

# MEMO

October 9, 2020

**To:** City Council

**From:** Marlin Eckhoff, Building Official *M.E.*

**Subject** Dale and Andrea Camp Site Plan for 316 Mack Lane, Lot 4 of Mon-Kim Business Park.

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## **BACKGROUND / DISCUSSION**

Dale & Andrea Camp have submitted a site plan for 316 Mack Lane. The site plan is for a 1,500 sq. ft. shop/storage building to house their cleaning business equipment and vehicles. This shop will not be open to the public, however someone may occasionally drop off an item to be cleaned.

A Planning & Zoning meeting was held on October 5, 2020, to consider approval of this site plan. The Planning & Zoning Commission voted 4 to 0 in favor of the site plan. A motion was made to recommend to City Council to approve the site plan as presented. Ayes: 4. Nays: 0. Motion carried.

I have included the material packet that was sent to the Planning & Zoning Commission for review, which includes the following:

1. A memo explaining the site plan and its compliance with the Land Use Code.
2. A plat map showing the location of the proposed 30' x 50' building and finished floor elevation. *(See Mon-Kim Replat #2).*
3. A satellite image showing an outline of the proposed building, concrete drive, sidewalk, and landscaping. *(See Camp Site Plan).*
4. Landscape list and drawing.

I have also included the minutes from the October 5, 2020 Planning & Zoning meeting.

## **RECOMMENDATION**

I would approve this site plan as presented.

# MEMO

October 5, 2020

**To:** Planning & Zoning Commission

**From:** Marlin Eckhoff, Building Official *M. E.*

**Subject:** Dale and Andrea Camp Site Plan for 316 Mack Lane, Lot 4 of Mon-Kim Business Park.

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## **BACKGROUND / DISCUSSION**

Dale & Andrea Camp have submitted a site plan for 316 Mack Lane. The site plan is for a 1,500 sq. ft. shop/storage building to house their cleaning business equipment and vehicles. This shop will not be open to the public.

The lot will be part of an administrative replat that we will also discuss at the meeting. The proposed replat will divide Lot 4 of the Mon-Kim Business Park into 5 separate lots, each lot will be approximately 14,500 sq. ft. Lot 4F of the replat shows the location of the proposed shop in relation to all utility mains, lot lines and easements. It also shows the finished floor elevation along with the elevation of the top of curb and top of asphalt to ensure proper drainage.

*(See attached Mon-Kim Replat #2.)*

Note: All 5 lots will remain zoned as Light Industrial, which allows shops as a permitted use.

The following is an outline of the Land Use Code requirements:

<b>Required</b>	<b>Proposed</b>
Setbacks: Front 25', Back 15', Sides 10'	Front 43', Back 58', Sides 25' and 36'
Parking: Parking spaces are not required as the facility is not open to the public.	One parking space provided.
Driveway: Hard surface from curb to building.	Concrete drive from curb to building.
Sidewalk: Required along Mack Ln and 3 <sup>rd</sup> Street.	Along Mack Ln and 3 <sup>rd</sup> Street. 5 ft wide.
Landscaped area, 4%: Total 585 sq. ft.	600 sq. ft.
Trees: Total of two, with two types of tree.	Three, with two types of tree
Shrubs: Three, with min. two types of shrubs.	Five, with min. two types of shrubs

Note: Trees will be min. 2 inch caliper deciduous trees, 1 1/2 inch caliper ornamental, or 6 foot tall evergreen. All shrubs will be min. 5 gallon. All required landscaping will be irrigated.

I have attached a basic satellite image site plan showing the property lines in yellow, the proposed building in red, the concrete driveway and sidewalk in purple, the parking space in white, and the approximate location of the trees and shrubs in green. *(See attached Site Plan)*

The shop will consist of a 1,000 sq. ft. garage area, a 450 sq. ft. office and an ADA restroom. Water, sewer and gas service lines will enter the building along the south end, the electric service will enter from the west. The driveway will use an existing curb cut. This shop should produce very little trash or debris, so they will not have a dumpster on site at this time. They are aware that an approved dumpster enclosure will be required if they choose to use one in the future.

#### **RECOMMENDATION**

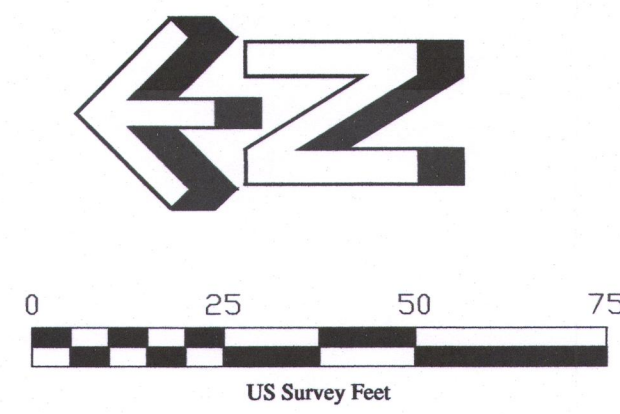
I would recommend to Council to approve this site plan as presented.



Preliminary Plat of Mon-Kim Replat #2, located in Lot 1 of Section 2, Township 6 North, Range 91 West of the 6th P.M., City of Craig, Moffat County Colorado

EPP & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

433 4th Avenue West  
P.O. Box 1444 Phone (970) 824-8236  
Craig, CO 81626 Fax (970) 824-5227



Explanation

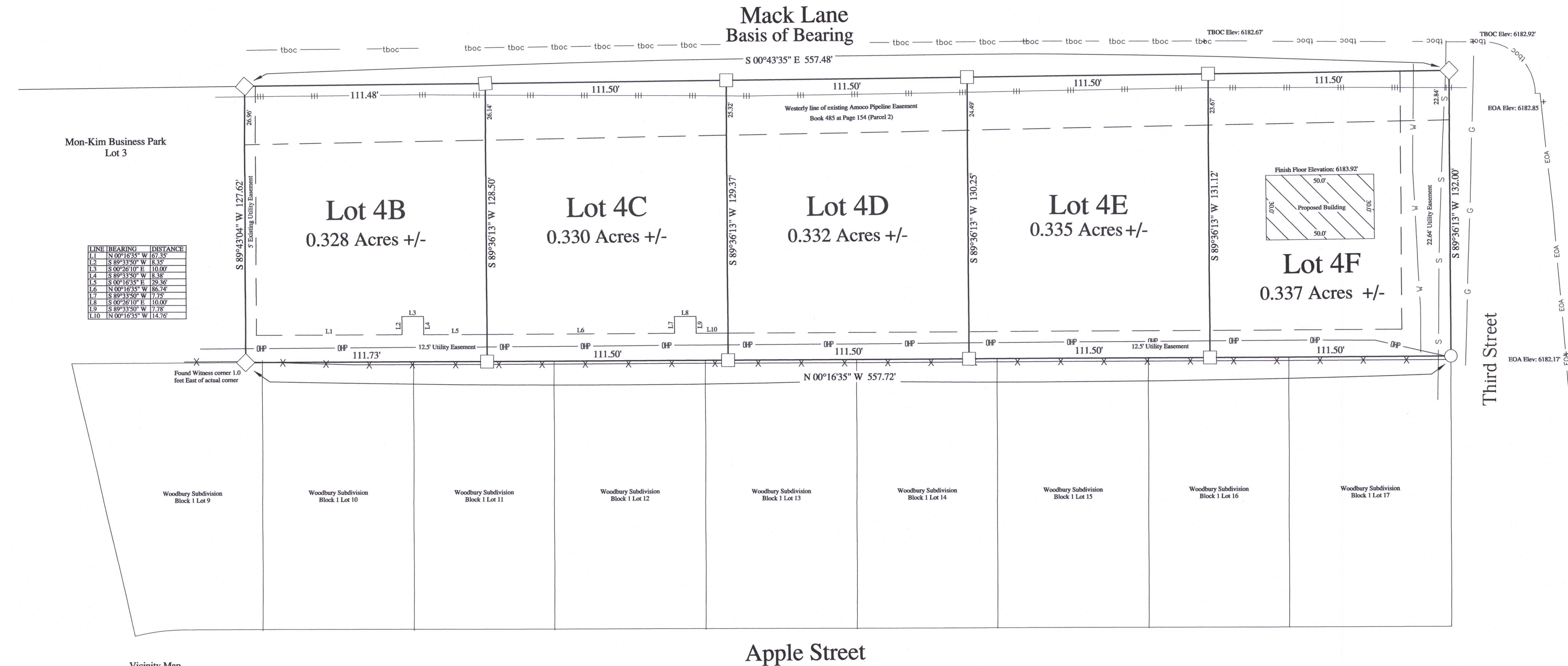
- Found No.5 rebar w/ yellow plastic cap by PLS No. 14815
- Found No.4 rebar
- Set 18" No. 5 rebar with pink plastic cap by PLS 38494
- Approximate overhead power line
- Approximate underground water line
- Approximate underground sewer line
- Approximate underground pipe line
- Approximate underground gas line
- Approximate fence
- Top back of curb
- Edge of Asphalt

Mon-Kim Replat #2

Preliminary Plat

Section:	2
Township:	6N
Range:	91W
Principal Meridian:	6th
County:	Moffat

Scale:	1" = 25'	Sheet:	1
Job No:	2020.146-01		
Drawn By:	MF		
Date:	29sep20	Of:	1



LINE	BEARING	DISTANCE
L1	N 00°16'35" W	167.35'
L2	S 89°33'50" W	8.35'
L3	S 00°26'10" E	10.00'
L4	S 89°33'50" W	18.38'
L5	S 00°16'35" E	29.36'
L6	N 00°16'35" W	86.74'
L7	S 89°33'50" W	17.15'
L8	S 00°26'10" E	10.00'
L9	S 89°33'50" W	17.78'
L10	N 00°16'35" W	14.76'

Vicinity Map  
Not to Scale



Surveyor's Certificate

I, Michael Fraher, a duly registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this drawing was done by me or under my direct supervision and is in accordance with the applicable standards of practice and is accurate based upon my knowledge, information and belief.

Michael Fraher Colorado P.L.S. No. 38494

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

NOTE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

City Council Certificate

The above plat and dedication are hereby approved for filing by the City of Craig of Moffat County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 202\_\_.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Jarrod Ogden City Clerk  
Mayor

Mortgagee Certificate

Yampa Valley Bank  
435 Mack Lane  
Craig, Colorado 81625

By: \_\_\_\_\_  
as: \_\_\_\_\_

Notarial Certificate

State of Colorado )  
County of Moffat )

The above and foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 202\_\_.

by \_\_\_\_\_  
Witness my hand and official seal  
Notary Public: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

Clerk & Recorder's Certificate

This Plat was deposited for record in the office of the Moffat County Clerk & Recorder, in the State of Colorado

at \_\_\_\_\_ M on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_ Clerk & Recorder.

By: \_\_\_\_\_  
Deputy

Owner Certificate

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners thereof, have laid out, replatted and subdivided as shown on this Plat the land described as follows:

A parcel of land located in the southwest quarter of Section 2, Township 6 North, Range 91 West of the 6th P.M., City of Craig, Moffat County, Colorado, more particularly described as follows:

Lot 4A, Final Plat of the Resubdivision of Lots 4, 5 and 6 of Mon-Kim Business Park, according to the recorded Plat thereof filed June 12, 2009 at Reception No. 20092341, County of Moffat, State of Colorado, containing 1.662 acres more or less.

Under the name and style of Mon-Kim Replat #2, and by these presents, do hereby dedicate to the public all streets, easements, and other public places shown hereon and not already otherwise dedicated for public use.

By \_\_\_\_\_  
Dale Camp  
353 Bounded Avenue,  
Craig, CO 81625

Andrea Camp  
353 Bounded Avenue,  
Craig, CO 81625

Notarial Certificate

State of Colorado )  
County of Moffat )

The above and foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_.

by Dale Camp  
Witness my hand and official seal

Notary Public: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

Notarial Certificate

State of Colorado )  
County of Moffat )

The above and foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_.

by Andrea Camp  
Witness my hand and official seal

Notary Public: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



Mack Lane

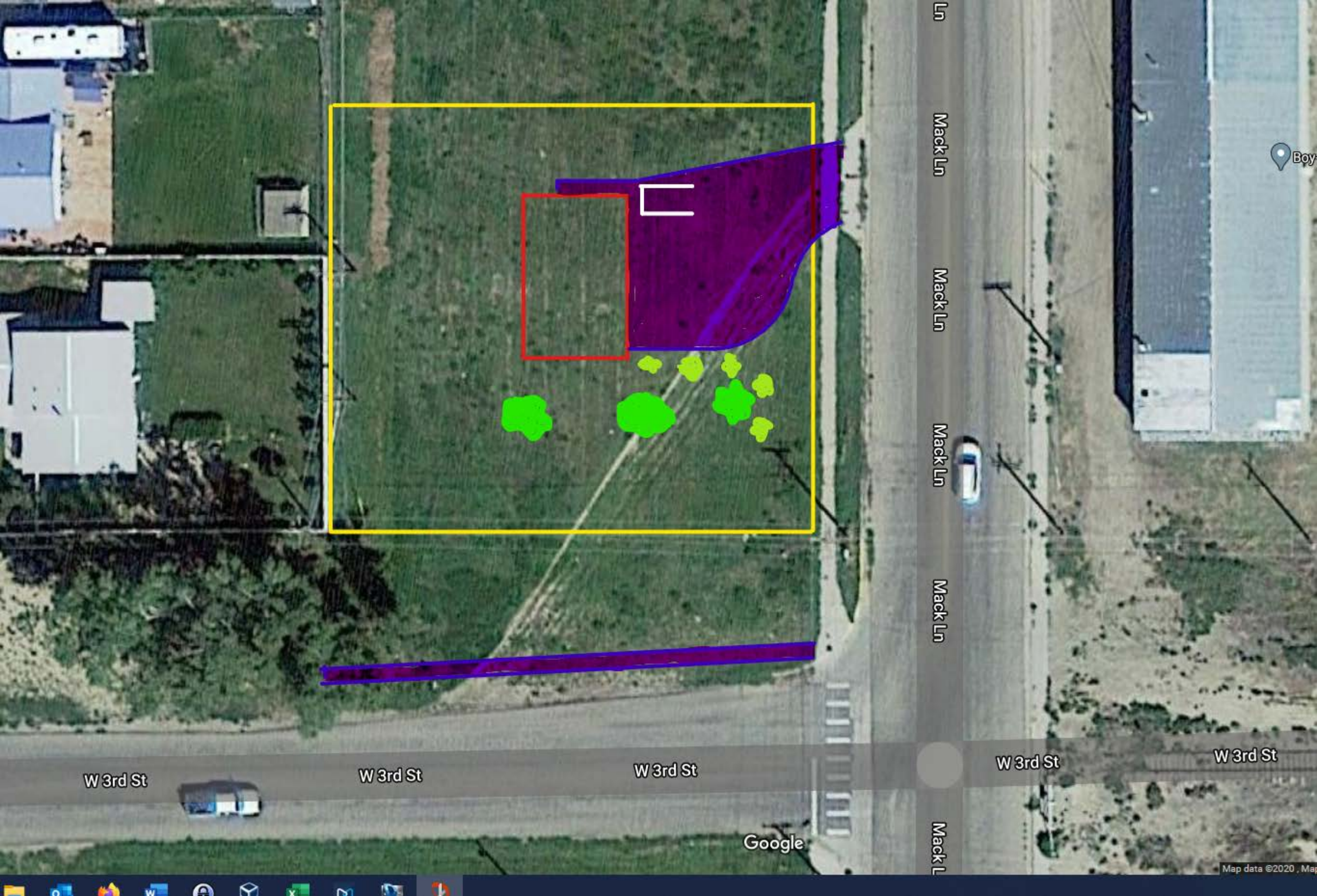
West 3rd St

Sidewalk



LS  
F ↑  
RS B





Boy

Ln

Mack Ln

Mack Ln

Mack Ln

Mack Ln

Mack L

W 3rd St

W 3rd St

W 3rd St

W 3rd St

W 3rd St

Google

Map data ©2020, Map