

SUBMITTAL CHECKLIST

SPECIAL USE

Location: 805 South Avenue

Project Name: Kenel/Grooming

ITEMS		DISTRIBUTION													TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent Police	● City Attorney	● City Downtown Dev. Auth.	● City Parks and Rec. FIRE	● County Planning Building	○ Walker Field												
● Application Fee \$270 ✓	VII-1	1																				
● Submittal Checklist* ✓	VII-3	1																				
● Review Agency Cover Sheet* ✓	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form* ✓	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map ✓	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title ✓	VII-2	1			X	1																
● Appraisal of Raw Land	VII-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 ✓	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map ✓	IX-21	1																				
● Vicinity Sketch / Site Plan	IX-33	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

8 TOTAL REQ'D.

8/2x11

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.



DEVELOPMENT APPLICATION
 Community Development Department
 50 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			805 South Ave	I-1	Kennel
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>Church, Roy E. & Esmeralda</u> Name	<u>Roy E. Church</u> Name	
<u>805 South Ave.</u> Address	<u>805 South Ave.</u> Address	
<u>Grand Jct. CO. 81501</u> City/State/Zip Home - (303) 242-0801	<u>Grand Jct., CO. 81501</u> City/State/Zip Home - (303) 242-0801	
<u>(303) 242-2532</u> Business Phone No.	<u>(303) 242-2532</u> Business Phone No.	

NOTE: Legal property owner is owner of record on date of submittal.

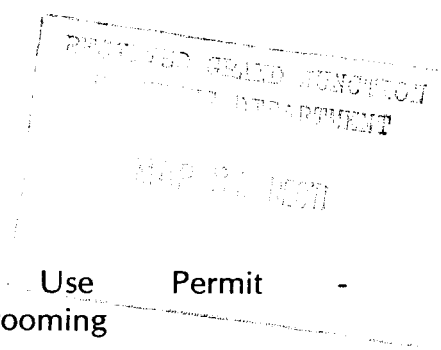
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X Esmeralda Church 3-8-95
 Signature of Person Completing Application Date

Roy E. Church

X Esmeralda Church
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

REVIEW COMMENTS



Page 1 of 2

FILE #SUP-95-47

TITLE HEADING: Special Use Permit -
Kennel/Grooming

LOCATION: 805 South Avenue

PETITIONER: Alda Church

PETITIONER'S ADDRESS/TELEPHONE: 805 South Avenue
Grand Junction, CO 81501
242-0801

PETITIONER'S REPRESENTATIVE: Roy E. Church

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY UTILITY ENGINEER 3/10/95
Bill Cheney 244-1590

Since this is a new business, a "Plant Investment Fee" of \$750 for sewer will be required. A separate connection will not be required due to the configuration of the buildings.

GRAND JUNCTION FIRE DEPARTMENT 3/15/95
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

MESA COUNTY BUILDING DEPARTMENT 3/14/95
Bob Lee 244-1656

No objections - this is not a change in use per the Building Code.

GRAND JUNCTION POLICE DEPARTMENT 3/15/95
Dave Stassen 244-3587

This use causes no concerns for the Police Department.

DOWNTOWN DEVELOPMENT AUTHORITY 3/21/95
Barbara Creasman

Okay.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

3/22/95
244-1437

1. Parking requirement for grooming shop is 1 space per 300 square feet of gross floor area. Thus, based on building dimension of 32' x 46' (less garage/storage area), 4 parking spaces are required. Additionally, the single family residence is required to have 2 parking spaces on site (may not include parking on street). Based on a total of 6 spaces, show where 3 more parking spaces can be accommodated on site (one may be in garage).
2. The Special Use Permit criteria states that "the proposed use must be compatible with adjacent uses". What are the adjacent uses on all four sides, including across the two streets?
3. What is proposed height of sign?
4. Upon site check on 3/17/95 there was a large recreational vehicle blocking access. This must be relocated elsewhere on the site so as not to impede traffic/parking on site or it should be removed completely from the site.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/22/95
244-1591

1. No Transportation Capacity Payment
2. No Drainage Fee

City Utility Engineer

Bill Cheney

The dilemma of the "Plant Investment Fee for sewer of \$750.⁰⁰" is currently being addressed. Please see the attached photocopy of letter dated 3-27-95.



Northridge Realty, Inc.
244 North 7th Street
Grand Junction, Colorado 81501
(303) 242-2121 / (800) 274-0581

March 27, 1995

Cathy Nordine
Bray & Co. Better Homes & Gardens
1015 N. 7th St.
Grand Junction, CO 81501

Dear Cathy:

The buyers of the property located at 805 South Ave. are unable to obtain a special use permit because the building department has advised them that the Plant Investment Fee of \$750.00 was not paid at the time the shop was built.

This problem is addressed in paragraph 4 sub paragraph L of the property disclosure statement.

Please advise the sellers to take care of this problem at once and advise us of the same.

Sincerely,

A handwritten signature in cursive script that reads "Bill Pitts".

Bill Pitts

C: Alda & Roy Church

SELLER'S PROPERTY DISCLOSURE

Date: _____

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. Broker may deliver a copy of this Disclosure to prospective purchasers.

PROPERTY ADDRESS 8055 S. Grand Ave. Co. 81501

1. THE FOLLOWING ARE IN THE CONDITIONS INDICATED.

	NON-EXISTING/NOT INCLUDED	WORKING	NOT WORKING	DO NOT KNOW
a. APPLIANCES				
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher	✓			
Disposal	✓			
Freezer				✓
Gas Grill	✓			
Hood	✓			
Microwave Oven	✓			
Oven		✓		
Range		✓		
Refrigerator		✓		
Room Air Conditioner	✓			
T.V. Antenna/Dish	✓			
Trash Compactor	✓			
b. ELECTRICAL SYSTEM				
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan	✓			
Garage Door Opener/Control(s)	✓			
Inside Telephone Wiring and Blocks/Jacks		✓		
Intercom	✓			
Light Fixtures	✓			
Sauna	✓			
Smoke/Fire Alarm	✓			
Switches & Outlets		✓		
Telephone Instruments		✓		
Vent Fan	✓			
220 Volt Service		✓		
c. HEATING AND COOLING SYSTEM				
Attic Fan	✓			
Central Air Conditioning	✓			
Evaporative Cooler		✓		
Fireplace	✓			
Fireplace Insert	✓			
Furnace/Heat-Electric	✓			
Furnace/Heat-Gas		✓		
Humidifier	✓			
Propane Tank	✓			
Solar House Heating	✓			
Woodburning Stove	✓			
d. WATER SYSTEMS				
Cistern	✓			
Hot Tub	✓			
Plumbing		✓		
Pool	✓			
Septic/Leaching Field	✓			
Sump Pump	✓			
Underground Sprinkler	✓			
Water Heater/Electric	✓			
Water Heater/Gas		✓		
Water Heater/Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well	✓			

2. ROOF:

Age (if known): _____ Years	YES	NO	DO NOT KNOW
a. Does the roof leak?			✓
b. Is there present damage to the roof?			✓
c. Is the roof under warranty?			✓
d. Is warranty transferable?			
e. Expiration date of warranty:			

3. HAZARDOUS CONDITIONS:

Are there any existing hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, urea-formaldehyde foam insulation or asbestos insulation? Explain under additional comments.			✓
--	--	--	---

4. OTHER DISCLOSURES:

a. Are the improvements connected to public water system?	✓		
b. Are the improvements connected to public sewer system?	✓		
c. Are the improvements connected to private/community water system?		✓	
d. Are the improvements connected to private/community sewer system?		✓	
e. Do improvements have aluminum wiring?			✓
f. Are any trees or shrubs diseased or dead?			✓
g. Are there any encroachments?		✓	
h. Are there any violations of zoning, building code, or restrictive covenants?		✓	
i. Is the present use a non-conforming use?	✓		
j. Have you received any notices by any governmental or quasi-governmental agency affecting the property?		✓	
k. Are there any structural problems with the improvements?		✓	
l. Have any substantial additions or alterations been made without a required building permit?		✓	
m. Are there moisture and/or water problems in basement or crawl space?		✓	
n. Is there any damage due to wind, fire, flood, termites or rodents?		✓	
o. When was fireplace/wood stove, chimney/flue last cleaned? Date:			

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary)

* House is currently a non conforming use.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. Any important changes will be disclosed by Seller to Purchaser prior to closing. Seller hereby receipts for a copy of this Disclosure.

Purchaser hereby receipts for a copy of this Disclosure.

Michael A. Novak
 Seller Date 01-26-95

 Purchaser Date _____

Seller Date _____

 Purchaser Date _____

Seller and Purchaser understand that _____ (Broker's Firm Name) in no way warrants or guarantees the above information on the property. Property inspection reports and/or home protection plans may be purchased.

Community Development Department

- Kristen Ashbeck -

1. Please note changes on site plan concerning business parking. All changes are still on asphalt. Also note the residential parking area added. All areas are level and unobstructed. (WE WILL MOVE RV)

2. Adjacent uses - East: residence with an automotive repair shop
North: CED - Consolidated Electrical Distributors
an electrical wholesale outlet
West: residence
South: residence with chickens

Our intended use is a residence with a grooming shop.

3. The sign will be approximately $4\frac{1}{2}$ feet high

4. As of 3-24-95, our RV has not yet sold. We have lowered the price several thousand dollars and if it has not sold by the issuance date of the special use permit, we will store it off site as recommended.

REPORT CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT

CHECKLIST

	OK	N
Typed text		
Size: 8½ x 11" format		
Bound: If more than 1 page, use a staple.		
Name of report on a title page or on the first page of text		

OUTLINE

- (A) Project Description - **Pet Grooming + Kennel**
 - (1) Location - 805 South Ave., Grand Jct., CO. 81501
 - 2. Acreage
 - (3) Proposed use - To provide a public service of Pet Grooming / Kennel + retail sales
- B. Public Benefit
- C. Project Compliance, Compatibility, and Impact
 - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations; discuss the circumstances that justify the request, as required by the Zoning and Development Code)
 - (2) Land use in the surrounding area - Zoned Industrial
 - (3) Site access and traffic patterns - Corner Lot - Business Access from 8th St.
 - 4. Availability of utilities, including proximity of fire hydrants
 - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
 - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
 - 7. Site soils and geology (such as per SCS soils mapping)
 - 8. Impact of project on site geology and geological hazards, if any
 - (9) Hours of operation - Mon - Fri = 7:00 AM to 6:00 P.M.
Sat - Sun = 9:00 AM to 3:00 P.M.
 - (10) Signage plans - 2' x 8' - Hugo Ernst through "The Sign Gallery"
- D. Development Schedule and Phasing

Employees - 2

Esmeralda Church - owner/oper.
Roy E. Church - Pres./C.E.O.

* Anticipate Hiring more employees within 1 year

COMMENTS

1. This report should only provide general information, and should not be more than 2 pages long.

SOUTH AVE

