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SUP-1995-047

Date 7/12/99 A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. d Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. *Summary Sheet - Table of Contents X Application form Receipts for fees paid for anything *Submittal checklist – Change of Use Review X X *General project report Reduced copy of final plans or drawings Reduction of assessor's map Evidence of title, deeds *Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description Appraisal of raw land Reduction of any maps - final copy *Final reports for drainage and soils (geotechnical reports) Other bound or nonbound reports Traffic studies Individual review comments from agencies X X *Consolidated review comments list *Petitioner's response to comments *Staff Reports - Board of Appeals *Planning Commission staff report and exhibits *City Council staff report and exhibits *Summary sheet of final conditions *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) **DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:** Planning Clearance - 2945-144-45-001 - ** Letter to Roy and Esmeralda Church - 3/29/95 Letter from Stephen Kessberger to Comm. Dev.-3/17/95 Endorsement from the Amer. Title Company SITE PLAN- FINAL

SPECIAL 805 South Avenue Groomna Kennel Location: Project Name: DISTRIBUTION **ITEMS DESCRIPTION** Police TOTAL REQ'D. \vec{Z} City Attorney
City Downtown Dev. A Sup-95-47 Yecpt # 2102 SSID REFERENCE County Planning --Walker Field City Community (हो है \mathcal{O} \$270 VII-1 Application Fee VII-3 Submittal Checklist* VII-3 1 1 1 1 1 1 1 1 1 Review Agency Cover Sheet* Application Form* VII-1 ● 11"x17" Reduction of Assessor's VII-1 XI VII-2 Evidence of Title Appraisal of Raw Land -VII-1 VII-3 1 Names and Addresses 111 O Legal Description VII-2 1 1 O Deed VII-1 1 VII-2 1 1 1 O Easement 11 O Avigation Easement VII-1 1 1 1 1 1 VII-3 O ROW General Project Report X-7 1 1 1 1 1 1 1 1 1 1 1 Location Map 1X-21 Vicinity Sketch /Site Plan IX-33

NOTES:

MAY 1993

8/2XII

IV-10

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.



DEVELOPMEN APPLICATION

ommunity Development Department
50 North 5th Street Grand Junction, CO 81501
303) 244-1430

Heceipt	
Date	
Rec'd By	
Ella Na	

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

[] Subdivision [] Minor Plat/Plan [] Mejor [] Resub [] Resub [] Resub [] Resub [] Prom: To: [] Planned [] ODP Development [] Final [] Frelin [] Final [] Conditional Use [] Zone of Annex [] Text Amendment [] Final [] Zone of Annex [] Text Amendment [] Final [] Vacation [] Right-of-Way [] Easement [] Representative [] Address [] Ad	PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
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PROPERTY OWNER DEVELOPER ROY E. T. F. Smeralda Name Name	Special Use			805 South Ave	I-I	Kennel
Church, Roy E. F. Fsmeralda Roy E. Church Name Name Name SDS South Ave. Address Address Address City/State/Zip Home - (303) 242-080 (City/State/Zip City/State/Zip Home - (303) 242-080 (303) 242-080 (303) 242-2532 Business Phone No. Business Phone No. 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, foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the appear and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitione represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be on the agenda. X. Address Rough A. Church Name Name Name Church Address Address Address Address City/State/Zip Home - (303) 242-080 (303) 242-2532 (303) 242-2532 (303) 242-2532 (303) 242-2532 (303) 242-2532 (303) 242-2532 (303) 242-3	[] Vacation					
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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

Back Any distrib heachfold

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

<u>244-1656</u>

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.

FILE #SUP-95-47 / REVIEW COMMENTS / page 2 of 2

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 dilema of the Plant Investment To for sewer of \$750.00 is currently being addressed! Clease see the Sattached photocopy of letter dated 3-27-95.



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 ${\tt L}$ of the property disclosure statement.

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

Sincerely,

Bill Pitts

C: Alda & Roy Church

SELLER'S PROPERTY DISCLOSURE

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Community Development Department - Zristen 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 RY)
- 2. Adjacent uses East: residence with an automotive repair shop
 North: CEP Consolidated Electrical Distribute
 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 2 feet high
- 4. As of 3-24-95, our RY 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 offsite as recommended.

GENERAL	PROJECT	REPORT

		
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OUTLINE

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 Graming | Kennel
Public Benefit t retail sales

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 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 — Sold Frit = 7:00 Am to 6:00 Pm.

10. Signage plans 31 X8 Hugo Ernst through "The Sign Gallery"

Development Schedule and Phasing

#Employees - 2

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

* Anticipate Hiring more employees within I year

COMMENTS

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

