

SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL REVIEW (USR) APPLICATION

FOR PLANNING DEPARTMENT USE	DATE RECEIVED: <u>8/16/15</u>
RECEIPT # / AMOUNT # _____ \$ <u>2500</u>	CASE # ASSIGNED: <u>USR15-0044</u>
APPLICATION RECEIVED BY: <u>DA</u>	PLANNER ASSIGNED: <u>DA</u>

Parcel Number 0957-18-3-00-048
(12 digit number - found on Tax I.D. information, obtainable at the Weld County Assessor's Office, or www.co.weld.co.us)

Legal Description PT SW4 SE-1053, Section 18, Township 05 North, Range 67 West

Zone District: A, Total Acreage: 6.88, Flood Plain: C, Geological Hazard: NA

Airport Overlay District: NA

FEE OWNER(S) OF THE PROPERTY:

Name: Sage Brush LLC
 Work Phone # 970-214-1348 Home Phone # 970-214-1348 Email r-jack@me.com
 Address: 3912 Bidens Gate Dr
 Address: _____
 City/State/Zip Code Timnath, CO 80547

Applicant

Name: Lori Hiatt - Rainbow Bridge Pet Crematorium
 Work Phone # 970-962-9200 Home Phone # 970-391-9254 Email lori@rainbowbridgepetcrem.com
 Address: 2105 E 14th St
 Address: Ste 180
 City/State/Zip Code Loveland, CO 80537

Name: _____
 Work Phone # _____ Home Phone # _____ Email _____
 Address: _____
 Address: _____
 City/State/Zip Code _____

APPLICANT OR AUTHORIZED AGENT (See Below Authorization must accompany applications signed by Authorized Agent)

Name: CURTIS KOLDEWAY
 Work Phone # 970-661-7220 Home Phone # _____ Email CURTIS@HAUSERARCHITECTSPL.COM
 Address: 3780 EAST 15TH ST, SUITE 201
 Address: _____
 City/State/Zip Code Loveland, CO 80538

PROPOSED USE:

Pet Memorial Center & Crematory, Euthanasia
High End RV Storage 50 Units

The existing brick home will be converted to an office and two new manufactured housing units will be on site for a total of two residential units on site.

I (We) hereby depose and state under penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my (our) knowledge. Signatures of all fee owners of property must sign this application. If an Authorized Agent signs, a letter of authorization from all fee owners must be included with the application. If a corporation is the fee owner, notarized evidence must be included indicating that the signatory has to legal authority to sign for the corporation.

Lori R. Hiatt
 Signature: Owner or Authorized Agent Date _____

Curtis Koldeway 12/18/14
 Signature: Owner or Authorized Agent Date _____



DEPARTMENT OF PLANNING SERVICES
1555 N 17th AVE
GREELEY, CO 80631
PHONE: (970) 353-6100, Ext. 3540
FAX: (970) 304-6498

AUTHORIZATION FORM

I Curtis Koldeway represent Sage Brush LLC for the property
(Agent/Applicant) (Owner)
located at 3780 East 15th St., Suite 201, Loveland CO

LEGAL DESCRIPTION: SEC 18 TWN 05 RNG 67

SUBDIVISION NAME: Sub Exempt SE - 1053 LOT BLK

I can be contacted at the following phone #'s: Home
Work 970.669.8220
Fax #

The property owner can be contacted at the following phone #'s
Home 970 214-1348-CELL
Work
Fax #

Correspondence mailed to (only one): Agent/Applicant
 Property Owner

DATE 7/20/15
OWNER'S SIGNATURE Randy Jackson

SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL REVIEW (USR) QUESTIONNAIRE

The following questions are to be answered and submitted as part of the USR application. If a question does not pertain to your use, please respond with “not applicable”, with an explanation as to why the question is not applicable.

1. Explain, in detail, the proposed use of the property.

The site is located in the Southwest Quarter Of Section 18, Township 5 North, Range 67 West Of The 6th P.M., County Of Weld, State Of Colorado. The project is East of Weld County Road 13, South of Highway 34.

Current the site contains existing residential wood framed structure and several small wood framed out buildings. The site historically been used for agricultural purposes, adjacent to the site is undeveloped parcels to the South, West and East, to the North of the site is an industrial development.

The property will contain the following buildings;

- **Pet Memorial, Cremation and Euthanasia Center**

The pet memorial, cremation and euthanasia center is proposed to be a new structure on site that will be 2,520 sf building with a footprint of 60' x 42'.

- **RV storage facility**

We are proposing 5 new RV storage facilities at 200' x 50' (10,000 sf each) with 10 storage units each (50 total). Each unit will be 20' x 50' (1,000 sf each) with an overhead door at the entry side of each unit. The building will be pre engineered metal buildings with metal wall and roof panels. We will be providing emergency building mounted lighting only. There will be no outdoor RV storage provided on site.

- **Two Manufactured Homes**

The two new manufactured housing units will be 1,760 sf each. The property managers will be staying in the manufactured homes. We will also be keeping one of the existing structures currently on the site, this structure will be renovated into the business office of the site.

- **Three car garage**

A proposed three car garage with attached storm shelter will be on site. The garage and shelter will be a total of 1,152 sf and 48' x 24'.

- **Existing House**

The existing 2,562 square foot house with 435 square foot garage on site will be converted to a business office for the businesses.

The site will contain a new paved driveway that will lead to the RV Storage building or parking spaces for the pet crematorium center. We will be providing 1 handicap stall and 4 standard size parking spaces for guests and employees. We will also have 3 spaces in the new garage structure. New landscaping is being proposed for the site to help screen the RV Storage building from Weld County Road 13. We also are providing a new 6' chain link fence around the RV Storage buildings for security purposes. The Southeast portion of the site will contain a detention pond area and a septic field. An RV dump station with a holding tank is being proposed on site adjacent to the RV buildings.

Water Supply

The water service provider to the site is Little Thompson Water District. We will be providing a new 1" water line to the property replacing the 3/4" water line. The proposed use will have little to no impact on the demand for adequate water supply. The RV storage facility will generate little to no water use and the pet crematorium will also require very little water use.

Economy

The proposed use of the site will revitalize the property and increase the aesthetic value and commercial utility of the property promoting a commercial development through a sensitive agricultural use and function. The revitalization of the site will allow the owners to relocate and consolidate their businesses and still be apart of the community.

Land Use

The land use would reinvest and improve the economic vitality and appearance to the site, the site will be attractive, compatible commercial redevelopment that is environmentally sound and designed to be functional and attractive for the intended use.

2. Explain how this proposal is consistent with the intent of the Weld County Code, Chapter 22 of the Comprehensive Plan.

This proposal is consistent with the intent and falls within the requirements of the land use and development regulations in the County. In particular section 22-2-30 Urban

Development and section 22-2-90 commercial development. This project will provide services for with renting out RV storage space and providing a pet crematorium center. This also falls within section 22-1-120 the comprehensive plan guiding principles.

The site is showing signs of decline and lack of upkeep. This proposal will be improving the site's current condition, with removal of multiple framed buildings / storage sheds on site. The form, scale, and design of this proposal will enhance the site from North County RD 13.

The land use would reinvest and improve the economic vitality and appearance to the site, the site will be attractive, compatible commercial redevelopment that environmentally sound and designed to be functional and attractive for the intended use. We are also proposing landscape screening for the RV storage buildings from the view of North County RD 13.

3. Explain how this proposal is consistent with the intent of the Weld County Code, Chapter 23 (Zoning) and the zone district in which it is located.

The current proposal is in the zone district (A) agricultural, this proposal will be in compliance with Section 23-3-40 Uses by special review.

4. What type of uses surround the site (explain how the proposed use is consistent and compatible with surrounding land uses).

Most of the surrounding land use is specifically agricultural, although in the immediate vicinity if the site there are development plans in process for special review with the County. The most applicable is the site directly to the North East (USR-1584), the proposed use for this site is a cement plant and currently has use types of construction bus, shop, and office.

5. Describe, in detail, the following:

a. Number of people who will use this site

The number of anticipated customers per day for Rainbow Bridge Pet Crematorium would be a maximum of 5 per day and the maximum number of customers for the RV storage business would be a maximum 3 customers per day.

b. Number of employees proposed to be employed at this site

currently approximately 11 employees; however, once the sites are centralized the amount of employees will decrease to approximately eight (8). Of that 8 employees 4 will be full time and 4 will be part time.

c. Hours of operation

Hours of operation for the pet crematory will be 9:00 a.m. to 5:00 p.m., Monday thru Friday and 9:00 a.m. to 3:00 p.m., Saturdays. There will be after hours on Sunday's and Holiday's by appointment only for the pet crematory.

The RV Storage buildings will be secured by a gate with a keypad for convenience to customers and provide 24/7 access to the RV Storage buildings, though we will not be providing site lighting with the exception of emergency lighting so this will limit the access to the RV Storage building. There will be no outdoor RV storage provided.

d. Type and number of structures to be erected (built) on this site

- **Five new RV storage structures 200' x 50' (10,000 sf each) with 10 storage units each (50 total)**
- **One new pet crematorium center 2,520 sf building with a footprint of 60' x 42'**
- **one new 3 car garage 1,152 sf and 48' x 24'**
- **two new manufactured homes 1,760 sf each and 32' x 55'**

e. Type and number of animals, if any, to be on this site

No animals will be on site.

f. Kind of vehicles (type, size, weight) that will access this site and how often

We will have passenger vehicles entering the site periodically through the day during the business hours of 9:00am to 6:00pm for the Rainbow Bridge Pet Crematorium. The pet crematorium will be anticipating a maximum of 5 customers per day. RV's will also have access to the site and it is anticipated that the RV storage business will have 3 customers per day.

g. Who will provide fire protection to the site

Windsor Fire Protection District

h. Water source on the property (both domestic and irrigation)

We will be replacing the existing water meter with a new 1” water meter and pit, we will also be installing a new 1” water line. No irrigation or existing irrigation is on the property.

I. Sewage disposal system on the property (existing and proposed)

We will be proposing a septic disposal area, we will also be proposing an RV dump station on site.

j. If storage or warehousing is proposed, what type of items will be stored

We are proposing 5 new storage buildings that will have the capacity to store 10 RV’s in each building.

6. Explain the proposed landscaping for the site. The landscaping shall be separately submitted as a landscape plan map as part of the application submittal.

We are proposing to screen the RV storage building from Weld County Road 13 (North West) of the site. We are proposing a mix of of Deciduous and Evergreen trees for screening with a mix of large shrub planting along the South face of the storage buildings. The existing trees on site will remain.

7. Explain any proposed reclamation procedures when termination of the Use by Special Review activity occurs.

There are no areas of reclamation on the site.

8. Explain how the storm water drainage will be handled on the site.

Historically the site is draining to the South onto the adjacent property, we will be proposing a new detention pond on site with a proposed outlet to the adjacent property, we will be releasing water at historic rates.

9. Explain how long it will take to construct this site and when construction and landscaping is scheduled to begin.

We are scheduled to be building in September and finish the first phase in Feb-March (weather permitting of course) and there will be two phases starting with 2-3 of the RV storage buildings, remodeling the house, the pet crematorium building and the two

modular homes and if all goes well and the second phase will include the two remaining RV storage buildings right after.

Landscaping will start in the spring of 2016 and completed shortly after.

10. Explain where storage and/or stockpile of wastes will occur on this site.

No storage or stockpile of waste will occur on this site.

11. Please list all proposed on-site and off-site improvements associated with the use (example: landscaping, fencing, drainage, turn lanes, etc.) and a timeline of when you will have each one of the improvements completed.

Buildings - This proposal will contain 9 new buildings a pet memorial cremation and euthanasia center, 5 RV storage facilities, 2 modular homes for rent on the site and a new 3 car garage. We will also be removing 4 existing wood structures.

Landscaping - The proposal will be providing landscaped screening to the public right-of-way County Road 13 to the new RV storage buildings. The existing landscaping and structures on site will provide screening of the parking lot.

Fencing - We will be proposing a new fence that will enclose the perimeter of the RV storage area.

Drainage - The site is designed to sheet flow with the use of new proposed grading and swales to the proposed onsite detention pond. The development runoff is will drain in a similar manner to the historic pattern. The runoff will flow from the North to the Southern portion of the site where the proposed detention pond is located. The detained runoff will be released to the property to the south of the proposed development, this also is inline with historic drainage of the site.

Health Department

1. It is not clear on who provides water on the property.

The water provider is Little Thompson Water District. The appropriate documentation from the water district has been provided with the most recent statement from Little Thompson Water District.

2. How many septic systems will be installed?

We will be proposing 1 septic system on site, though the percolation rate was so minimal (120+ min/in), a traditional septic system is not feasible. We will need to evaluate other methods for sewage disposal such as evapotranspiration, mounded sand filter.,

3. Will each house have a separate system? Will the crematorium and RV storage have separate systems?

No, we have a proposed location on site for the septic system.

4. Will animals be euthanized on site and if so is there a vet on site? If so will there be any waste associated with the procedure and will any other vet related procedures be done?

Animals may be euthanized on site by special request only and at the time a vet will be called to the site, there will not be a full time vet on site. Any waste that is produced during standard procedures will be stored in a sharp container that will be picked up for disposal, this procedure is through Colorado Medical Waste.

5. Any drugs or hazardous chemicals on site?

No drugs or hazardous materials will be on site.

6. Has an air permit through the State been applied for?

The Pet Crematorium is simply moving and an air permit currently exists for the business.

FOR COMMERCIAL SITES, PLEASE COMPLETE THE FOLLOWING INFORMATION

BUSINESS EMERGENCY INFORMATION:

Business Name: Rainbow Bridge Pet Crematorium Phone: 970-391-9254

Address: 2105 E. 11th St, Ste 180 City, ST, Zip: Loveland, CO 80537

Business Owner: Lori Hiatt Managing Partner Phone: 970-962-9200

Home Address: 1166 Madison Ave, Lot 96 City, ST, Zip: Loveland, CO 80537

List three persons in the order to be called in the event of an emergency:

NAME	TITLE	ADDRESS	PHONE
<u>Lori Hiatt</u>	<u>Managing Partner</u>	<u>1166 Madison Ave, Lot 96 Loveland</u>	<u>970-391-9254</u>
<u>Kelly Hiatt</u>	<u>Manager</u>	<u>1166 Madison Ave, Lot 96, Loveland, CO 80537</u>	

Business Hours: Sat 9:00 - 3:00
Mon-Fri 9:00-5:00 Days: After Hours / Sun / Holidays By Appt

Type of Alarm: None Burglar Holdup Fire Silent Audible

Name and address of Alarm Company: Protection One

Location of Safe: NONE

MISCELLANEOUS INFORMATION:

Number of entry/exit doors in this building: RV Storage Buildings - 10 Overhead door With 2 man door on the front of each building. Pet Crematorium Building, 2 Man doors at the front and back of the building. Manufactured Housing 1 exit at the front, Existing brick house has two exists at the front and back.

Is alcohol stored in building? No Location(s): _____

Are drugs stored in building? No Location(s): _____

Are weapons stored in building? No Location(s): _____

The following programs are offered as a public service of the Weld County Sheriff's Office. Please indicate the programs of interest. Physical Security Check Crime Prevention Presentation

UTILITY SHUT OFF LOCATIONS:

Main Electrical: On the side of each structure

Gas Shut Off: On the side of each structure

Exterior Water Shutoff: On the side of each structure, no water in RV Storage Buildings

Interior Water Shutoff: Main level in Mechanical Room