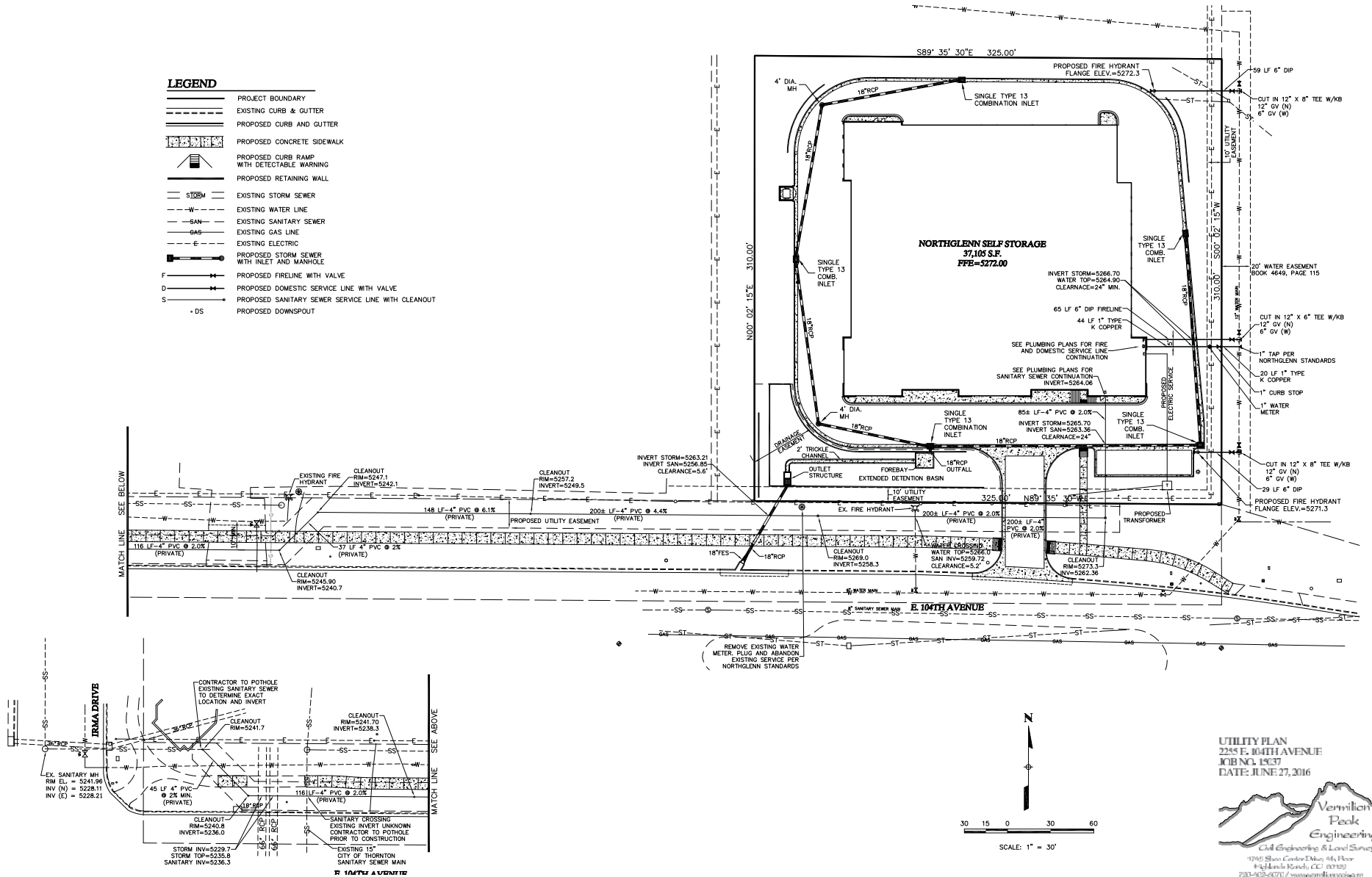




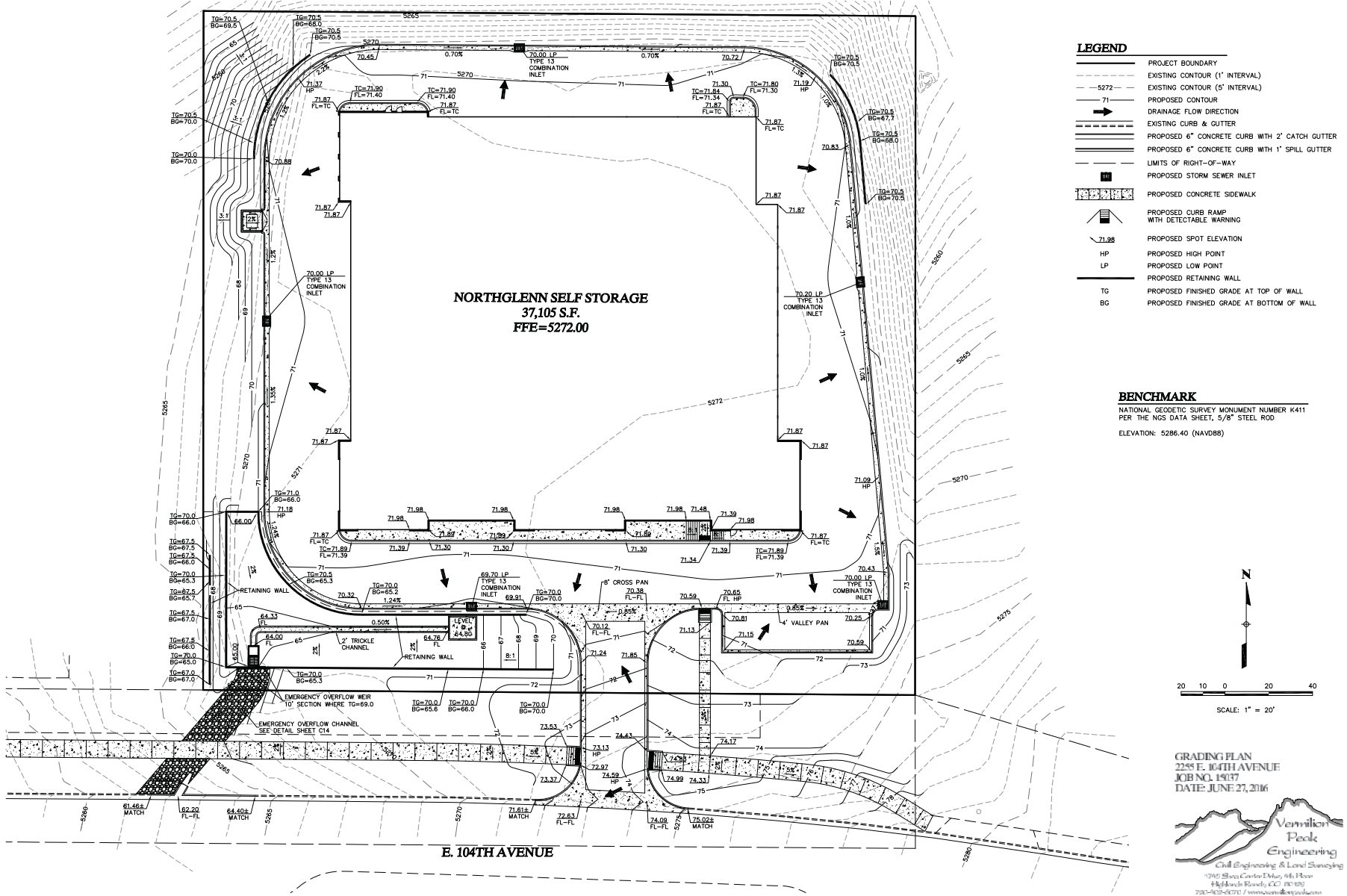
**FINAL DEVELOPMENT PLAN**  
**2255 E. 104TH AVENUE**  
 A PORTION OF TRACT 43, NORTHGLENN - FOURTEENTH FILING  
 LOCATED IN THE SE 1/4, SECTION 11, T. 2 S., R. 68 W., 6TH P.M.,  
 CITY OF NORTHGLENN, ADAMS COUNTY, COLORADO

**LEGEND**

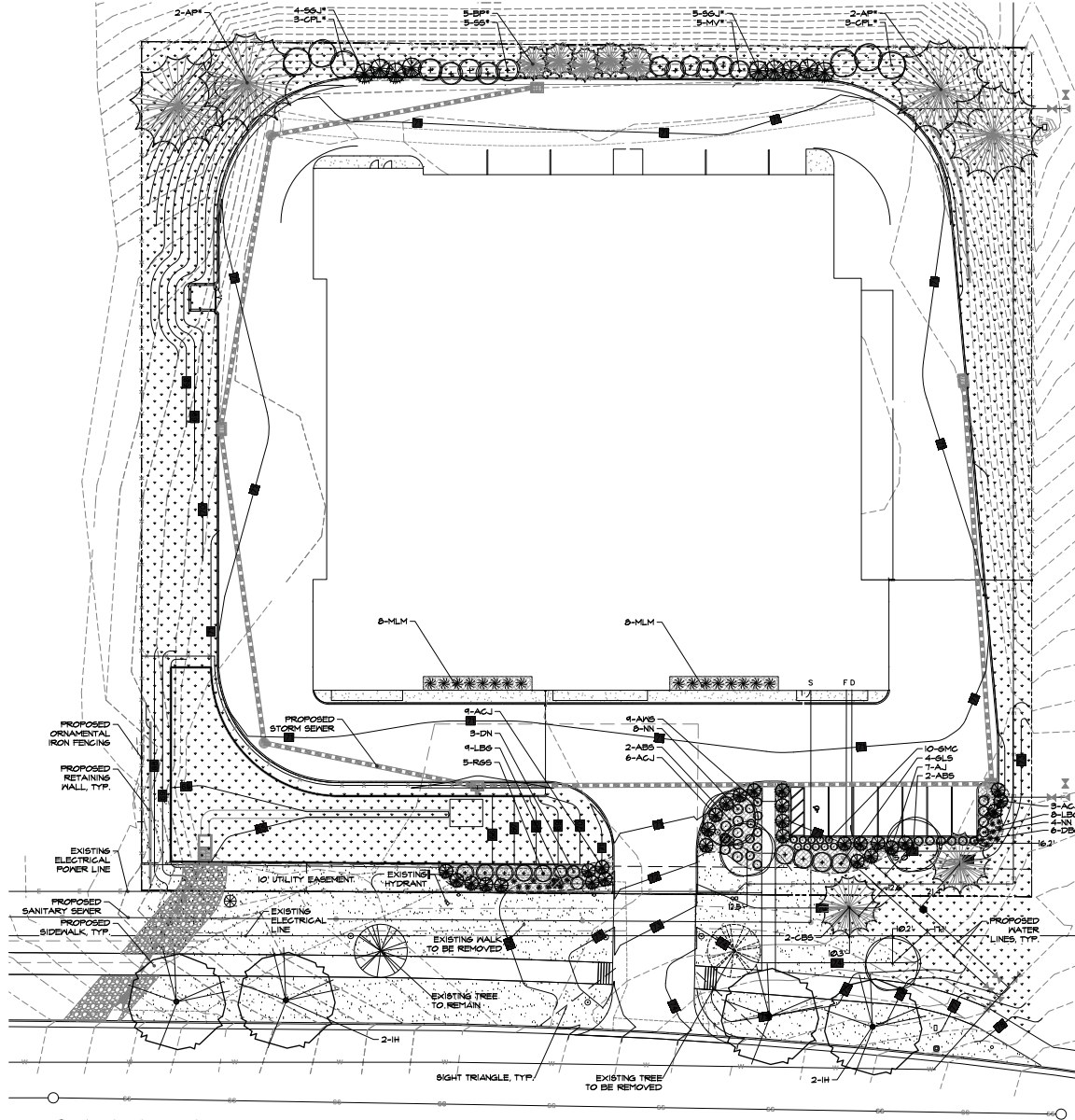
- PROJECT BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB AND GUTTER
- ▨ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED CURB RAMP WITH DETECTABLE WARNING
- ▨ PROPOSED RETAINING WALL
- SS — EXISTING STORM SEWER
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER
- GAS — EXISTING GAS LINE
- E — EXISTING ELECTRIC
- PROPOSED STORM SEWER WITH INLET AND MANHOLE
- F — PROPOSED FIRELINE WITH VALVE
- D — PROPOSED DOMESTIC SERVICE LINE WITH VALVE
- S — PROPOSED SANITARY SEWER SERVICE LINE WITH CLEANOUT
- DS — PROPOSED DOWNSPOUT



**FINAL DEVELOPMENT PLAN**  
**2255 E. 104TH AVENUE**  
 A PORTION OF TRACT 43, NORTHGLENN - FOURTEENTH FILING  
 LOCATED IN THE SE 1/4, SECTION 11, T. 2 S., R. 68 W., 6TH P.M.,  
 CITY OF NORTHGLENN, ADAMS COUNTY, COLORADO



NOTE: SHRUBS AND TREES AT THE NORTH PROPERTY LINE ARE TO BE MULCHED WITH A 2' RADIUS MIN. SHREDDDED CEDAR MULCH RING, AROUND THE BASE OF EACH PLANT



## LEGEND










	Shade Tree
	Ornamental Tree
	Evergreen Tree
	Shrubs/Ornamental Grasses
	Sod, spray irrigated
	Native Seed, temporarily spray irrigated
	3/4\"-1 1/4\" Rock Cobble Mulch
	Landscape Edger
	Fence

Table of Landscape Coverage		
SF	Percent	Type of Coverage
100,810	100	Total Site Area
25,740	25.5	Area of on-site living material
600	0.8	Area of on-site non-living material
74,470	73.7	Area of paving and structures
12,727	n.a.	Area of living material in public R.O.W.
4,288	n.a.	Area of non-living material in public R.O.W.
11,510	n.a.	Total of spray irrigated area
2,215	n.a.	Total of drip irrigated area
24,675	n.a.	Total of temporarily spray irrigated area

## GENERAL NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF NORTHGLENN IRRIGATION ORDINANCE. IRRIGATION PLANS SHALL BE SUBMITTED WITH APPROVED LANDSCAPE PLAN. TURF AREAS ARE ZONED SEPARATELY FROM PLANTING BEDS AND NATIVE SEED AREAS AND VARIOUS HYDRO-ZONES ARE IRRIGATED BY SEPARATE IRRIGATION ZONES ACCORDING TO THE WATER DEMAND OF THE PLANT MATERIAL. TURF AREA HEADS ARE TO BE INSTALLED 80 AS TO PROVIDE HEAD TO HEAD COVERAGE. DRIP IRRIGATION IS TO BE PROVIDED TO SHRUB AREAS.
- ALL SOIL, INCLUDING IN THE TREE LAWN, SHALL BE RTF FESCUE.
- PLANTING BEDS SHALL BE MULCHED WITH 3/4" TO 1-1/4" ROCK COBBLE OVER WEED BARRIER FABRIC.
- ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF NORTHGLENN DESIGN STANDARDS FOR SITE PLANS.
- ALL PLANTING LOT LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF NORTHGLENN DESIGN STANDARDS FOR SITE PLANS.
- ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF NORTHGLENN DESIGN STANDARDS FOR SITE PLANS.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRERD OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 9-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS.
- NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE.
- NO TREE OR SHRUB MORE THAN 30 INCHES HIGHER THAN TOP OF CURB SHALL BE PLANTED NEITHER IN ANY 50 FOOT VISION TRIANGLE AT ANY STREET INTERSECTION NOR IN ANY 5 FOOT VISION TRIANGLE AT THE INTERSECTION OF ANY DRIVEWAY AND PUBLIC STREET.

## SUGGESTED PLANT LIST:

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONT.	WATER USE
DECIDUOUS TREES							
4	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS 'IMPERIAL'	20" CAL.	35' X 35'	84B	MEDIUM
ORNAMENTAL TREES							
4	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	15" CAL.	20' X 18'	84B	LOW
EVERGREEN TREES							
4	AP	AUSTRIAN PINE	PINUS NIGRA	5'	50' X 35'	84B	LOW
5	BP	BOHEMIAN PINE	PINUS HELDREICHII	5'	20' X 12'	84B	LOW
2	CB	COLORADO BLUE SPRUCE	PICEA PLUGENS	5'	50' X 25'	84B	MEDIUM
DECIDUOUS SHRUBS							
9	AUS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'		2.5' X 3.5'	9 GALLON	MEDIUM
6	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS		15' X 10'	9 GALLON	LOW
6	DBC	DWARF BLACK CHOCHEBERRY	ARONIA MELANOCARPA 'IRAQUOIS BEAUTY'		3' X 3'	9 GALLON	MEDIUM
3	DN	DWARF NINEBARK	PHYTOCARPUS OULIIFOLIUS 'NANUS'		4.5' X 4.5'	9 GALLON	LOW
4	GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'		2.5' X 6'	9 GALLON	LOW
10	GMC	GREEN MOUND CURRANT	RIBES ALPINUM 'GREEN MOUND'		3.5' X 2.5'	9 GALLON	MODERATE
6	MY	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'		1' X 1'	9 GALLON	LOW
12	NN	NATIVE NINEBARK	PHYTOCARPUS MONOGYNUS		3.5' X 3.5'	9 GALLON	LOW
5	RGB	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'		6' X 5'	9 GALLON	LOW
5	SS	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA		8' X 8'	9 GALLON	LOW
EVERGREEN SHRUBS							
26	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'		9" X 3.5'	9 GALLON	LOW
11	AJ	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONG'		3.5' X 3.5'	9 GALLON	LOW
9	SGJ	SEA GREEN JUNIPER	JUNIPERUS X FITZGERIANA 'SEA GREEN'		5' X 1'	9 GALLON	LOW
GRASSES/PERENNIALS							
17	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM		3' X 2'	1 GALLON	LOW
16	MLM	MORNING LIGHT MAIDENGRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'		4.5' X 4'	1 GALLON	LOW

ARCWEST  
ARCHITECTS

NORTHGLENN SELF STORAGE  
FINAL DEVELOPMENT PLAN  
2255 E 104TH AVE, NORTHGLENN, CO.

REVISIONS:  
Rev. Date Description  
01 10/20/16 (By owner)  
02 09/07/16 (By owner)

SHEET ISSUE DATE:  
03/07/16  
PROJ. NO. 1505  
O'NEWEST ARCHITECTS, INC.

SHEET TITLE:  
LANDSCAPING

SHEET NUMBER:

L1.0

# CITY OF NORTHGLENN NOTES:

CITY OF NORTHGLENN STANDARDS AND SPECIFICATIONS, ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.

INSTALLATION OF ALL UTILITY TAPS SHALL BE OBSERVED BY CITY OF NORTHGLENN PERSONNEL.

ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE CITY OF NORTHGLENN STREET DRAINAGE STANDARDS AND SPECIFICATIONS.

ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:

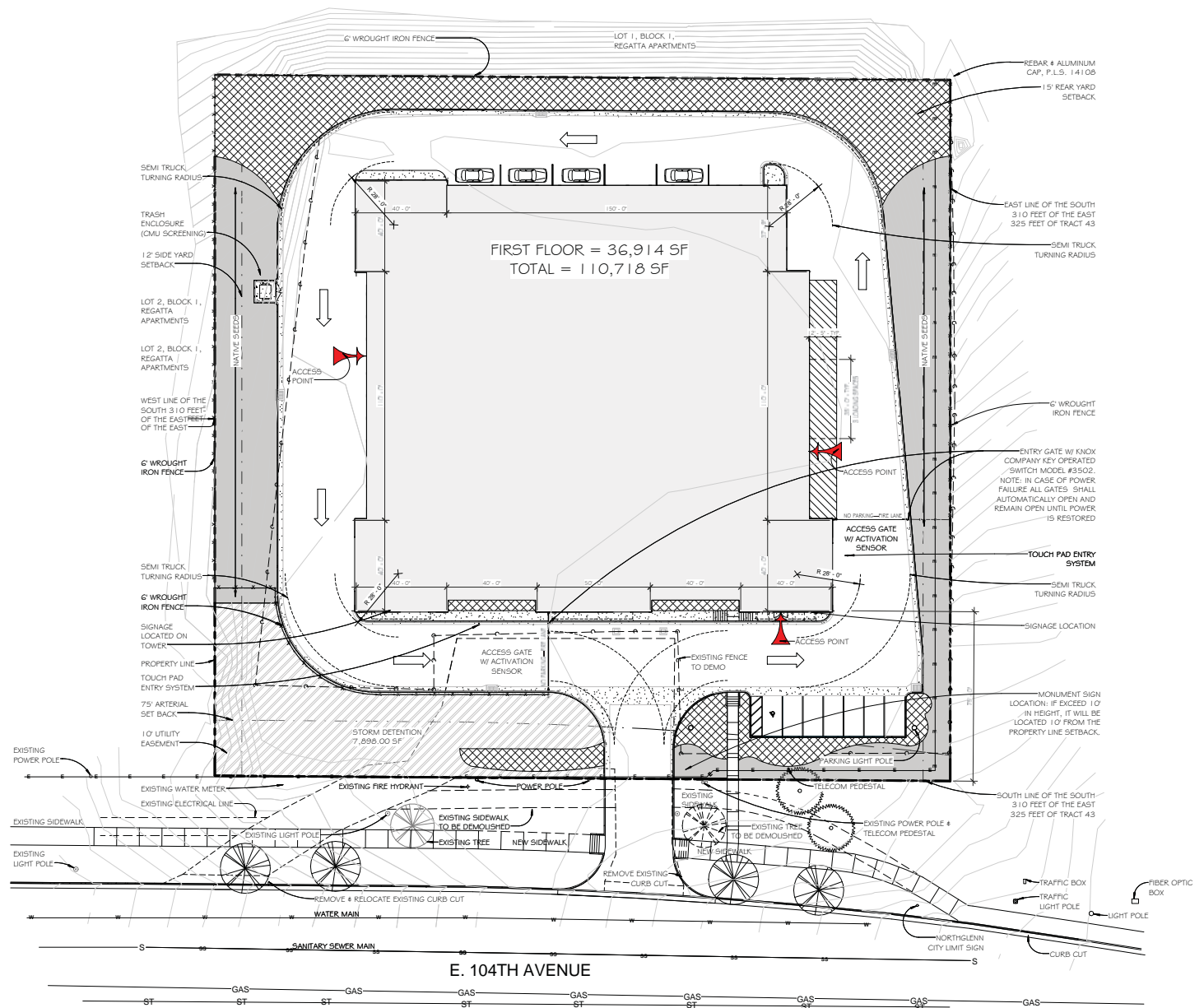
1. GRADING AND DRAINAGE PLAN AND REPORT.
2. EROSION CONTROL PLAN.
3. WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN.
4. LANDSCAPE PLAN.
5. IRRIGATION PLAN.
6. COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS.

ALL EXISTING METER VAULTS, UTILITY SERVICE LINES APPURTENANCES, STREET CURB, GUTTER, SIDEWALK AND TRAIL ON AND ADJACENT TO THIS SITE BE REPAIRED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.

STREET LIGHTS ON PUBLIC STREETS ADJACENT TO THIS SITE, IF NECESSARY, SHALL BE DESIGNED AND INSTALLED BY XCEL ENERGY ACCORDING TO THE CITY'S APPROVED STANDARDS AND PAID BY THE DEVELOPER OR PROPERTY OWNER PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

## LEGEND:

PRIMARY LANDSCAPE ZONES	
SECONDARY LANDSCAPE ZONES	
STORM DETENTION	
FUTURE RTU	
WROUGHT IRON FENCE	
ELECTRICAL LINE	
SANITARY SEWER	
WATER MAIN	
GAS MAIN	
EXISTING FENCE - TO BE DEMOLISHED	
TO BE DEMOLISHED	



## REVISIONS:

No.	Date	Description
1	6/28/16	FDP REVISION 1
2	6/28/16	FDP REVISION 2

SHEET ISSUE DATE:  
07/01/16 - FDP

PROJ. NO. 1505  
O. ARCWEST ARCHITECTS, INC.

SHEET TITLE:  
SITE PLAN

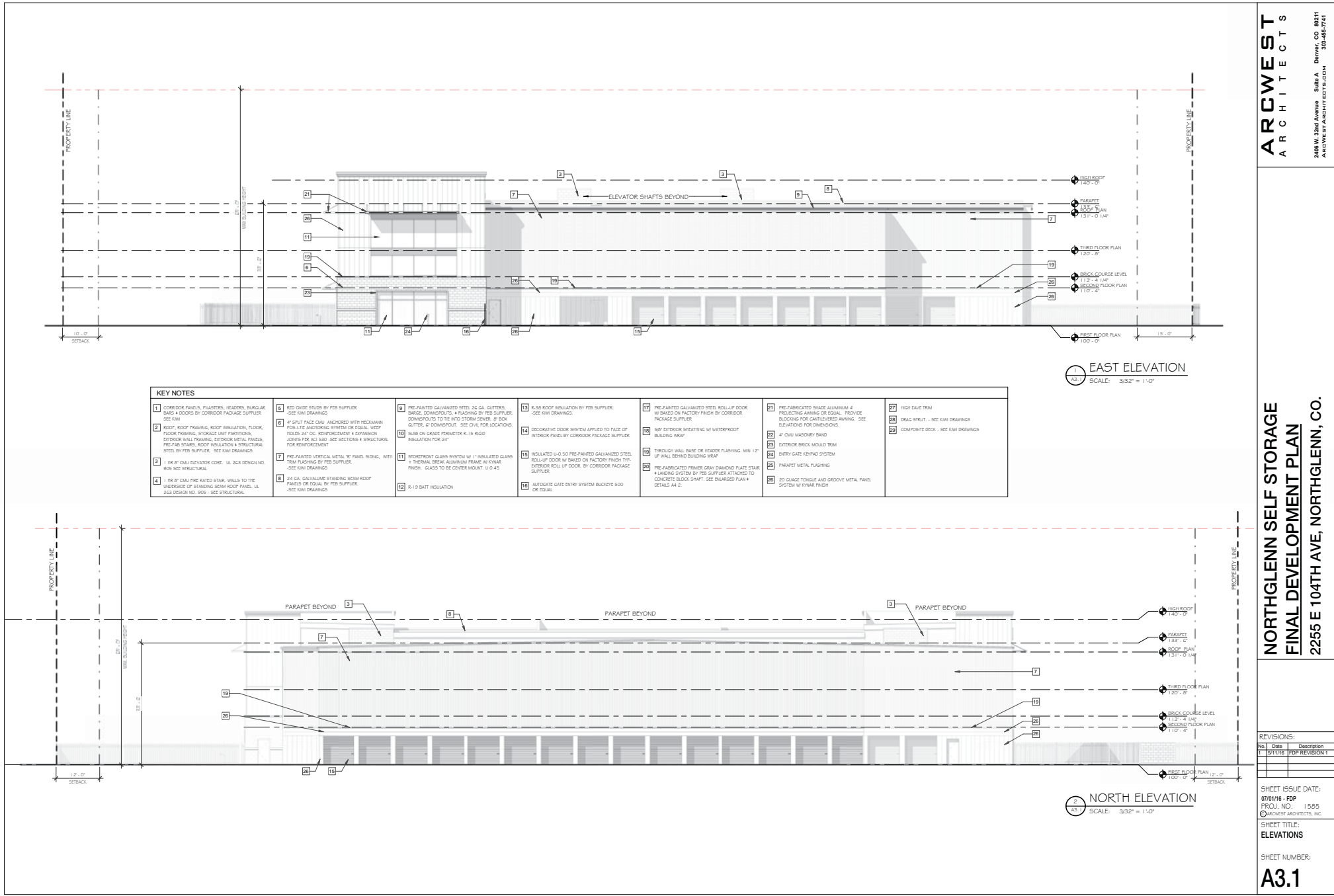
SHEET NUMBER:  
A0.2











NORTHGLENN SELF STORAGE  
FINAL DEVELOPMENT PLAN

2255 E 104TH AVE, NORTHGLENN, CO.

REVISIONS:		
No.	Date	Description
1	07/11/18	ISSUE FOR REVISION 1
SHEET ISSUE DATE: 07/11/18 - FSP		
PROJ. NO. 1565		
© ARCWEST ARCHITECTS, INC.		
SHEET TITLE: ELEVATIONS		
SHEET NUMBER: A3.1		



**RESOLUTION 2016-04  
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING APPROVAL OF THE FINAL  
DEVELOPMENT PLAN (FDP) FOR THE NORTHGLENN SELF  
STORAGE**

WHEREAS, Northglenn Ordinance 11-6.5-4 requires that the Northglenn Planning Commission review and approve or deny any application Final Development Plan; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its decision as required by law.

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for a Final Development plan under 11-6.5-5 of the Northglenn Zoning Ordinance

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City of Northglenn Planning Commission hereby provides approval of the NORTHGLENN SELF STORAGE FINAL DEVELOPMENT PLAN in accordance with the applicable Ordinance 11-6.5-5 with the following conditions:

- 1) Prior to issuance of a building permit, the applicant will complete the following items:
  - a) The applicant will obtain City Council approval to access the site via the City owned parcel between their lot and 104th Avenue through an access easement.
  - b) The applicant will obtain City Council approval of a private sanitary easement through the city owned parcel to connect to the City's main line in Irma Drive.
  - c) The applicant will obtain City Council approval to install and maintain the trail and landscaping proposed on the City owned parcel.
  - d) The applicant will provide proof of dedicated water line easements for the required fire hydrant.
  - e) The applicant will provide proof of a dedicated drainage easement for their pond.
  - f) The applicant will address any NMFRD concerns on the FDP within 90 days of the entitlement approval or the approval will become void.

All of these items will be administered or documented by staff prior to issuance of any building permits.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016

---

Sonia Di Carlo  
Planning Commission Chair

ATTEST:

---

Becky Smith, AICP  
Secretary



SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-80  
Series of 2016

\_\_\_\_\_  
Series of 2016

A RESOLUTION APPROVING A PERMANENT ACCESS EASEMENT AGREEMENT  
BETWEEN THE CITY OF NORTHGLENN AND 2255 E. 104<sup>TH</sup> AVE., LLC

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN,  
COLORADO, THAT:

Section 1. The City Council hereby approves the Permanent Access Easement  
Agreement between the City of Northglenn and 2255 E. 104<sup>th</sup> Ave., attached hereto as **Exhibit 1**,  
and authorizes the Mayor to execute the same on behalf of the City.

DATED at Northglenn, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
JOYCE DOWNING  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney

PERMANENT ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the City of Northglenn, owner of Tract 41, Northglenn Fourteenth Filing, City of Northglenn, Adams County, Colorado, hereinafter called the "grantor," for and in consideration of the sum of Ten Dollars, and other valuable considerations to it in hand paid by **2255 E. 104<sup>th</sup> Ave., LLC**, hereinafter called the "grantee" receipt of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the said grantee, its heirs, successor or assign a non-exclusive PERPETUAL EASEMENT on, under, over and across the following described premises, to-wit:

See attached Legal Description attached hereto as Exhibits 1A and 1B.

For the purpose of providing vehicular and pedestrian access to Tract 43, Northglenn Fourteenth Filing from 104<sup>th</sup> Avenue.

Subject to the following terms and conditions:

1. Grantee shall construct at his expense all improvements necessary to provide vehicular and pedestrian access to said Tract 41 from 104<sup>th</sup> Avenue. Said improvements shall be constructed in conformity with plans approved by the Northglenn Planning Commission.
2. Grantee shall install at his expense all landscaping, signage, and trail improvements within said easement area as specified and illustrated on the approved Northglenn Self Storage Final Development Plan.
3. Grantee shall perpetually maintain in good condition and at his sole expense all improvements within said easement area noted in 1 above.
4. Grantor reserves the right to access said Tracts 41 and 43 by means of the access improvements noted in 1 above.

[ signatures on following page ]

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_ day of \_\_\_\_\_ A.D., 2016.

Grantor: City of Northglenn

By: Joyce Downing

Mayor

STATE OF COLORADO

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_ A.D., 2016

Witness my hand and official seal.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Grantee hereby agrees to the terms and conditions of this Permanent Access Agreement.

Grantee: 2255 E. 104<sup>th</sup> Ave., LLC

By: Pamlico Investments, Inc., its Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF COLORADO

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_ A.D., 2016.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Exhibit 1A

Permanent Access Easement

Legal Description

A portion of Tract 41, Northglenn – Fourteenth Filing as platted in the records of Adams County, Colorado at Reception Number 692381, located in the SE ¼, Section 11, Township 2 South, Range 68 West of the Sixth Principal Meridian, City of Northglenn, more particularly described as follows:

Commencing at the northeast corner of said Tract 41;

Thence N89°35'30"W along the north line of said Tract 41, a distance of 93.43 feet to the Point of Beginning;

Thence continuing N89°35'30"W along said north line, 80.00 feet;

Thence S0°00'00"E, 70.00 feet to the south line of said Tract 41, being the north right-of-way line of E. 104<sup>th</sup> Avenue;

Thence S89°35'30"E along said north right-of-way line, 80.00 feet;

Thence N0°00'00"W, 70.00 feet to the Point of Beginning.

Said parcel, as described, contains an area of 5,600 square feet, or 0.13 acres, more or less.

Basis of Bearings

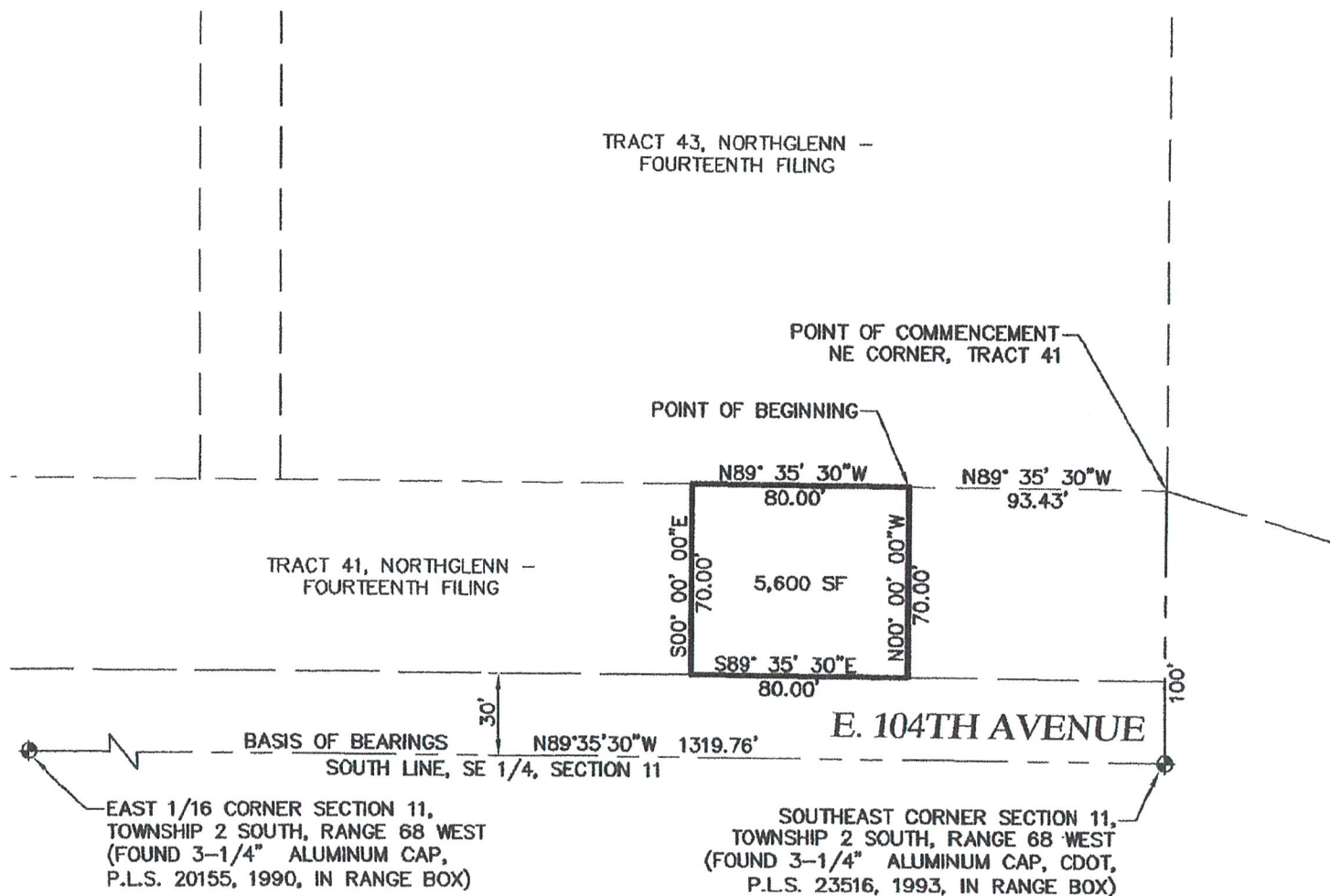
The south line of Section 11 bears N89°35'30"W per the plat of Northglenn – Fourteenth Filing. It is monumented at the East 1/6<sup>th</sup> Corner, Section 11 by a 3-1/4" aluminum cap. PLS 20155, 1990, in range box and at the SE corner, Section 11 by a 3-1/4" aluminum cap, CDOT, PLS 23516, 1993, in range box.

Certification



Brian Krombein, PE, PLS  
Vermilion Peak Engineering LLC  
1745 Shea Center Drive, 4<sup>th</sup> Floor  
Highlands Ranch, CO 80129  
720-402-6070





0 30 60

SCALE: 1" = 60'

EXHIBIT 1B  
PERMANENT ACCESS EASEMENT  
NORTHGLENN SELF STORAGE  
DATE: JUNE 28, 2016  
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