

#115-93

Clarence A. Hughes
280 Holly Lane
Grand Junction, CO 81503

Florence G. Barret
281 27 3/8 Road
Grand Junction, CO 81503

Benjamin D. Mitchell
277 27 3/8 Road
Grand Junction, CO 81503

William J. Basham
275 Holly Lane
Grand Junction, CO 81503

Louis G. Hartbauer
277 Holly Lane
Grand Junction, CO 81503

Stephen D. Heath
332 Sherman Drive
Grand Junction, CO 81503

Wayland L. Ingram, Jr.
334 Sherman Drive
Grand Junction, CO 81503

Thomas M. Wilkinson
193 27 road
Grand Junction, CO 81503

Richard A. Harvey
276 Pine Street
Grand Junction, CO 81503

Arthur C. Colton
275 W Parkview Drive
Grand Junction, CO 81503

James A. Tillman
269 1/2 Parkview Dr.
Grand Junction, CO 81503

Lynn H. Thomson
652 20 1/2 Road
Grand Junction, CO 81503

James A. Tillman
273 W Parkview Dr.
Grand Junction, CO 81503

Larry Dangler
271 W. Parkview Dr.
Grand Junction, CO 81503

Diana Mae Gath
580 Ford St.
Grand Junction, CO 81504

Manuel Martinez
334 Sherman Drive
Grand Junction, CO 81503

James K. Schmittel
314 Sherman Drive
Grand Junction, CO 81503

Neal Hiett
1040 N 4th St., #2
San Jose, CA 95112

Robert W. Hyde
278 Pine St.
Grand Junction, CO 81503

George D. Wolf
277 1/2 W. Parkview Dr.
Grand Junction, CO 81503

James E. Watson
275 1/2 Parkview Dr., #A
Grand Junction, CO 81503

Mary A. Truitt
336 Sherman Drive
Grand Junction, CO 81503

Marlin R. Street
257 Sherman Dr.
Grand Junction, CO 81503

Frank M. Tenorio
330 Sherman Dr.
Grand Junction, CO 81503

Marvin A. Tillman
3864 G Road
Palisade, CO 81526

Manuel J. Salas
304 Sherman Dr.
Grand Junction, CO 81503

Carl David Murphy
244 Sherman Drive
Grand Junction, CO 81503

Larry G. Hughes
276 Holly Lane
Grand Junction, CO 81503

City of Grand Junction
Community Development Dept.
250 North 5th Street
Grand Junction, CO 81501

GENERAL PROJECT REPORT

I would like to keep and shelter one Mule during the fall and winter months and intermittently during the summer. The location is the south end of Holly Lane on Tract C and Tract B of Artesia Heights. Tract C is .67 acres and Tract B is .99 acres for a total of 1.66 acres.

115 93

Original
Do NOT Remove
From Office

SUBMITTAL CHECKLIST

CONDITIONAL USE

Location: 216/270 Holly Lane

Project Name: Mule

ITEMS	DISTRIBUTION													
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	○ City Parks and Rec.	○ County Planning	○ Walker Field			TOTAL REQD.
115 93 Original Do NOT Remove From Office														13
● Application Fee <u>\$50</u>	VII-1	1												
● Submittal Checklist*	VII-3	1												
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1		1	1	1	1			
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1			
82x ● 11x17 Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1			
● Evidence of Title	VII-2	1			1									
● Appraisal of Raw Land	VII-1	1			1			1						
● Names and Addresses	VII-3	1												
● Legal Description	VII-2	1			1									
○ Deed	VII-1	1			1	1								
○ Easement	VII-2	1	1	1	1	1								
○ Avigation Easement	VII-1	1			1	1								
○ ROW	VII-3	1	1	1	1	1								
● General Project Report / Paragraph	X-7	1	1	1	1	1	8	1	1	1	1			
● Location Map	IX-21	1						1						
● Vicinity Sketch	IX-33	1	1	1	1	1	8	1	1	1	1			

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: 9/13/93
Conference Attendance: Larry Hughes, Kristen Ashbeck
Proposal: Mule
Location: 270/276 Holly lane
Tax Parcel Number: 2945-252-17 030/031
Review Fee: \$50
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

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?
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, 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

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.

Signatures of Larry A. Hughes as Petitioner(s) and Representative(s)

REVIEW COMMENTS

Page 1 of 1

FILE #115-93

TITLE HEADING: Conditional Use Permit for a Mule in
an RSF-8 Zone District

LOCATION: 270/276 Holly Lane

PETITIONER: Larry G. Hughes

PETITIONER'S ADDRESS/TELEPHONE: 276 Holly Lane
Grand Junction, CO 81503
245-8133

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., OCTOBER 25, 1993.

CITY ATTORNEY
John Shaver

10/5/93
244-1506

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

10/9/93
244-1591

No comment.

CITY UTILITY ENGINEER
Bill Cheney

10/13/93
244-1590

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

10/18/93
244-1437

Per Section 5-10-3.B.1 of the Zoning and Development Code, "All agricultural animals kept on a parcel shall be fenced so that they are no closer than 100 feet from a principal residential structure on an adjoining parcel." This would not include the adjacent home occupied by the applicant.

STAFF REVIEW

FILE: 115-93

DATE: October 27, 1993

STAFF: Kristen Ashbeck

REQUEST: Conditional Use - One Mule

LOCATION: 270 Holly Lane

APPLICANT: Larry Hughes

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE: Single Family Residential

EXISTING ZONING: Residential Single Family 8 units per acre (RSF-8)

SURROUNDING ZONING: RSF-8

STAFF ANALYSIS: Section 5-10-3 B. of the Zoning and Development allows the keeping of large agricultural animals at a density of one animal per one-half acre; however, the keeping of mules is not allowed unless the person has obtained a Conditional Use permit. Section 5-10-3 B. also requires that the animal be fenced with fencing no closer than 100 feet from a principal residential structure. The petitioner is requesting approval of a Conditional Use permit to keep one mule on approximately 1.66 acres located at 270 Holly Lane. Although this parcel is surrounded by single family residences, the proposed keeping of one mule on the site is not an incompatible use. The parcel is of sufficient size to meet the fencing requirements and the use should not be detrimental to the surrounding neighborhood.

STAFF RECOMMENDATION: Approval

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, I move that we approve item #115-93, a request for a Conditional Use permit for one mule to be located at 270 Holly Lane.

Against - 324 SWANSON DRIVE

*11/11 3-2 Urban Edgeland
Approved*



November 3, 1993

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Mr. Larry Hughes
276 Holly Lane
Grand Junction, CO 81503

Dear Mr. Hughes,

The Grand Junction Planning Commission, at the November 2, 1993 hearing, granted approval of a Conditional Use permit for the keeping of one (1) mule on the property located at 270 Holly Lane. This approval is subject to fencing being located such that it is no closer than 100 feet from a principal residential structure. This distance would not have to met next to your adjacent home at 276 Holly Lane.

Please call the Community Development Department if you have questions regarding this Conditional Use Permit.

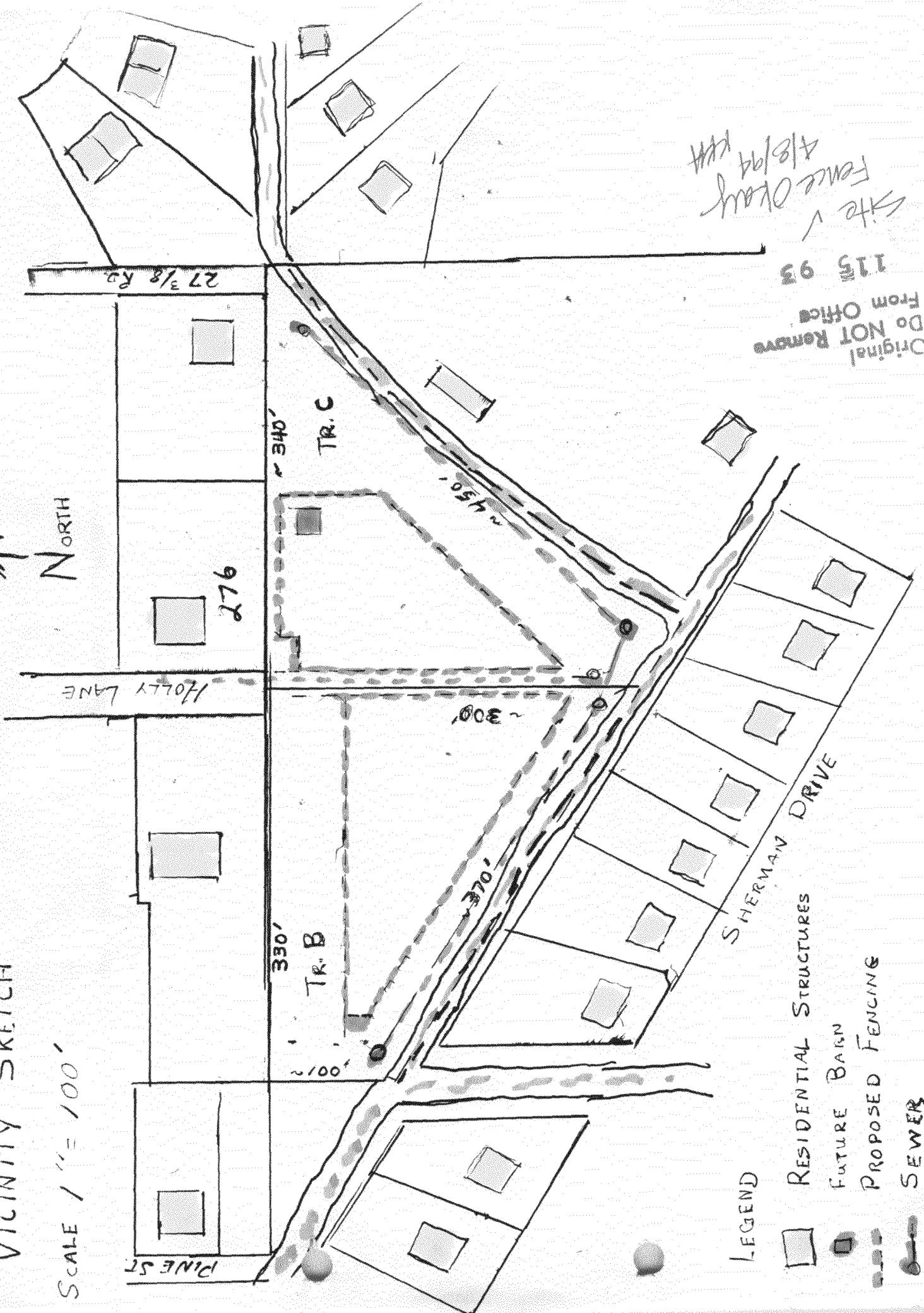
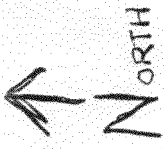
Sincerely,

Kristen Ashbeck
Planner

xc: file

VICINITY SKETCH

SCALE 1" = 100'



LEGEND

- RESIDENTIAL STRUCTURES
- FUTURE BAIN
- PROPOSED FENCING
- SEWER

Original
Do NOT Remove
From Office
115 93
Site ✓
Fence Okay
4/8/94
KWH