PROVIDENCE CITY Land Use Authority – Staff Report Meeting Date: April 30, 2024

Request: Applicant is requesting approval of a commercial site plan for an Extra Space Office Bldg. located at 365 W 100 S., Providence. UT.

Item Type: Commercial Site Plan	Applicant: David Adams	Address: 365 W. 100 S.
Parcel ID #: 02-224-0004	General Plan: CGD	Zone: CGD

Background Information:

- 1. A complete application was received April 25, 2024.
- 3. Rob Stapley, Public Works director, inspected the current infrastructure on April 26, 2024.
- 4. Aaron Walker, Deputy Fire Marshal/Fire Inspector, review pending.

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

- 1. 10-8-5 Commercial Zoned Districts; Site Development
- 2. Official Zoning Map Revised October 2022

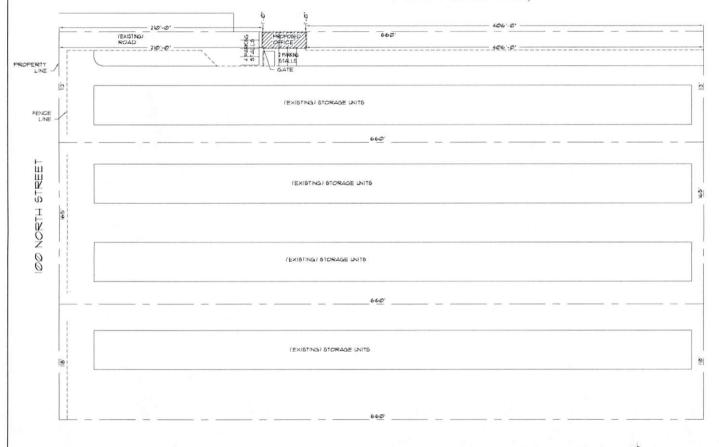
CONCLUSIONS OF LAW:

- 1. The property is located in a CGD zone.
- 2. The applicant meets the requirements of 10-8-5 with the following conditions:

CONDITIONS:

- 1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
- 2. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

EXTRA SPACE STORAGE OFFICE 365 WEST 100 NORTH PROVIDENCE, UT.



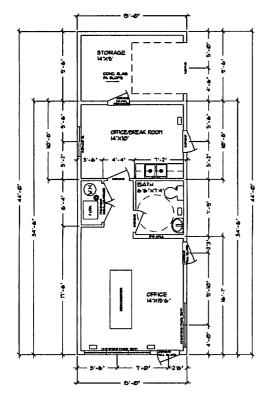
CONTENT:

- 1. PLOT PLAN & COVER PAGE
- 2. MAIN FLOOR & FOUNDATION PLAN
- 3. ELEVATIONS
- 4. ROOF FRAMING & MAIN FLOOR ELECTRICAL PLAN



PLOT PLAN SCALE: 1' = 30'

FINELINE DESIGN
& DRAFTING
TITLE: PLDI PLAN & COVER PAGE
DRWG SIZE: DATE: 4/16/24
DRAWN BY:D CHOSSELY (439)755-664



(518 SQ. FT. OFFICE) (142 SQ. FT. STORAGE) MAIN FLOOR PLAN SCALE: 1/4" = 1'

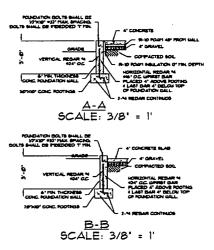
SYMBOLS:

HEAT VENT

FLOOR DRAIN

COMPACTED SOIL

FOOTING & FOUNDATION PLAN SCALE: 1/4" = 1'



GENERAL NOTES.

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5. UNISEX BATH 1 ALL ENTRANCES SHALL COMPLY WITH LOCAL ADA CODES.
6. ALL ELECTRICAL PARTS SHOUN ARE FOR REFERENCE ONLY. CHECK WITH CUMER FOR ELECTRICATION OF MALL VERIFY ALL BEAM AND JOSIES SUES AND SPACIALS.
6. GENERAL CONTRACTOR TO VERIFY WITH CUMER ALL CONTRACTOR TO VERIFY WITH CUMER ALL EXTENIOR DOOR AND UNDOUTTIFES AND HAMPACTURER PRIOR TO THE STARTING OF ANY FRAMING.
6. DESIGN NOTE.
ROCF LOADS LIVE -40 PSF
DEAD - 2 PSF
FLOOR LOADS LIVE -40 PSF
DEAD - 5 PSF

FINELINE DESIGN & DRAFTING

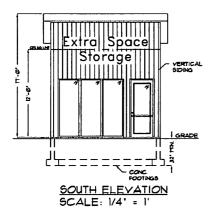
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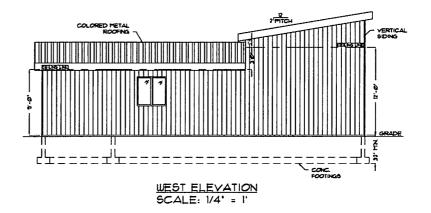
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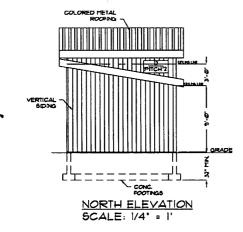
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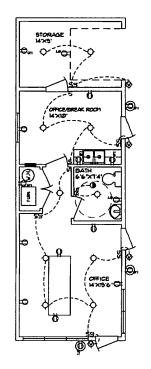




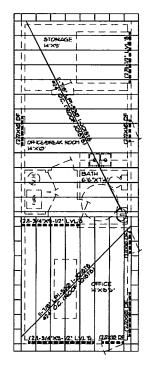
FINELINE DESIGN
& DRAFTING

TITLE-LILEVALIDES

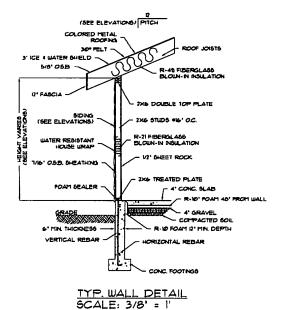
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MAIN FLOOR ELECTRICAL PLAN SCALE: 1/4' = 1'



ROOF FRAMING PLAN SCALE: 1/4" = 1'



SYMBOLS:

O LIGHT FIXTURE

O PLUG DUTLET

O EXTERIOR LIGHT

CONGRI DUTLET

BREAKER PANEL

OOO WAITY LIGHT

O BATHROOM FAN

S LIGHT SVITCH

S LIGHT SVITCH

S ETHERNET

O RECESSED LIGHT

ON V/P GFI DUTLET

FINELINE DESIGN
& DRAFTING
TITLE: ELECTRICAL & RIDT FRANCISCO
DRAW SIZE: DATE: 10/10/2016
DRAWN BY: D CROSSLEY (10/10/20) DRAWN BY: DY CROSSLEY (10/10/20) DRAW (10/10/20) DRA



Fwd: Extra Space Storage Project:

Skarlet Bankhead <sbankhead@providence.utah.gov> To: Diane Campbell <dcampbell@providence.utah.gov>

Thu, Apr 25, 2024 at 1:36 PM

More from Dave Adams

----- Forwarded message -----

From: Dave Adams < dgadams 114@gmail.com>

Date: Thu, Apr 25, 2024 at 12:04 PM Subject: Extra Space Storage Project:

To: Skarlet Bankhead <sbankhead@providence.utah.gov>
Cc: Tom Checketts <tom@checkettsdevelopment.com>

Hi Skarlet,

Thank you for meeting with me this morning. As per our agreement this morning we will provide a 5'0" planting area along the south side of the building in from of the glass window panels and also provide a 4'0" planting area along the east side between concrete walkways and concrete driveway.

Attached are the building plans you requested.

Thanks again for your help,

Dave Adams

Skarlet Bankhead
Community Development Director
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Providence UT 84332
sbankhead@providence.utah.gov
435-752-9441 Office
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435-994-0966 Cell

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