

# Table of Contents

File SPR-1996-152

Name: Dog Kennel – 2708 Highway 50 - Conditional Use Permit

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>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.</p>
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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
		Review Sheets
		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Correspondence		
X		Application for State Highway Access Permit –12/27/96		
X		First American Title Co. – Commitment to Insure		
X		Planning Commission – Notice of Public Hearing – sent 7/26/96		
X	X	Signed Petition - those supporting of project		
X	X	Planning Commission Minutes – 8/6/96 - **		
X	X	Drainage Analysis – 12/31/96		
X		Posting of Public Notice Signs – signed 8/12/96		
X	X	Planning Clearance – issued 1/2/96 - **		
X	X	Drainage Plan – 1/2/97		
X	X	Certificate of Occupancy – 4/8/97		
X	X	Grayscale Map		
X	X	Site Plan		
X	X	Proposed Kennel		



# DEVELOPMENT APPLICATION

Community Development Department  
250 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 checked="" type="checkbox"/> Conditional Use		13916.57 sq ft	2708 HWY 50	H O	BOARDING KENNEL GROOMING HOUSE
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

James E. & Bonnie Karp

Charles Thibodeau

James E. & Bonnie Karp

Name

Name

Name

101 CANARY COURT

325 PINE STREET

101 CANARY COURT

Address

Address

Address

Grand Junction, CO 81503

Grand Junction, CO 81503

Grand Junction, CO 81503

City/State/Zip

City/State/Zip

City/State/Zip

243-7374

241-7663

243-7374

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, 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 required 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 Charles Thibodeau

6-30-96

Signature of Person Completing Application

Date

X Don & Amy James E. Karp

6-29-96

Signature of Property Owner(s) - attach additional sheets if necessary

Date

# SUBMITTAL CHECKLIST

## CONDITIONAL USE PERMIT / SITE PLAN REVIEW

Location: 2708 Hwy 50

Project Name: DOG KENNEL

ITEMS	DISTRIBUTION														
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> Walker-Field CPOT	<input checked="" type="checkbox"/> Sewer Building Dept	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Fire/Armed & Dangerous	TOTAL REQ'D.
We 1st working day of month for hearing 1st Tuesday of following month Date Received <u>7-1-96</u> Receipt # <u>4245</u> File # <u>CUP-96-152</u>															
<input checked="" type="checkbox"/> Application Fee \$350 ✓	VII-1	1													
<input checked="" type="checkbox"/> Submittal Checklist *	VII-3	1													
<input checked="" type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Reduction of Assessor's Map ✓	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Evidence of Title ✓	VII-2	1			1										
<input type="checkbox"/> Appraisal of Raw Land	VII-1	1			1			1							
<input checked="" type="checkbox"/> Names and Addresses* ✓	VII-2	1													
<input checked="" type="checkbox"/> Legal Description* ✓	VII-2	1			1										
<input type="checkbox"/> Deed	VII-1	1			1	1									
<input type="checkbox"/> Easement	VII-2	1	1	1	1	1									
<input type="checkbox"/> Avigation Easement	VII-1	1			1	1					1				
<input type="checkbox"/> ROW	VII-3	1	1	1	1	1									
<input checked="" type="checkbox"/> General Project Report ✓	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Location Map - Full size Assessor	IX-21	1													
<input checked="" type="checkbox"/> <del>Vicinity Sketch</del> Site Plan ✓	IX-33	1	1	1	1	1	8	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> CPOT Access Permit ✓		1	1												

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

PRE-APPLICATION CONFERENCE

Date: 6/20/96
Conference Attendance: Charlie Thibodeau
Proposal:
Location: 2708 Hwy 50

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 (TCP required) per engineering Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee 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.

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

Richard Woods  
124 Sherman Drive  
Grand Junction, CO 81503  
2945-252-10-004

Rudolph Fontanari  
3316 E 3/4 Road  
Grand Junction, CO 81520  
2945-252-10-006

Diane West  
144 Sherman Drive  
Grand Junction, CO 81503  
2945-252-10-007

Schoonover Family Revocable Living Trust  
278 Gary Drive  
Grand Junction, CO 81503  
2945-252-11-008

Robert Barry  
385 Rodell Drive  
Grand Junction, CO 81503  
2945-252-11-010

Robert Fritz  
2900 Victoria Drive  
Grand Junction, CO 81503  
2945-252-11-012

Mary Basham  
150 Sherman Drive  
Grand Junction, CO 81503  
2945-252-10-008

GLB Enterprises  
2702 Highway 50  
Grand Junction, CO 81503  
2945-252-11-002

Wayne Smith  
1103 Rood Avenue  
Grand Junction, CO 81501  
2945-252-11-005

F. Wilkerson  
c/o Stan Willhoite  
68 Cliffwood Dr. M P R  
Belton, TX 76513  
2945-252-00-038

Monument Oil Company  
703 23 1/2 Road  
Grand Junction, CO 81505  
2945-252-12-010

Nathaniel Partners  
3045 Teller Avenue  
Grand Junction, CO 81504  
2945-252-00-041

Virgil Robertson  
511 29 1/4 Road  
Grand Junction, CO 81504  
2945-252-12-011

Margaret Mitchell  
130 Dorothy Drive  
Grand Junction, CO 81503  
2945-252-12-012

Susan Henderson  
124 Dorothy Drive  
Grand Junction, CO 81503  
2945-252-12-013

Cynthia Hutton  
118 Dorothy Drive  
Grand Junction, CO 81503  
2945-252-12-014

Salvador Flores  
110 Dorothy Drive  
Grand Junction, CO 81503  
2945-252-12-015

E C Jones  
2995 Highway 50  
Grand Junction, CO 81503  
2945-252-00-039

Dotty Corp. of Colorado  
% Avtax Inc.  
P.O. Box 2798  
Littleton, CO 80161  
2945-252-00-117

# **Your Best Friends**

## **Boarding Kennel & Grooming House**

The purpose of going into business is to benefit not only the owner but also the community. **Your Best Friends Boarding & Grooming** is a needed asset in the fast growing area of Grand Junction...Orchard Mesa. With no animal kennel and only in-house grooming on Orchard Mesa, this facility can only benefit this booming area. As the corridor to Grand Junction from Delta, Montrose and Telluride, Orchard Mesa is developing into an important role for the entire Grand Valley. Small businesses such as **Your Best Friends** will greatly enhance convenience and versatility for this thriving community.

**Your Best Friends Boarding & Grooming** will be a facility to include care for pets in the absence of the owner and a full service grooming house. The design for the kennel includes 30 - 6' x 3' large indoor dog runs. Ten of these runs will have direct access to the exercise yard from the indoor run by use of guillotine doors. The 2 - 8' X 3' indoor, covered runs will house large dogs, multiple pets or be utilized as an isolation area. The kennel design encompasses noise reduction by utilizing visual separation between dogs. Each kennel will be separated with six inch block walls approximately four feet high with chain link fence continuing to the ceiling. The Small Animal Room and The Cattery will each hold 20 small to large cages and are located in separate rooms inside the kennel. The Grooming House will feature two grooming tables, 10 holdings cages, and a separate outdoor area for the pets being groomed to utilize. The two outdoor exercise yards will allow for pets to be rotated more often and to segregate large and small dogs. Pet supplies such as leashes and collars, bowls, carrying cases and also pet food will be sold retail out of the main office.

Mesa County Animal Control estimates there is approximately a 1 - 4.7 ratio of dogs to people and a 1 - 12.3 ratio of cats to people residing in this county (the study was conducted by local veterinarians). Using a population figure of 103,000 there are an estimated 21,915 dogs in Mesa County and 8,373 cats. There are over 12,000 dog licenses sold from Animal Control a year. Currently, there are seven Boarding Kennels in The Valley. Out of 15 Veterinarian Clinics, only three of the facilities board both dogs (large & small) and cats, one boards small dogs, another only cats. Two of the clinics offer boarding to their clients only. If an average of 25 runs per Kennel is used, there is currently only housing for 175 pets in the Grand Junction area. Although pet-sitters, neighbors and relatives take care of many pets, this clearly demonstrates a need for a facility such as **Your Best Friends** to substantiate the pet population of Mesa County. Orchard Mesa in particular has no such facility. With a population over 13,000 (estimated by Keith Pfiffer of Mesa County Planning Department), there are over 2,660 dogs on Orchard Mesa and 1,016 cats. **Your Best Friends** will certainly benefit this growing community by offering convenience for the residents of Orchard Mesa.

The property in consideration is located at 2708 Highway 50, zoned H O. It currently is for sale by owner. The property includes a 914 square foot two bedroom, one bath house, a 12.5' x 22.3' garage with concrete slab and a 20.2' x 30.2' larger garage also on a concrete

slab. The house will be utilized as the main office to include retail pet supplies, greeting customers, office and storage. It is in sound condition and can easily be transformed for this usage. The 10' x 15' garage will be taken down and a 60' x 28' Kennel will be erected in its place. The Kennel will be constructed with materials such as concrete block and heavy insulation to minimize noise. A speaker system will be installed in the Kennel and soothing music will help relax the boarded pets and reduce background noise. The larger garage on the back of the property will be converted to the Grooming House. The majority of the cost of this project will include the renovation of the Grooming House, the construction of the Kennel and supplies for both.

There is easy access from Highway 50 northbound and a turn lane approximately 180' to the south of the property for the southbound traffic. Adjacent business owners include Orchard Mesa Liquors, located to the northwest at 2706 Highway 50, Plateau Service Station # 491 at 2712 Highway 50 to the southeast, Orchard Mesa Mini-Storage and a vacant lot border the northeast section of the property. Across Highway 50 is the United States Army Reserve Center, one residential property, and two commercial properties including a barber shop, beauty salon and several other small businesses. There are eight residential properties along Sherman Drive which are located on the north side of the street and six more along Dorthy Drive located on the east side of the street. **Your Best Friends Boarding Kennel** will be a valuable asset to this particular location by enhancing the small business district located on the Highway 50 corridor in Orchard Mesa.

The dimensions of the lot are 90' (S) x 129.06' (W) x 101.23' (N) x 171.41' (E). This calculates out to be 13916.57 sq. ft., roughly 0.32 acres. Approximately 60% of the property is already fenced with 8' chain link fence and a concrete block wall. The driveway is currently 40' wide; however once the Kennel is erected, the driveway will measure 22.7' feet. The American Boarding Kennel Association recommends one parking space be provided for the owner, one space for each groomer, one customer space for each groomer and a customer space for each ten animal enclosures. Two parking spaces will exist in the front of the property for entrance to the office and three parking spaces in back will access the Grooming House and the back of the Kennel. One Handicap parking space in the back will allow for easy entry to both the Grooming House and the Kennel. Traffic flow will be moderately low. Mornings and afternoons will be the busiest times of the day with pet drop-off and pick-up. There will be an estimated 6 - 10 customers being serviced each day. Operating hours will be from 8:00 a.m. to 5:00 p.m. weekdays and 8:00 a.m. to 12:00 p.m. on Saturdays. There will be one full time groomer employed.

A three foot by six foot wood sign will be located along the fence in the front of the property. Drought resistant, highway tolerant shrubs and plants will be planted along Highway 50 in front of the fence. Flowers, shrubs and potted plants around the outside of the Kennel and the Grooming House will give it a homey feeling. There are existing trees to provide ample shade and the grass exercise area will encompass the whole home-like atmosphere of the boarding facility. With the little house fronting Highway 50, it will be an inviting attraction for pet owners.

As with any business, location is one of the keys to success and this is a perfect site for this business. A working relationship with Orchard Mesa Veterinarian Clinic, less than one mile from this business, will ensure sick or injured animals care. **Your Best Friends Boarding Kennel and Grooming House** will benefit many pet owners on Orchard Mesa and throughout The Grand Valley. With a limited number of pet care facilities and a large population of pets, more boarding kennels are needed. As Grand Junction continues to grow, it is time to expand in Orchard Mesa with a professional pet care facility.



We, the undersigned, do not feel that a dog kennel and grooming business at 2708 Highway 50 is conducive to good business planning for this area of Orchard Mesa. We sign this in opposition to the issuance of a conditional use permit

Name	Business or individual
<i>Ed C. Jones</i>	Property owner. 2701 & 2703 Highway 50
<i>L. D. Poy</i>	Unit A, 2701 Hwy 50. Branding Iron Lounge
<i>Janet Jones</i>	Unit B (front) 2701 Hwy 50. Landmark Real Estate Brokerage
<i>Deanna</i>	Unit B (north) 2701 Hwy 50. Sandi's Mustang Nails
<i>Al Whitner</i>	Unit B (west) 2701 Hwy 50. Whitener's Home Repairs
<i>Bunny S. Phillips</i>	Unit B (south) 2701 Hwy 50, Orphan Annie's
<i>Cindy Ficker</i>	Unit C 2701 Hwy 50, Sunsational Tans
<i>Barbara Kellon</i>	2703 Hwy 50. Clip 'n' Snip
<i>Norma Jones</i>	2703 Hwy 50. Norma Jones Bookkeeping

# REVIEW COMMENTS

Page 1 of 2

FILE #CUP-96-152

TITLE HEADING: Your Best Friends Boarding & Grooming

LOCATION: 2708 Highway 50

PETITIONER: Charlie Thibodeau

PETITIONER'S ADDRESS/TELEPHONE: 325 Pine Street  
Grand Junction, CO 81503  
241-7663

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., JULY 26, 1996.**

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**CITY COMMUNITY DEVELOPMENT**

7/16/96

**Kristen Ashbeck**

244-1437

1. Parking requirement is based on 1 space per 300 sf of grooming house (2 spaces) + 1 space per 200 sf of sales area + 1 space per 300 sf of office space in the existing building. Please provide square footages for retail sales and office areas.
2. All required parking spaces and driveway to them must be paved.
3. Provide a drawing of proposed sign showing size and lettering (if known).
4. Landscape requirement is approximately 1,015 sf which is met with existing yard area on site.

**CITY DEVELOPMENT ENGINEER**

7/16/96

**Jody Kliska**

244-1591

1. Transportation Capacity Payment is \$300.00
2. The Zoning & Development Code requires all required parking spaces and the circulation area to be paved. This includes the driveway approach to the highway.

**CITY UTILITY ENGINEER**

7/16/96

**Trent Prall**

244-1590

Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.

**MESA COUNTY BUILDING DEPARTMENT**

7/3/96

**Bob Lee**

244-1656

The existing buildings must be made to comply to the Uniform Building Code for the intended uses. Handicapped access is required. Fire-walls will need to be added where exterior building walls are less than 20' to property lines. A separate building permit is required for each building. Need to allow 10-15 days for the permit application process.

**TO DATE, NO COMMENTS RECEIVED FROM:**

City Attorney

Colorado Department of Transportation

**COLORADO DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ACCESS PERMIT**

SH No/MP/Side: 50A/033.910/LEFT  
 Local Jurisdiction: Grand Junction  
 Dist/Section/Patrol: 03/32/02  
 DOT Permit No.: 396151  
 Permit Fee: 100.00  
 Date of Transmittal: 07/24/96

**THE PERMITTEE:**

**APPLICANT:**

James & Bonnie Karp  
 101 Canary Curt  
 Grand Junction, CO 81503

Chaele Thibodeau  
 325 Pine Street  
 Grand Junction, CO 81503

James & Bonnie Karp - (970)

Chaele Thibodeau - (970) 241-7663

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

**LOCATION:**

On the north side of State Highway 50, a distance of 4785 feet east from Mile Post 33; 2708 Hwy 50.

**ACCESS TO PROVIDE SERVICE TO:**

	<b>PERCENT</b>
Specialty Retail Center (2280 Sq Ft) .....	100.00 %

**OTHER TERMS AND CONDITIONS:**

SEE ATTACHED SHEET(S) FOR TERMS AND CONDITIONS

*CUP 1996-152*

**MUNICIPALITY OR COUNTY APPROVAL**

Required only when the appropriate local authority retains issuing authority.

By (X) \_\_\_\_\_ Date \_\_\_\_\_ Title \_\_\_\_\_

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. **The permittee shall notify** John Smith

**with the Colorado Department of Transportation in** Grand Junction **at** 970-248-7360, **at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) *Bonnie Karp* Date 10-27-96

This permit is not valid until signed by a duly authorized representative of the Department.

DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) *[Signature]* Date 12/27/96 Title Access Coordinator  
 (Date of issue)

**COPY DISTRIBUTION:**

- |                        |                               |
|------------------------|-------------------------------|
| Required;              | Make copies as necessary for; |
| 1. District (Original) | Local Authority               |
| 2. Applicant           | Inspector                     |
| 3. Staff ROW           | MTCE Patrol Traffic Engineer  |

Previous Editions are Obsolete and will not be used  
 CDOT Form #101  
 7/91

The following paragraphs are pertinent highlights of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

#### **I Appeals**

1. Should the permittee or applicant choose to object to any of the terms or conditions of the permit placed therein by the Department, an appeal must be filed with the Colorado Transportation Commission within 60 days of transmittal of the permit for permittee signature. The request for the hearing shall be filed in writing and submitted to the Colorado Transportation Commission, 4201 East Arkansas Avenue, Denver, Colorado 80222. The request shall include reasons for the appeal and may include recommendations by the permittee or applicant that would be acceptable to him.
2. The Department may consider any objections and requested revisions at the request of the applicant or permittee. If agreement is reached, the Department, with the approval of the local issuing authority (if applicable), may revise the permit accordingly, or issue a new permit, or require the applicant to submit a new application for reconsideration. Changes in the original application, proposed design or access use will normally require submittal of a new application.
3. Regardless of any communications, meetings, or negotiations with the Department regarding revisions and objections to the permit, if the permittee or applicant wishes to appeal the Department's decision to the Commission, the appeal must be brought to the Commission within 60 days of transmittal of the permit.
4. Any appeal by the applicant or permittee of action by the local issuing authority when it is the appropriate local authority (under subsection 2.4), shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
5. If the final action is not further appealed, the Department or local authority may record the decision with the County Clerk and Recorder.

#### **II Construction standards and requirements**

1. The access must be under construction within one year of the permit date. However, under certain conditions a one year time extension may be granted if requested in writing prior to permit expiration.
2. The applicant shall notify the office specified on the permit at least 48 hours prior to construction. A copy of the permit shall be available for review at the construction site. Inspections will be made during construction.
3. The access construction within highway right-of-way must be completed within 45 days.
4. It is the responsibility of the permittee to complete the construction of the access according to the terms and conditions of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included on the permit. The Department or issuing authority may order a halt to any unauthorized use of the access. Reconstruction or improvements to the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee is responsible for all repairs.
5. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.
6. A copy of the permit shall be available for review at the construction site. If necessary, minor changes and additions shall be ordered by the Department or local authority field inspector to meet unanticipated site conditions.
7. The access shall be constructed and maintained in a manner that shall not cause water to enter onto the roadway, and shall not interfere with the drainage system in the right-of-way.
8. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the work shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately.
9. Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways. This may include the use of signs, flashers, barricades and flaggers. This is also required by section 42-4-501, C.R.S. as amended. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

#### **III Changes in use and violations**

1. If there are changes in the use of the access, the access permit-issuing authority must be notified of the change. A change in property use which makes the existing access design or use in non-conformance with the Access Code or the terms and conditions of the permit, may require the reconstruction or relocation of the access. Examples of changes in access use are; an increase in vehicular volume by 20 percent, or an increase by 20 percent of a directional characteristic such as a left turn. The issuing authority will review the original permit; it may decide it is adequate or request that you apply for a new permit.
2. All terms and conditions of the permit are binding upon all assigns, successors-in-interest and heirs.
3. When a permitted driveway is constructed or used in violation of the Access Code, the local government or Department may obtain a court order to halt the violation. Such access permits may be revoked by the issuing authority.

#### **IV Further Information**

1. When the permit holder wishes to make improvements to an existing legal access, he shall make his request by filing a completed permit application form with the issuing authority. The issuing authority may take action only on the request for improvement. Denial does not revoke the existing access.
2. The permittee, his heirs, successors-in-interest, and assigns, of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. The Department shall maintain in unincorporated areas the highway drainage system, including those culverts under the access which are part of that system within the right-of-way.
3. The issue date of the permit is the date the Department representative signs the permit which is after the permittee has returned the permit signed and paid any required fees.
4. The Department may, when necessary for the improved safety and operation of the roadway, rebuild, modify, remove, or redesign the highway including any auxiliary lane.
5. Any driveway, whether constructed before, on, or after June 30, 1979, may be required by the Department, with written concurrence of the appropriate local authority, to be reconstructed or relocated to conform to the Access Code, either at the property owner's expense if the reconstruction or relocation is necessitated by a change in the use of the property which results in a change in the type of driveway operation; or at the expense of the Department if the reconstruction or relocation is necessitated by changes in road or traffic conditions. The necessity for the relocation or reconstruction shall be determined by reference to the standards set forth in the Access Code.

DATE: July 24, 1996  
ACCESS PERMIT NUMBER 396151 - SHEET 2  
ISSUED TO: James & Bonnie Karp

TERMS AND CONDITIONS

1. Access is permitted as constructed.
2. This permitted access is only for the use and purpose stated in the Application and Permit.

**Response  
to  
Review Comments  
July 26, 1996**

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Petitioner: Charle' Thibodeau	Title Heading: <b>Your Best Friends</b>
Address: 325 Pine Street	<b>Boarding Kennel &amp; Grooming House</b>
Grand Junction, CO 81503	Location: 2708 Highway 50
Telephone: (970) 241-7663	Grand Junction, CO 81503
Staff Representative: Kristen Ashbeck	File #CUP-96-152

---

The house fronting Highway 50 will incorporate both office space and retail sales. The square footage of the office space is approximately 170 feet while retail sales will encompass just under 180 square foot.

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In Response to City Community Development  
Kristen Ashbeck  
Re: Parking Requirements

	<u>Spaces</u>	<u>Sq. Ft.</u>	<u>Type</u>
	2	600	Grooming House
	1	170	Office Space
	1	180	Retail Sales
Total Spaces	4		

As detailed on the Site Plan, there will be three parking spaces servicing the Grooming House. One parking space is currently concrete driveway and will remain as such, located along the west side of the existing building. Finally, there will be one parking space in the front of the house bordering Highway 50 for a total of five parking spaces.

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In Response to City Development Engineer  
Jody Kliska  
Re: Paving Requirements

The entire driveway and parking areas will be paved with asphalt as detailed on the Site Plan.

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In Response to      City Utility Engineer  
                            Trent Prall  
                            Re: Sewer Plant Investment Fees

Jody Romero of the City Customer Service Division researched the property and deduced it would fall into a Residential 1 rating. The fee required for Residential 1 is \$750.00. However, this one time fee was previously paid on the property located at 2708 Highway 50.

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In Response to      Mesa County Building Department  
                            Bob Lee  
                            Re: Fire walls & Handicap Access

A fire wall will be placed in the existing building along the east side of the property since it is less than 20 feet to property lines. It will be reconstructed with 5/8" Type X Drywall and refinished. The north and east walls of the grooming house will also be constructed with fire walls.

The handicap entrance will emerge from the existing building from the west side. An access ramp will service those needing assistance.

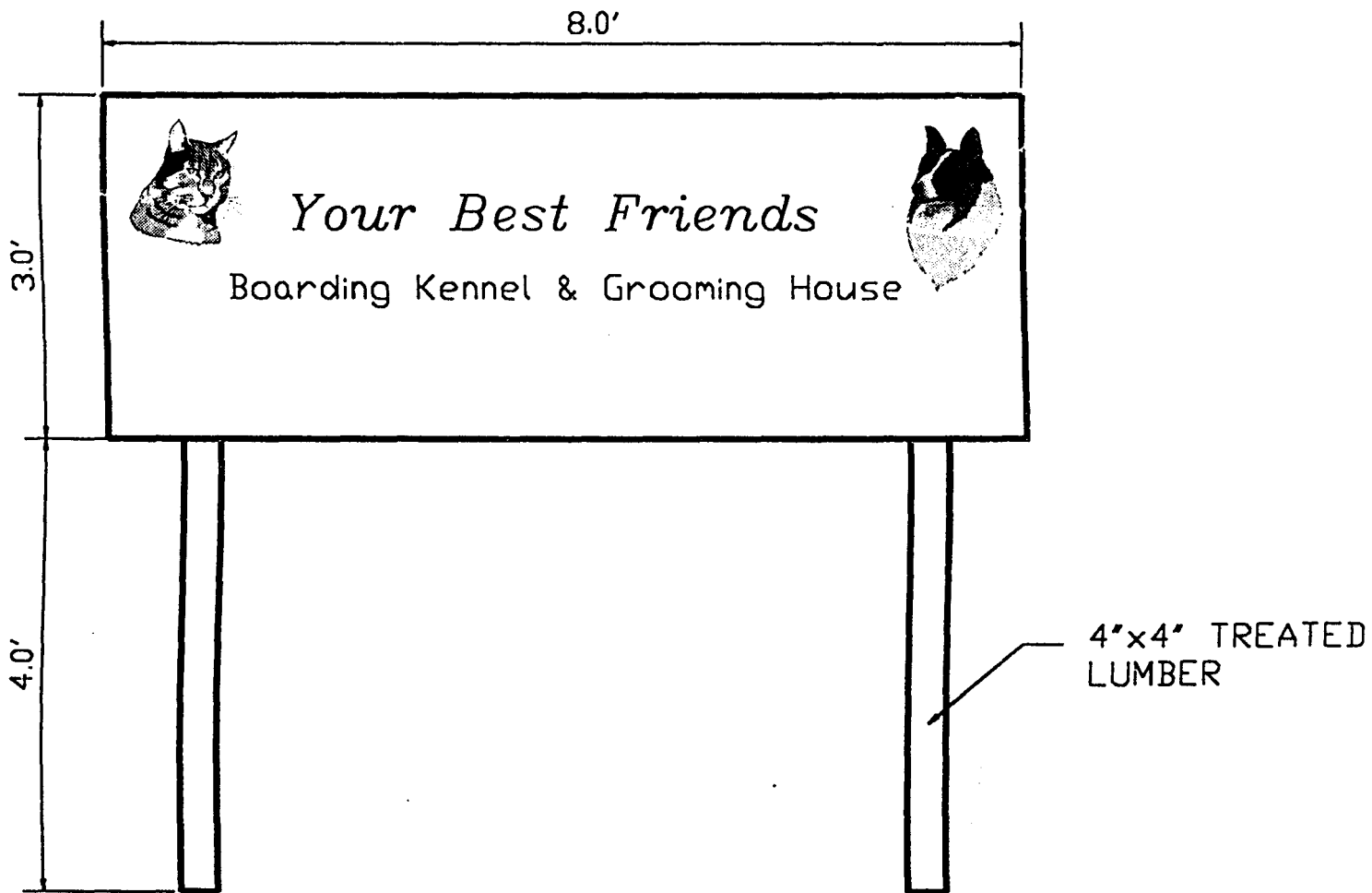
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Regarding            Colorado Department of Transportation  
                            Charles I. Dunn  
                            Re: Access Permit

Approval of the State Highway Access Permit Number 396151 was approved July 24, 1996 under the following terms and conditions:

1. Access is permitted as constructed.
  2. This permitted access is only for the use and purpose stated in the Application and Permit.
-





NOTES:

1. Sign to be constructed with plywood to include a metal overlay to illuminate lettering.
2. 4"x4" treated lumber will be used for verticles.
3. 4"x4" lumber will be placed into ground no less than 2', then concrete placed around.
3. See attached site plan for location of sign.

STAFF REVIEW

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FILE: CUP 96-152

DATE: July 30, 1996

REQUEST: Conditional Use Permit - Kennel

LOCATION: 2708 U.S. Highway 50

APPLICANT: Charle' Thibodeau

STAFF: Kristen Ashbeck

---

PC 8/6/96  
Approved subject  
to staff recommendation  
5-0

EXISTING LAND USE: Vacant Residence and Two Garages

PROPOSED LAND USE: Pet Boarding Kennel and Grooming House

SURROUNDING LAND USE:

NORTH: Commercial - B&J Mini Storage

SOUTH: U.S. Army Reserve Center

EAST: Commercial - Plateau Service Station

WEST: Commercial - Orchard Mesa Liquors

EXISTING ZONING: Highway Oriented (H.O.)

SURROUNDING ZONING: All H.O.

---

RELATIONSHIP TO COMPREHENSIVE PLAN

This project is consistent with the *Orchard Mesa Neighborhood Plan* which indicates future land use of this area to be Highway Commercial.

STAFF ANALYSIS

**Project Description.** The applicant is proposing to convert an existing residence and site into a commercial pet kennel and grooming house. The existing site has a small vacant single family residence and two detached garages. The applicant proposes to remodel and utilize the existing house for a small office and retail space and demolish the smaller garage in order to construct an addition to the residence that will serve as the boarding kennel. The second existing garage at the rear of the property will be converted into a grooming house.

**Access/Parking.** The site will be accessed from the existing single driveway on Highway 50. An access permit for a change in use of the driveway has been approved by the Colorado Department of Transportation (CDOT). CDOT did not require any modifications to the driveway.

An increase in traffic from the site is anticipated due to the change in use from residential to commercial. A Transportation Capacity Payment in the amount of \$300.00 is required prior to issuing a Planning Clearance for a Building Permit.

A total of four parking spaces are required based on the proposed square footage of office, grooming house, and retail sales. Three of these spaces are to be provided next to the proposed grooming house and the other near the office/sales. As required by the Zoning and Development Code, all of the parking spaces, including the driveway accessing them must be paved. The applicant has complied with this requirement.

**Drainage.** By proposing to pave the circulation and parking areas as required above, and increasing the size of the building area, stormwater drainage from the site will increase significantly. The applicant has not yet provided grading and drainage information for the site. This will be required and must be approved by the City Development Engineer prior to issuing a Planning Clearance for a Building Permit.

**Signage.** The applicant is proposing one low (7 feet), 24-square foot illuminated sign placed along the frontage of the property. This is well within the sign allowance for the site.

**Findings of Review.** Section 4-8-1 of the Zoning and Development Code outlines criteria by which a Conditional Use Permit Shall be reviewed. Following are those most relevant to this project.

**Compatible with Adjacent Uses.** This proposed service business is generally compatible with the adjacent commercial retail uses. The type, design, and orientation of the building proposed for the kennel (masonry block) will help mitigate negative impacts such as noise on adjacent properties.

**Sufficient Design Features.** The applicant is proposing sufficient and improved design features including paved parking, enhanced landscaping, and upgraded buildings.

**Use is Necessary/Desirable.** The narrative provided by the applicant suggests that there is a need for additional commercial kennel space in the community, particularly Orchard Mesa.

**Adequate Public Services Exist.** All public services are already available to the site.

**Use Conforms to Adopted Plans, Policies and Requirements.** As previously stated, the proposed use generally conforms to the adopted Orchard Mesa Neighborhood Plan. All requirements for parking, driveway, landscaping and signs for the project have been met with the exception of drainage. A detailed grading and drainage plan is required prior to issuing a Planning Clearance.

**STAFF RECOMMENDATION:** Approval of the Conditional Use Permit for a pet kennel and grooming house subject to the approval of a grading and drainage plan for the site by the City Development Engineer prior to issuing a Planning Clearance for a Building Permit.

**SUGGESTED PLANNING COMMISSION MOTION:** Mr. Chairman, on item CUP 96-152, I move that we approve the Conditional Use Permit for a pet kennel and grooming house to be located at 2708 Highway 50 subject to the staff recommendation.



August 7, 1996

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

Charle' Thibodeau  
325 Pine Street  
Grand Junction, Colorado 81503

RE: CUP 96-152 Pet Kennel & Grooming House

Dear Charle',

As you are aware, the Grand Junction Planning Commission approved the Conditional Use Permit for operation of a pet kennel and grooming house (to be known as "Your Best Friends Boarding & Grooming) on the property located at 2708 US Highway 50 (tax parcel number 2945-252-00-011). The approval is subject to the approval of a grading and drainage plan for the site by the City Engineer prior to issuing a Planning Clearance for a Building Permit. In addition to this requirement, the following must also be met prior to issuing a Planning Clearance:

- 1) Provide a copy of the approved access permit from CDOT; and
- 2) Payment of the Transportation Capacity Payment (TCP) in the amount of \$300.00.

Also, for your information, section 4-6-2 F. of the Zoning and Development Code states "Developments and uses allowed pursuant to a conditional use permit shall be developed or established in accordance with the approved development schedule, or within one year of the date of approval if no development schedule is established. Failure to so develop or establish such development or uses accordingly shall be sufficient to revoke the permit."

Please call you have any questions regarding this Conditional Use Permit.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck  
Planner

**DRAINAGE ANALYSIS**

Total Lot Area 13,918.20 Sq. Ft. 0.320 Acres

PRE DEVELOPMENT	Sq. Ft.	Acres	2 Year		100 Year		C factor
			Percent	C factor	Percent	C factor	
Roof, Sidewalk & AC Pavement	1880	0.043	0.135	0.95	0.97		
Ground	12038.2	0.276	0.865	0.4	0.44		

Composite C factor  
2 Year 100 Year  
0.474 0.512

POST DEVELOPMENT	Sq. Ft.	Acres	Assuming a C soil		C factor	C factor
			Percent	C factor		
Roof, Sidewalk & AC Pavement	7778.8	0.179	0.559	0.95	0.97	
Ground	6139.4	0.141	0.4	0.44		

Composite C factor  
2 Year 100 Year  
0.707 0.736

**Assume total detention**

$$V = 2.01/12 \times \text{Area} \times C$$

$$V = 2.01/12 \times 13,918.20 \times .736 = 1716.33 \text{ Cu. Ft.}$$

**Assume Retention of 2 Year storm - 24 hour**

**Pre-Development**

$$V = 0.70/12 \times \text{Area} \times C$$

$$V = 0.70/12 \times 13,918.20 \times .474 = 385.07 \text{ Cu. Ft.}$$

**Post-Development**

$$V = 0.70/12 \times \text{Area} \times C$$

$$V = 0.70/12 \times 13,918.20 \times .707 = 574.33 \text{ Cu. Ft.}$$

**Retention**

Volume retained = 189.25 Cu. Ft.  
Volume passed thru = 385.07467 Cu. Ft.

**Weir size**

$$Q = CLH^{3/2}$$

Where: C = 2.70; Q = CiA; L = length; H = 0.2

$$Q = CxixA$$

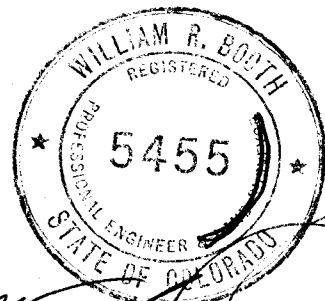
Where: C = 0.474; i = 1.2 (assumed 5 Min.); A = 13,918.20/43560 = 0.32

$$Q = 0.182 \text{ cfs}$$

$$L = Q/C \cdot H^{3/2} = 0.753 \text{ Ft.} = 9.03 \text{ Inches}$$

**Assume Retention of 100 Year storm - 24 hour**

**Pre-Development**



*William R. Booth*  
12/31/96

$$V = 2.01/12 \times \text{Area} \times C$$
$$V = 2.01/12 \times 13,918.20 \times .512 = 1192.67 \quad \text{Cu. Ft.}$$

Post-Development

$$V = 2.01/12 \times \text{Area} \times C$$
$$V = 2.01/12 \times 13,918.20 \times .736 = 1716.33 \quad \text{Cu. Ft.}$$

Retention

$$\text{Volume retained} = 523.67 \quad \text{Cu. Ft.}$$
$$\text{Volume passed thru} = 1192.6683 \quad \text{Cu. Ft.}$$

Weir size

$$Q = CLH^{3/2}$$

Where:  $C = 2.70$ ;  $Q = \text{cfs}$ ;  $L = \text{length}$ ;  $H = 0.2$

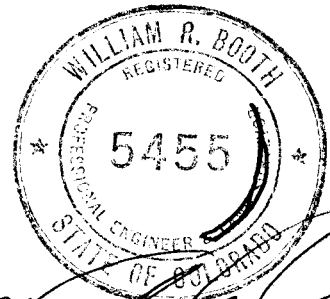
$$Q = CxixA$$

Where:  $C = 0.512$ ;  $l = 4.68$  (assumed 5 Min.);  $A = 13,918.20/43560 = 0.32$

$$Q = 0.766 \quad \text{cfs}$$

$$L = Q/C \cdot H^{3/2} = 3.170 \quad \text{Ft.} = 3' 2''$$

Recommend a pond be constructed of 524 Cu. Ft. capacity. The dimensions of 23' X 23' and 1 foot deep. A weir be constructed at the top 1 foot from the bottom elevation. The top of the retaining wall bank to be 6 inches higher or 1.5 from bottom of pond. A 2" PVC gated pipe be placed to drain the pond after the storm passes.



*William R. Booth*  
12/3/96

# POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
  - a. It is accessible and readable, and
  - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

SIGNATURE	DATE
FILE #/NAME <u>CUP-96-152</u>	RECEIPT # <u>4319</u>
PETITIONER/REPRESENTATIVE: <u>Denis Thibodeau</u>	PHONE # _____
DATE OF HEARING: <u>8-6-96</u>	POST SIGN(S) BY: <u>7-26-96</u>
DATE SIGN(S) PICKED-UP <u>7-19-96</u>	RETURN SIGN(S) BY: <u>8-13-96</u>
DATE SIGN(S) RETURNED <u>8-12-96</u>	RECEIVED BY: <u>MR</u>

V#40006671

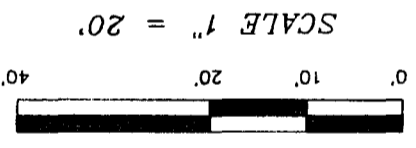
**DRAINAGE PLAN**  
**YOUR BEST FRIENDS**  
**BOARDING KENNEL & GROOMING SHOP**  
**2708 HWY 50**

SHEET-11.DWG

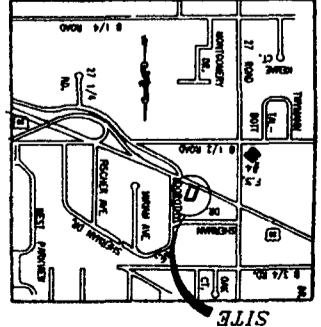


*11/1/97*  
*W.R. Booth*

ACCEPTED *KKA 11/2/97*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. BEFORE CONSTRUCTION.  
 ALL EASEMENTS AND PROPERTY LINES MUST BE CLEARLY IDENTIFIED AND PROPERTY LINES.



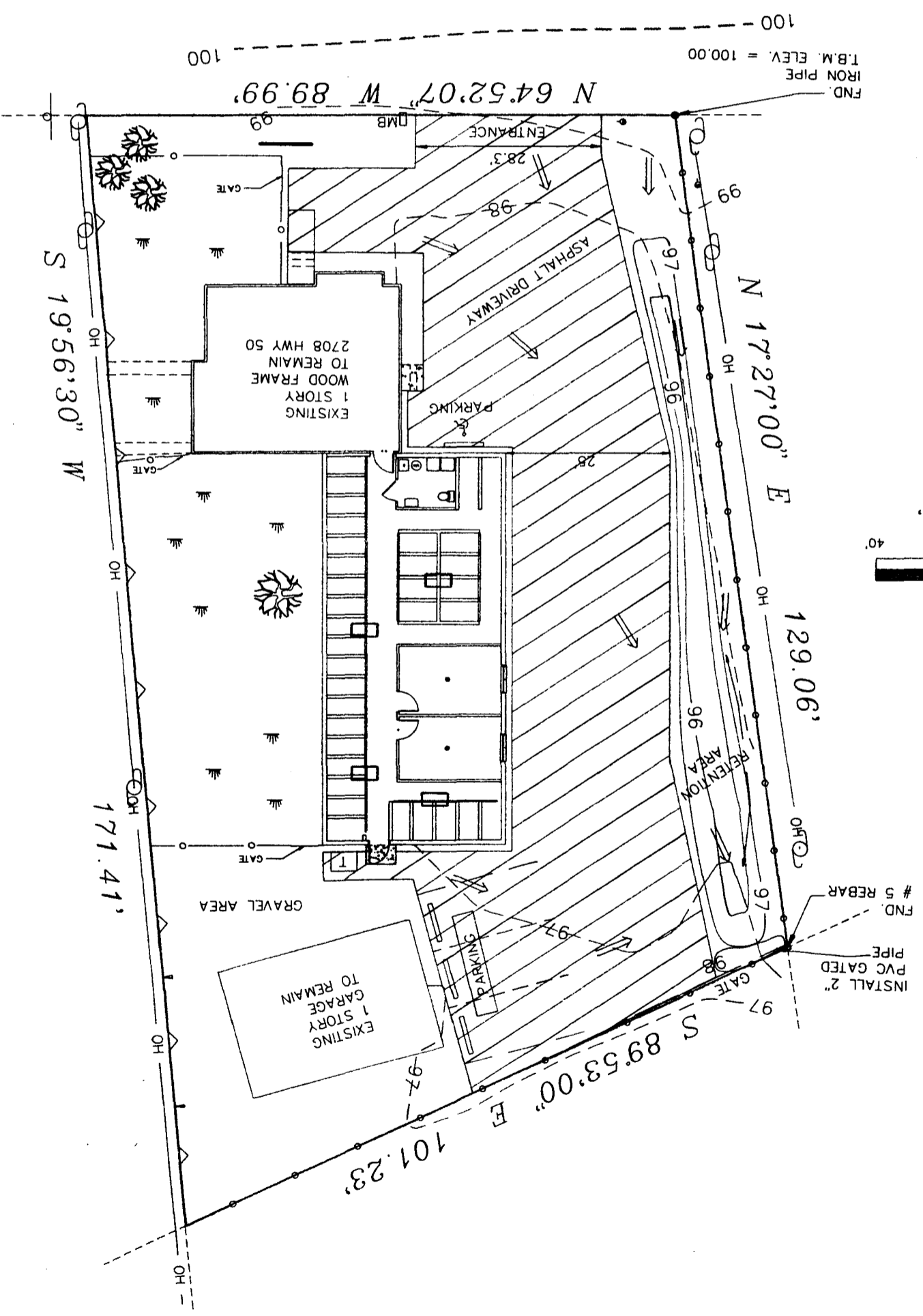
VICINITY MAP N.T.S.



**LEGEND**

○	FOUND AS NOTED
→	DRAINAGE FLOW
⊥	HANDICAP PARKING
—	STREET SIGN
□	MALBOX (MB)
○	UTILITY POLE
○	OVERHEAD POLE
▲	EXISTING GRASS
●	EXISTING TREE
□	DUMPSTER LOCATION
---	PROPOSED CONTOUR
- - -	EXISTING INDEX CONTOUR
- · - · -	EXISTING INTERMEDIATE CONTOUR
---	PROPERTY LINE
---	EXISTING SPOT ELEVATION
---	WHEEL STOPS
---	EXISTING BUILDING
---	PROPOSED KENNEL
---	CONCRETE SIDEWALK
---	PROPOSED ASPHALT
---	CONCRETE RETAINING WALL
---	WOOD FENCE
---	CHAIN LINK FENCE
---	OVERHEAD WIRE

*U.S. HWY 50*





**DRAINAGE PLAN**  
**YOUR BEST FRIENDS**  
 BOARDING KENNEL & GROOMING SHOP  
 2708 HWY 50  
 PHONE 241-7663 SCALE: 1" = 20'

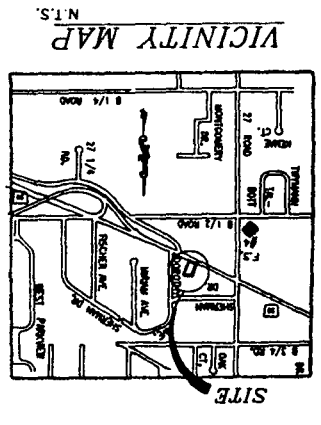
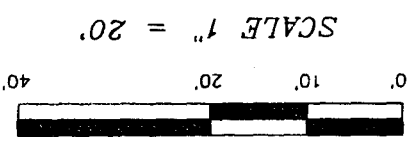
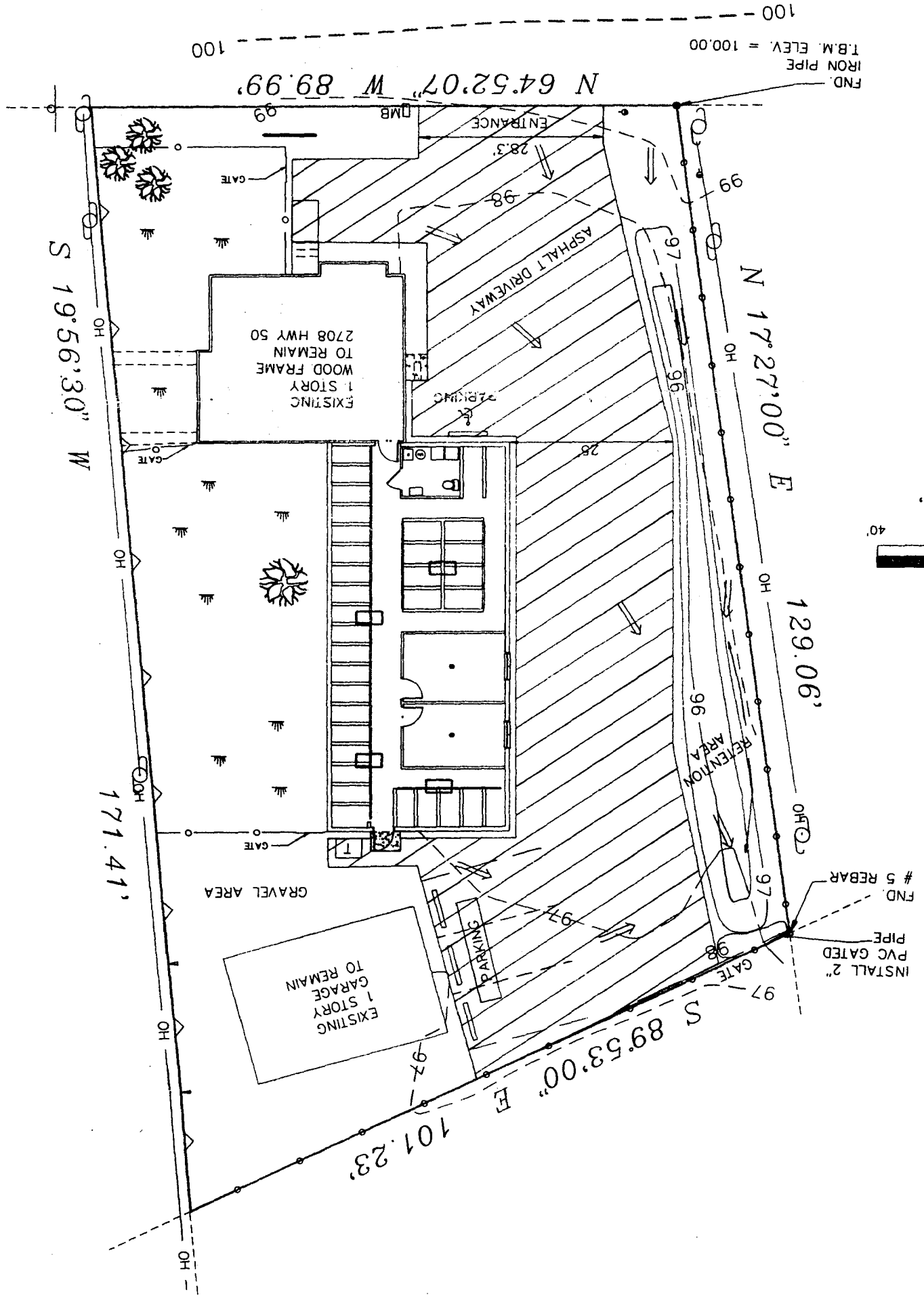


ACCEPTED *KVA 1/2/97*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT  
 ENGINEER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**LEGEND**

○	FOUND AS NOTED
→	DRAINAGE FLOW
▭	HANDICAP PARKING
—	STREET SIGN
○	MAILBOX (MB)
○	UTILITY POLE
○	OVERHEAD POLE
○	EXISTING GRASS
○	EXISTING TREE
○	DRAPES/STAIR LOCATION
—	PROPOSED CONTOUR
—	EXISTING INDEX CONTOUR
—	EXISTING INTERMEDIATE CONTOUR
—	PROPERTY LINE
—	EXISTING SPOT ELEVATION
—	WELL STOP
—	EXISTING BUILDING
—	PROPOSED KENNEL
—	CONCRETE SIDEWALK
—	PROPOSED ASPHALT
—	CONCRETE RETAINING WALL
—	WOOD FENCE
—	CHAIN LINK FENCE
—	OVERHEAD WIRE

2708 U.S. HWY 50



*11/1/97*  
*William R. Booth*

SHEET-11.DWG

DRAWN: D.T. PHONE 241-7663 SCALE: 1" = 20'

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT  
CITY OF GRAND JUNCTION  
(OR MESA COUNTY)

PERMIT # 58685

DATE 4-8-97

PERMISSION IS HEREBY GRANTED TO Chaele Thibedeax TO OCCUPY THE

BUILDING SITUATED AT 2708 Hwy 50

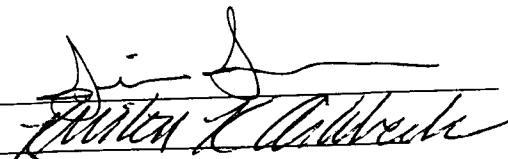
LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

TAX SCHEDULE NUMBER 2943-252-11-041

FOR THE FOLLOWING PURPOSE: Pet Boarding Facility

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR \_\_\_\_\_  
CITY PLANNING \_\_\_\_\_



Plus

Dog Kennel



May 22, 1998

Charle' and Denis Thibodeau  
2708 US Highway 50  
Grand Junction, CO 81503

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX:(970)244-1599

Re: Drainage facilities Located at 2708 US Highway 50

Dear Mr. Thibodeau:

At your request I visited your site on Thursday May 7, 1998 at 9:00 A.M. and I have reviewed the City's file concerning the above referenced property.

A conditional use application for the property as a dog boarding and grooming business was approved on 8-6-1996 at the City of Grand Junction Planning Commission Meeting. As part of the approval Kristin Ashbeck, the assigned planner, recommended that as a condition of approval all of the storm water was to be retained on the site. The planning Commission adopted that recommendation. You represented to the planning commission that storm water drainage issues would be resolved. William R. Booth PE submitted drainage calculations and a site plan for the site.

In reviewing the drainage calculations, it appears that the retention pond is designed to retain the developed storm water flows that resulted from the addition of the new paving and the new structure. The drainage report is incomplete in that it does not address storm water from Highway 50 that enters your property at the south east corner. The site plan shows that the pond was to be constructed with a pipe to drain the pond after the storm event had passed. The pond was also to be constructed with a weir 3' 2" wide. The need for the weir was not explained in the drainage report but it is assumed it was to provide a controlled over flow from the pond to the properties to the north. You informed me that the drain pipe was removed by the property owner to the north and the weir was not constructed.

The issue of what to do with the storm water that is entering your site at the SE corner, from US Highway 50 should have been addressed by your engineer in accordance with chapter 8 of the City's Stormwater Management Manual. An option might be to construct a berm along the south property line to channel the storm water that has historically passed over your property and traveled to the north. The problem is that this would alter the historic path of the storm water forcing it to travel through the new detention pond. This would require an easement for the redirected storm water to travel to the north across the adjacent property. It appears that some of this offsite water from US Highway 50 historically passed along your east property line and flowed to the property to the north at the north east property corner.

The property owners to the north are only required to accept the storm water from your site that has entered their property at the historic rates and at historic locations, unless an easement is of record or can be obtained to alter the discharge location. This needs to be detailed in the drainage report and included in the design of the storm water management system for your property. This has not been completed in enough detail to answer these questions.

Our office is available to discuss the drainage issues for your site.

Sincerely,

*Mike Best*

Mike Best  
Sr. Engineering Technician

cc Jody Kliska  
Don Newton  
Kristen Ashbeck  
File # CUP ~~1996~~-152 ;

CUP-1996-152

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE  
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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\*\*\*\*\*

That part of the SW 1/4 SW 1/4 NW 1/4 of Section 25, Township 1  
South, Range 1 West of the Ute Meridian lying Northerly of the  
right of way of U.S. Highway 50;  
EXCEPT beginning at the Northeast Corner of the SW 1/4 SW 1/4  
NW 1/4 of said Section 25;  
thence South 237 feet to the Northerly right of way line of U.S.  
Highway 50;  
thence Northwesterly along said right of way line 180 feet;  
thence Northeasterly to a point on the North line of the SW 1/4  
SW 1/4 NW 1/4 of said Section 25 that is 105 feet West of the  
point of beginning;  
thence East 105 feet to the point of beginning;  
EXCEPT beginning at the Southeast Corner of Lot 4 in Block 2 of  
Artesia Heights;  
thence West 208.4 feet to the right of way line of U.S. Highway  
50;  
thence Southeasterly along said right of way line 180.3 feet;  
thence North 30°13' East 87.5 feet to the point of beginning;  
Except beginning at the Northwest Corner of Lot 5 in Block 2  
of Artesia Heights Subdivision;  
thence South 89°53' East 136.0 feet;  
thence South 17°27' West 270.81 feet to the Northerly right of  
way of U.S. Highway 50;  
thence along said right of way North 64°53' West 110.0 feet;  
thence North 30°10' East 88.65 feet;  
thence North 00°07' East 135.3 feet to the point of beginning.

SHERMAN DR.

DORTHY AVE.

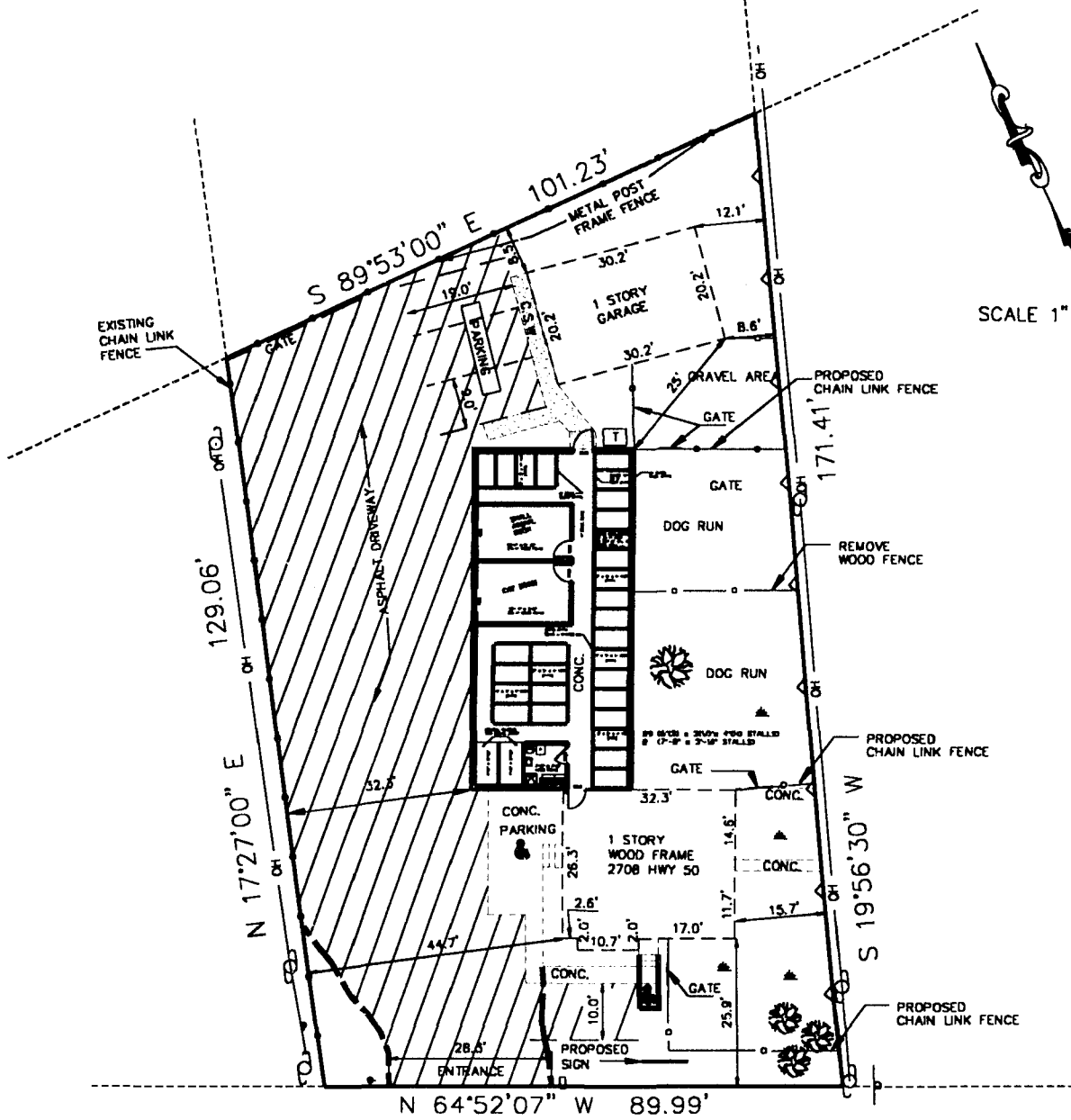
SITE

U.S. HIGHWAY 50



CUP 96-152  
CONDITIONAL USE PERMIT - KENNEL  
2708 US HIGHWAY 50

# SITE PLAN



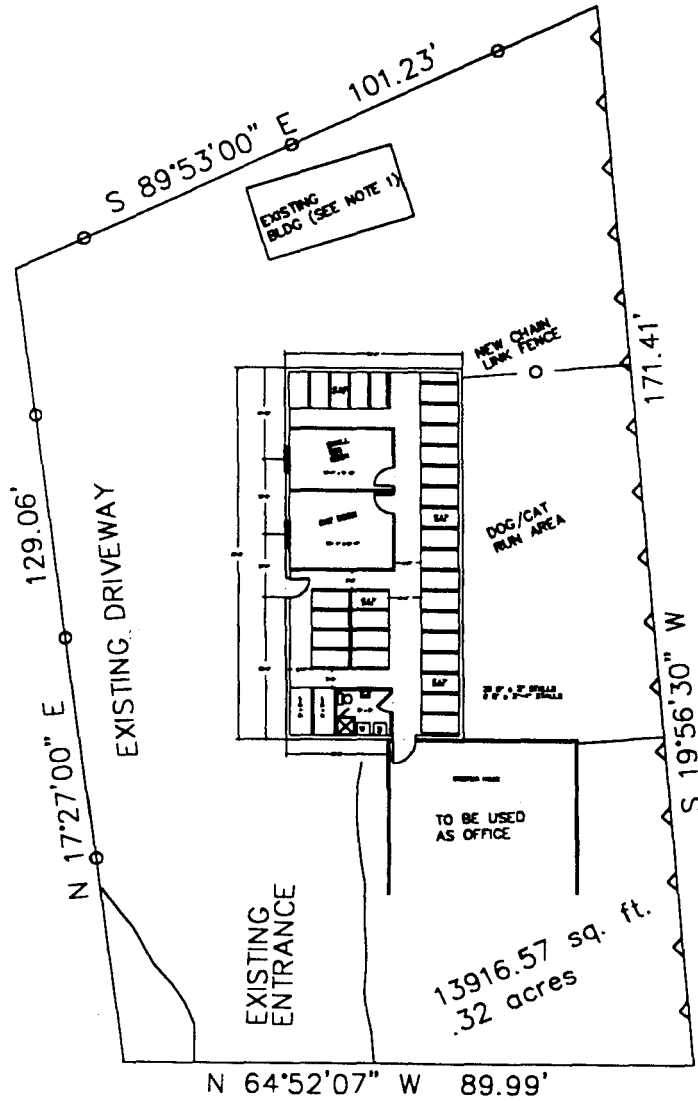
SCALE 1" = 30'

## LEGEND U.S. HWY 50

- |  |                           |  |                            |
|--|---------------------------|--|----------------------------|
|  | DUMPSTER LOCATION         |  | OVERHEAD WIRE              |
|  | EXISTING TREE             |  | CHAIN LINK FENCE           |
|  | EXISTING GRASS            |  | WOOD FENCE                 |
|  | PROPOSED LANDSCAPING      |  | CONCRETE RETAINING WALL    |
|  | OVERHEAD POLE             |  | PROPOSED ASPHALT           |
|  | GUY POLE                  |  | PROPOSED CONCRETE SIDEWALK |
|  | MAILBOX                   |  | PROPOSED KENNEL            |
|  | STREET SIGN               |  | EXISTING BUILDING          |
|  | HANDICAP PARKING/ENTRANCE |  |                            |

SITE DRAWING	
DATE: 07-25-96	REVISED:
SITE.DWG	

# PROPOSED KENNEL



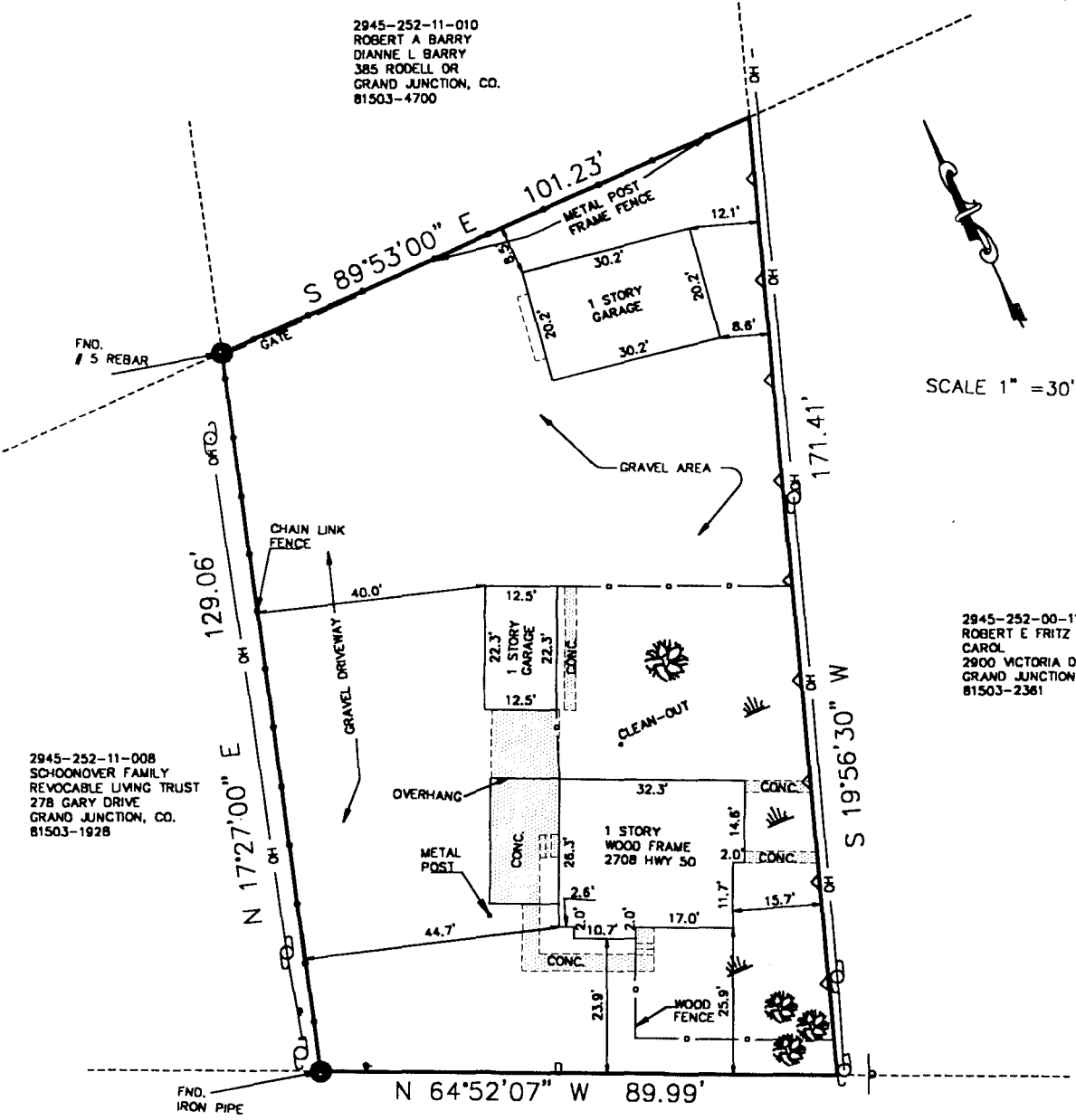
SCALE 1" = 30'

NOTE:  
1. EXISTING BUILDING TO BE  
REMODELED INTO A GROOMING  
SHOP.

U.S. HWY 50



2945-252-11-010  
 ROBERT A BARRY  
 DIANNE L BARRY  
 385 RODELL DR  
 GRAND JUNCTION, CO.  
 81503-4700



SCALE 1" = 30'

2945-252-00-110  
 ROBERT E FRITZ  
 CAROL  
 2900 VICTORIA DR.  
 GRAND JUNCTION, CO.  
 81503-2361

2945-252-11-008  
 SCHOONOVER FAMILY  
 REVOCABLE LIVING TRUST  
 278 GARY DRIVE  
 GRAND JUNCTION, CO.  
 81503-1928

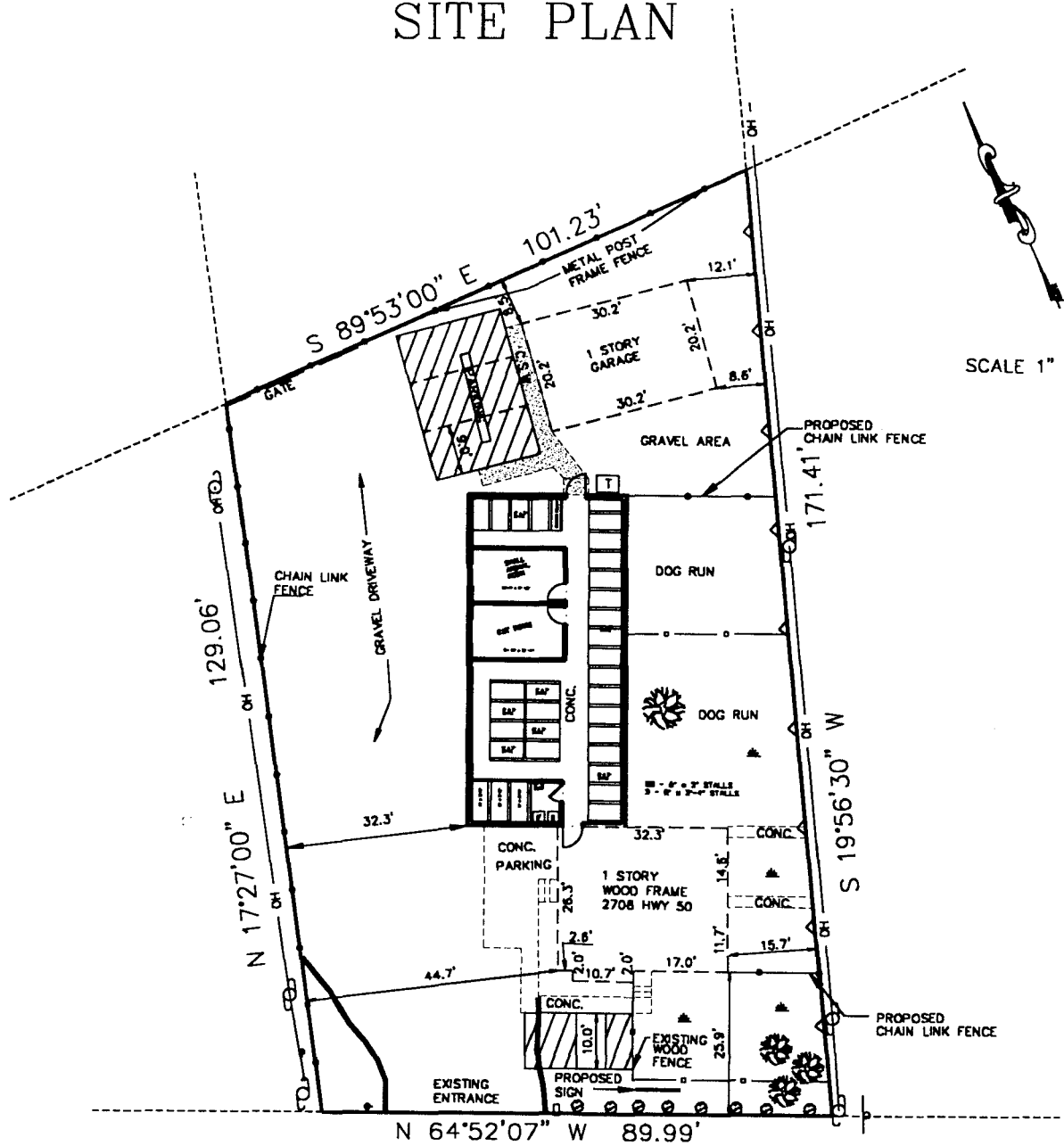
2945-252-00-040  
 EDWARD C JONES  
 VERA L  
 2895 HIGHWAY 50  
 GRAND JUNCTION, CO.  
 81503-1928

2945-252-00-117  
 DOTTY CORP OF COLORADO  
 % AVTAX INC  
 PO BOX 2798  
 LITTLETON, CO.  
 80161-2798

U.S. HWY 50

KENNEL.DWG

# SITE PLAN



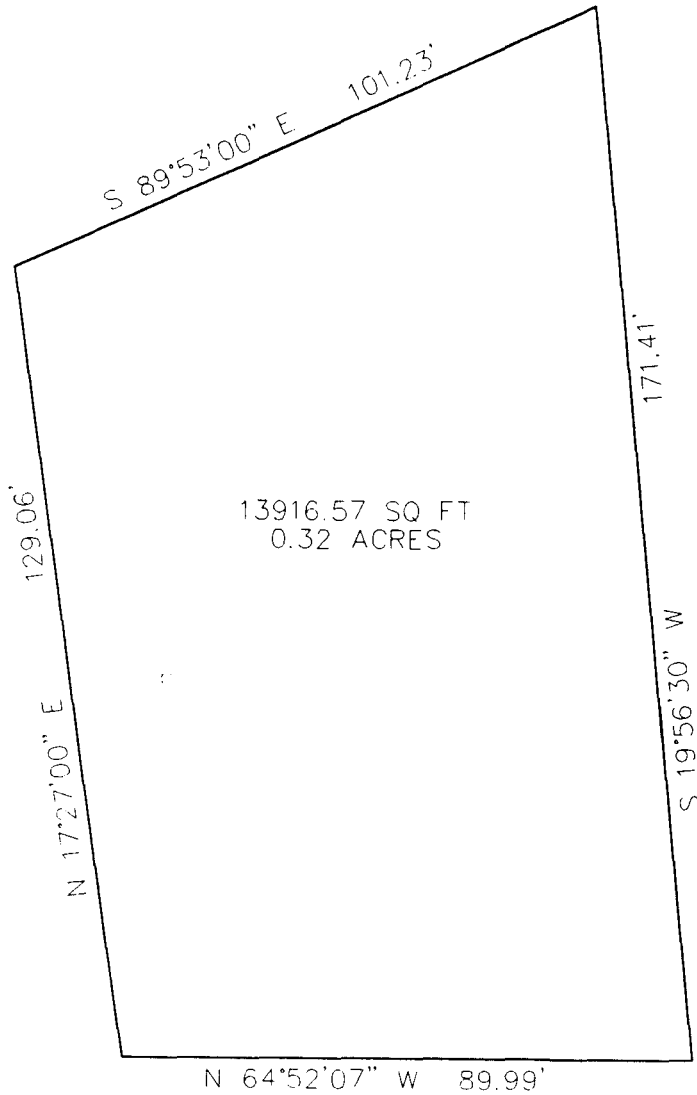
SCALE 1" = 30'

## LEGEND

U.S. HWY 50

- |  |                      |  |                            |
|--|----------------------|--|----------------------------|
|  | DUMPSTER LOCATION    |  | OVERHEAD WIRE              |
|  | EXISTING TREE        |  | CHAIN LINK FENCE           |
|  | EXISTING GRASS       |  | WOOD FENCE                 |
|  | PROPOSED LANDSCAPING |  | CONCRETE RETAINING WALL    |
|  | OVERHEAD POLE        |  | PROPOSED ASPHALT PARKING   |
|  | GUY POLE             |  | PROPOSED CONCRETE SIDEWALK |
|  | MALBOX               |  | PROPOSED KENNEL            |
|  | STREET SIGN          |  | EXISTING BUILDING          |

SITE DRAWING	
DATE: 06-28-96	REVISED:
PRO.DWG	



SCALE 1" = 30'

*U.S. HWY 50*

LOT.DWG