Table of Contents

Fi	le	<u>1993-0115</u> Name: <u>270 Holly Lane and 276 Holly Lane - CUP</u>													
Ļ	T 6														
P r	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS													
e	a	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development													
s	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will													
e	n	be found on the ISYS query system in their designated categories.													
n t	e d	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.													
	"	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.													
		the contents of each file.													
X	X	Table of Contents													
<u> </u>	1	*Review Sheet Summary													
X	X	*Application form													
<u> </u>		Review Sheets													
X															
X	X	Receipts for fees paid for anything													
X		Davinitus Circumst													
	A	*General project report Reduced copy of final plans or drawings													
X	·	Reduction of assessor's map.													
		Evidence of title, deeds, easements													
X	X														
	1	*Mailing list to adjacent property owners Public notice cards													
		Record of certified mail													
X	H	Legal description													
Λ		Appraisal of raw land													
		Reduction of any maps – final copy													
		*Final reports for drainage and soils (geotechnical reports) Other bound or non-bound reports													
		Traffic studies													
X	X	*Review Comments													
11	12	*Petitioner's response to comments													
X	X	*Staff Reports													
		*Starr Reports *Planning Commission staff report and exhibits													
		*City Council staff report and exhibits													
		*Summary sheet of final conditions													
		DOCUMENT DESCRIPTION:													
!		DOCOMENT DESCRIPTION													
X	X	Evidence of Title – Warranty Deed – Bk 1807 / Pg 543													
		Evidence of Title – Bk 1774 / Pg 540 – Quit Claim Deed													
X	X	Evidence of Title – Bk 1777 / Pg 168 – Quit Claim Deed													
		Planning Commission Minutes - ** - 11/2/93													
X		Legal Ad – 10/26/93 - **													
X		Notice of Public Hearing – for 11/2/93													
X		Display Ad – 11/1/93													
X	X	Correspondence													
X	X	Vicinity Sketch													



DEVELOPMENT PPLICATION

Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430 Receipt <u>467</u>
Date <u>10-4-93</u>
Rec'd By <u>m</u>

File No. 115 93

Original Do NOT Remove

We, the undersigned, being the owners of property situated in Mesa County,
State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
[] Rezone				From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
Conditional Use		1.66 ac	270/276 Holly	R5F-8	1 Mule
[] Zone of Annex					
[] Text Amendment					
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
PROPERTY OWN					
Name 276 Holly Lar		Name		Name	
Address Grand Junctio		Address		Address	
City/State/Zip	m, 0 0 02,005	City/State/Zip		City/State/Zip	
Business Phone No.		Business Phon	ne No.	Business Phone N	lo.
NOTE: Legal property ow	vner is owner of record	on date of subr	nittal.		
foregoing information is tr and the review comments	rue and complete to the s. We recognize that be dropped from the a	best of our knowe or our representations and an	wledge, and that we assur- sentative(s) must be pres	me the responsibility to meent at all hearings. In t	paration of this submittal, that the nonitor the status of the application he event that the petitioner is not uses before it can again be placed Date
Signature of Property	A All	Inghi.	hoots if Nessesan		

#115-93

Clarence A. Hughes	Florence G. Barret	Benjamin D. Mitchell
280 Holly Lane	281 27 3/8 Road	277 27 3/8 Road
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction, CO 81503
William J. Basham	Louis G. Hartbauer	Stephen D. Heath
275 Holly Lane	277 Holly Lane	332 Sherman Drive
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction, CO 81503
Wayland L. Ingram, Jr.	Thomas M. Wilkinson	Richard A. Harvey
334 Sherman Drive	193 27 road	276 Pine Street
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction, CO 81503
Arthur C. Colton	James A. Tillman	Lynn H. Thomson
275 W Parkview Drive	269 1/2 Parkview Dr.	652 20 1/2 Road
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction, CO 81503
James A. Tillman	Larry Dangler	Diana Mae Gath
273 W Parkview Dr.	271 W. Parkview Dr.	580 Ford St.
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction, CO 81504
Manuel Martinez	James K. Schmittel	Neal Hiett
334 Sherman Drive	314 Sherman Drive	1040 N 4th St., #2
Grand Junction, CO 81503	Grand Junction, CO 81503	San Jose, CA 95112
Robert W. Hyde	George D. Wolf	James E. Watson
278 Pine St.	277 1/2 W. Parkview Dr.	275 1/2 Parkview Dr., #A
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction, CO 81503
Mary A. Truitt	Marlin R. Street	Frank M. Tenorio
336 Sherman Drive	257 Sherman Dr.	330 Sherman Dr.
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction, CO 81503
Marvin A. Tillman	Manuel J. Salas	Carl David Murphy
3864 G Road	304 Sherman Dr.	244 Sherman Drive
Palisade, CO 81526	Grand Junction, CO 81503	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	

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

	CONDITIONAL USE																																
Location: 216/270 Holly Lane Project Name: Mule																																	
ITEMS		DISTRIBUTION																															
DESCRIPTION 115 93 Original Do NOT Remove From Office	SSID REFERENCE	 City Community Development 	 City Dev. Eng. 	 City Utility Eng. 	 City Property Agent 	 City Attorney 	City G.J.P.C. (8 sets)	O City Downtown Dev. Auth.	ပ္က	O County Planning	O Walker Field																						/3 TOTAL REQ'D.
● Application Fee #50 ■ Submittal Checklist**	VII-1 VII-3	1	H	\dashv	_		H	Н	H	-	-		-	4	Н	\Box	4	\dashv	+	+	+	+	+	+	╀	╀	+	╀	H	Н	4	\dashv	
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NOTES:

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

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.

Each submitted Item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE Date: any Highes, Kristen Ashbeck Conference Attendance: Proposal: Mile Location: Tax Parcel Number: Review Fee: (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.

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.

O Screening/Buffering

O Availability of Utilities

O Landscaping

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 grands.

Signature(s) Petitioner(s)

O Access/Parking

O Floodplain/Wetlands Mitigation

O Drainage

O Other Related Files:

Signature(s) of Representative(s)

X Land Use Compatibility

O Geologic Hazards/Soils

O Traffic Generation

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

10/5/93

John Shaver 244-1506

No comment.

CITY DEVELOPMENT ENGINEER

10/9/93

Gerald Williams

244-1591

No comment.

CITY UTILITY ENGINEER

10/13/93

Bill Cheney

244-1590

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT

10/18/93

Kristen Ashbeck

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 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.

tigainst - 324 Smiller Drives

19 1. 3-2 Eline Stagenet



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

