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#18 91

✓ John P. Rothhaupt P.O. Box 2375 Grand Junction, Co. 81502 2943-071-00-047	Jaes S. & M.V. Gallegos 560 Ashley Lane Grand Junction, CO 81501 2943-071-00-016	Estella Roberson 559 1/2 28 3/4 RD Grand Junction, CO 81504 2943-071-00-014
IBX Inc. 7110 E. Shea Blvd. Ste. 106-236 Scottsdale, Az. 85254 2943-071-00-057	Sandra K. Arreloa 561 Ashley Lane Grand Junction, CO 81501 2943-071-00-015	Samuel P. & Barbara A. Wickoff 568 Normandy Grand Junction, CO 81501 2943-071-08-008
Phillip M. & Sharon Armour 2889 F RD Grand Junction, CO 81506 2943-071-00-005	Oby & Lorene Blanchard 563 Sparn Ct. Grand Junction, CO 81501 2943-071-00-009	Homer J. McMillen 1760 L 1/2 Rd Fruita, CO 81521 2943-082-29-001
Church of Christ of Grand Junct. 2893 F RD Grand Junction, CO 81506 2943-071-00-961	Robert D. & Ellis M. Rowlands P.O. Box 3825 Grand Junction, CO 81501 2943-071-00-011	Jay N. & Bula M. Cose X 508 Co RD Rifle, CO 81650 2943-082-00-027
William W. & Barbara C. Graff 581 29 RD Grand Junction, Co 81504 2943-071-00-058	Micheal Cronin 6161 N. Melvina Chicago, ILL. 60646 2943-071-00-006	Rineld C. & Helen Rohrig X P.O. Box 2322 Grand Junction, CO 81502 2943-082-00-047
Stephen W. & Connie J. Johnson X 575 29 RD Grand Junction, Co 81504 2943-071-00-049	Frank H. Miller, Jr. 1911 Eastlawn Ave. Durango, CO 81301 2943-071-00-001	Charles J. Murfin 1925 So. Broadway Grand Junction, Co 81503 2943-082-24-001
Lucille A. Bliven 573 29 RD Grand Junction, CO 81504 2943-071-00-011	Richard L. & Debra Radebaugh 562 28 3/4 RD Grand Junction, CO 81501 2943-071-00-002	Sidney A. Nichols 3427 Grand Valley Canal RD Clifton, CO 81520 2943-082-00-023
Jessie F. Medlin 571 29 RD Grand Junction, CO 81504 2943-071-00-012	Kenneth McGechie 567 28 3/4 RD Grand Junction, CO 81501 2943-071-02-002	Richard C. & Linda Mims 586 29 RD. Grand Junction, CO 81504
William S. Hutchinson III 907 25th Ogden, Utah 84401 2943-071-00-018	Stanley D. Carlson 2942 F RD Grand Junction, Co 81504 2943-071-02-004	Richard L & Helen L. Redman 570 Normandy Grand Junction, CO 81501 2943-071-08-008
Dennis & Patricia Paiz 2890 Orchard Ave. Grand Junction, Co 81501 2943-071-00-020	Eric P. Wallace 580 24 1/2 RD Grand Junction, CO 81504 2943-071-02-003	

#48 93

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GRAFF DAIRY
583 29 Rd
Grand Junction Co.
81501

APRIL 8, 1993

To Whom It May Concern,

We are putting an addition on the existing building at Graff Dairy. We feel that we will be better able to serve our customers.

We have at least 75 tours a year going thru our dairy. School children, Boy Scout Troops and other, groups. They are not allowed to be in the room while the milk is being processed, this addition will make it possible for them to look thru the windows and see what is going on.

We are also putting a 10 foot wide walk way so we can better serve our customers. Also, as we have a lot of shoplifting we feel this would help alleviate this problem.

WILLIAM GRAFF
owner

#48 93

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48-93

**SPECIAL USE PERMIT - DAIRY EXPANSION
REVIEW COMMENTS - COMMUNITY DEVELOPMENT
DEPARTMENT 4/21/93
KRISTEN ASHBECK 244-1437**

1. Please provide the following additional information in the project narrative:
 - Hours of operation (both dairy and retail if different)
 -

2. Revise the site plan (see attached red-lined plan) to include/clarify the following:
 - Width of driveways
 - Re-lable entries as both entry/exit
 - Show extent of asphalt pavement and general layout of parking on the south side of the building
 - Indicate surface (i.e. gravel) of other parking areas
 - Where is the proposed 10' sidewalk to be located? (as discussed in project narrative)

3. This Special Use permit, should it be approved, will only apply to the existing dairy use (milk processing only and not more than 13 large agricultural animals, as defined in the Zoning Code, shall be allowed, kept, grazed, or pastured-see Ordinance 2515, reverting zoning) and the proposed building as shown on the site plan. Any revisions to this plan in the future will require an amendment to the Special Use permit.

4. Half-street improvements for 29 Road are required. The amount of funds to be escrowed with the City will be based on the frontage of the property (approximately 215 feet) multiplied by a cost per linear foot (to be determined-see City Engineer comments).

REVIEW COMMENTS

Page 1 of 2

FILE NO. #48-93

TITLE HEADING: Special Use Permit - Graff Dairy

LOCATION: 581 29 Road

PETITIONER: Bill Graff

PETITIONER'S ADDRESS/TELEPHONE: 581 29 Road
Grand Junction, CO
242-1113

PETITIONER'S REPRESENTATIVE: Rodney Blumm

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 3, 1993.

CITY UTILITIES ENGINEER
Bill Cheney

4/15/93
244-1590

No comment.

UTE WATER
Gary R. Mathews

4/20/93
242-7491

No objections.

CITY ENGINEER
Don Newton

4/20/93
244-1559

The Development Code requires half-street improvements along the property frontage. The cost of these improvements would be approximately \$50 per foot for half of a commercial street (curb, gutter, sidewalk and 18' wide asphalt pavement). Reconstruction and widening of 29 Road from Orchard to F Road is not currently scheduled. Construction of the street improvements along this property is not recommended at this time because the street widening has not been designed.

FIRE DEPARTMENT
George Bennett

4/23/93
244-1400

A fire flow survey will need to be conducted to determine the required flow and the requirements for the installation of any fire hydrants.

May 10, 1993

To Whom It May Concern,

In regards to the Development Code requiring half-street improvements along our property frontage, in 1973 or 1974 when we applied for a building permit to build our home at 583 29 Rd. we were told that unless we deeded over to Mesa County 16 feet of our entire property frontage we would not be given a building permit.

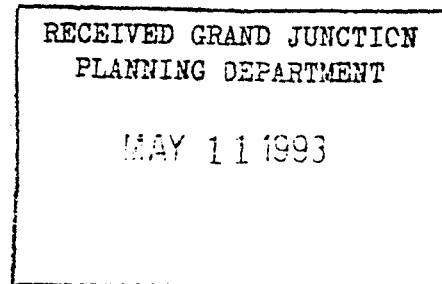
Our property runs from Patterson Rd. to below 575 29 Rd. We feel that this was a considerable amount of property, but never the less, under protest, we did so.

We feel that in light of this we should not be liable for the half-street improvements.

We would appreciate it if you would look into this matter.
Thank you.

William W. Graff

William W. Graff



file

STAFF REVIEW

FILE: 48-93

DATE: May 26, 1993

STAFF: Kristen Ashbeck

REQUEST: Waiver of Half Street Improvements Requirement

LOCATION: 581 29 Road

APPLICANT: William Graff

EXISTING LAND USE: Dairy Processing/Retail

PROPOSED LAND USE: Dairy Processing/Retail

EXISTING ZONING: Residential Single Family 2 units per acre (RSF-2)

RELATIONSHIP TO COMPREHENSIVE PLAN: Not Applicable

STAFF ANALYSIS: The owner of the property located at 581 29 Road (Graff Dairy) is appealing the requirement for half street improvements along 29 Road for the purposes of expanding the structure for the dairy operations on the site. A Special Use permit is required for this use in an RSF-2 zone. In addition to all other requirements for the permit, the Zoning and Development Code requires that "the developer of all developments shall be responsible for one-half road improvements to the center line of all exterior rights-of-way". 29 Road, which abuts the eastern property line has no curb, gutter or sidewalk. In accordance with the Code and past practice, the developer is being required to pay for half street improvements to 29 Road with an estimated cost of \$50 per linear foot of frontage (213) for a total cost of \$10,650.

Section 5-4-16 of the Zoning and Development Code allows the City Council, after recommendation by the Planning Commission, to consider variances to the requirements where:

- a. There are exceptional topographic, soil, subsurface conditions, or other conditions peculiar to the site; and
- b. An undue hardship would be created by the strict application of the provisions of this section; and
- c. Such hardship is not created by the action of the applicant; and

- d. Such a variance would not be detrimental to the public welfare or impair the intent and purpose of this section.

Staff feels the request does not meet the above criteria for a variance. The requirement has been applied to other projects since the adoption of the ordinance. It has been the policy of the City that infrastructure improvements be made as development occurs. In that way the developer that is benefitting from the infrastructure and further impacting the same is paying for the improvements. If the developer does not pay it places more of a burden on the general tax payer to provide the infrastructure.

STAFF RECOMMENDATION: Denial

May 10, 1993

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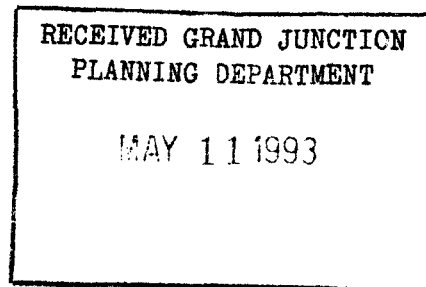
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Thank you.

William W. Graff

William W. Graff



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 4 1993

WILLIAM W. GRAFF
581 29 ROAD
GRAND JUNCTION, CO 81501

CITY OF GRAND JUNCTION
250 . 5th
GRAND JUNCTION, CO 81501

JUNE 4, 1993

DEAR SIRs:

I WOULD LIKE TO APPEAL THE DECISION OF THE PLANNING COMMISSION FOR
HALF STREET IMPROVEMENTS FOR MY PROPERTY AT 581 29 ROAD.



WILLIAM W. GRAFF

June 21, 1993



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

Mr. William Graff
Graff Dairy
581 29 Road
Grand Junction, Colorado 81504

Dear Bill,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use permit for the Graff Dairy operations at 581 29 Road. This approval is subject to the conditions listed below. If these conditions are not met, the Special Use permit will be revoked and the use will be considered to be operating illegally.

- This Special Use permit is for dairy processing operations, including the accessory retail sale of dairy products. Any sale of retail goods not processed as a dairy product is not allowed.
- According to City of Grand Junction Ordinance 2515, reverting the zoning, the property at 581 29 Road (lots 1 and 2) is restricted to no more than 13 large agricultural animals, as defined in the zoning code, being kept, grazed, or pastured on said lots 1 and 2.
- The existing non-conforming sign for the dairy will be allowed to remain as is. However, if the sign is changed in the future, it must comply with the Grand Junction Zoning and Development Code and a sign permit must be obtained through the Community Development Department.
- The driveway must be redesigned to allow a minimum 20-foot driving surface on the east side of the building addition prior to issuance of a Certificate of Occupancy for the addition.

Please call if you have any questions regarding these conditions.

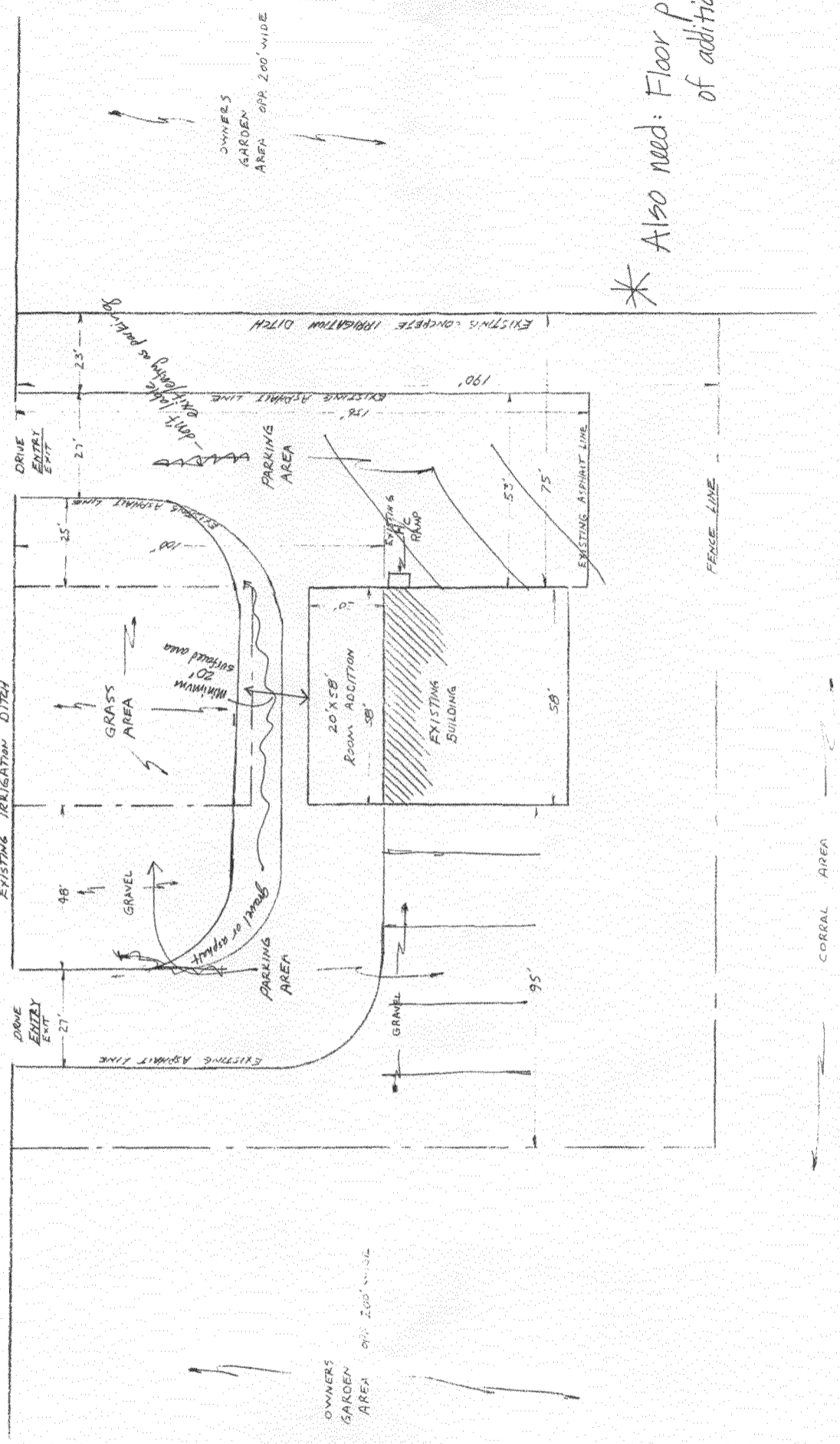
Sincerely,

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

Kristen Ashbeck
Planner

show: approximate parking layout for cars & buses
 2-way driveway on east of addition
 Minimum 20 feet

N
 29 ROAD



* Also need: Floor plan of addition

DRAWN BY: ROBERT A BLUM GENERAL CONTRACTOR 858-7711	GRAFF DAIRY ROOM ADDITION 20' X 50' PLOT PLAN	GRAFF DAIRY SET 29 ROAD GRAND JET CU 1 APRIL 1993 SCALE: 8" = 40'-0"
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