

# MEMO

January 7, 2021

**To:** City Council

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

**Subject** Mountain Man Taxidermy Site Plan for 1350 Yampa Ave.

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## **BACKGROUND / DISCUSSION**

Scott Moore and Jennifer Bugay dba Mountain Man Taxidermy are requesting approval of a site plan at 1350 Yampa Ave. The site plan is for a 3,500 sq. ft. building to be used as a Taxidermy business open to the public.

A Planning & Zoning meeting was held on December 21, 2020, to consider approval of the 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 following for your review:

1. A memo that I provided to Planning & Zoning outlining the site plan and its compliance with the Land Use Code.
2. All of the material that is referenced in the memo.
3. The minutes from the December 21, 2020 P&Z meeting.

## **RECOMMENDATION**

I would approve this site plan as presented.

# MEMO

December 21, 2020

**To:** Planning and Zoning Commission  
**From:** Marlin Eckhoff, Building Official *M.E.*  
**Subject:** Mountain Man Taxidermy Site Plan for 1350 Yampa Ave.

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## **BACKGROUND / DISCUSSION**

The applicant is proposing to build a 3,500 sq. ft. single story building to be used as a taxidermy shop. This property is located in a Mixed Use-1 Zone District, a taxidermy shop is a permitted use in this zone. The property is currently split into two lots, approval of the site plan will also be approval of an administrative replat which will simply combine the two lots to create one. Both lots are owned by the applicant. I have attached the replat showing the "Parcel line to be vacated". (*See Moore Replat*)

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

	<b>Required</b>	<b>Proposed</b>
<b>Parking spaces:</b>	6 customer, 3 employee, 1 ADA.	6 customer, 3 employee, 1 ADA
	Note: Pavement will be provided to, and throughout all parking areas.	

<b>Setbacks:</b>	Front: 15', Sides: 5', Rear: 10'	Front: 71', Sides: 16' & 120', Rear: 66'
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<b>Landscaping:</b>	Area: 3,212 sq. ft., irrigated.	3,220 sq. ft., irrigated
	Trees: 7, with min. 3 different types	8, with 3 different types
	Shrubs: 10, with min 3 types	15 with 3 types
<b>Note:</b>	I am allowing them to use 5 existing trees toward these requirements. All trees will meet the minimum caliper/height requirements and shrubs will be a min. 5 gallon.	

**Sidewalks:** No sidewalk required as the only street frontage is CDOT right of way and does not butt up to the property line.

## **Architectural:**

Colors: Tan metal siding with dark green metal roof and accents.

Blank walls: The only wall over 50 ft that does not have a defined architectural break up is the rear wall, however the Land Use Code allows for blank walls over 50 ft in the rear if they are not directly in view of the general public and approved by Planning & Zoning. Since this wall faces the back of the property and is only 70 ft, I would see no issue with it.

**Utilities & Access:**

Water, sewer, gas and electric run along the west end of the property and are easily connected to. I received confirmation from both Atmos Energy & YVEA that they can supply service to the proposed building. There are fire hydrants near the northeast and southeast corner along Yampa Ave well within the maximum distance allowed.

They will be using the existing access from Yampa Ave along the northeast corner of the lot. The access will be paved from Yampa Ave to the parking area.

**Dumpster:**

The dumpster will be located in the southeast corner of the property. This way it will be as far away as possible from any adjacent residence. It will also be in a 10' x 12' enclosure per our Land Use Code.

**Floorplan:**

The building will consist of a 990 sq. ft. showroom and area open to the public, the remainder will be office, ADA restroom, storage and work areas.

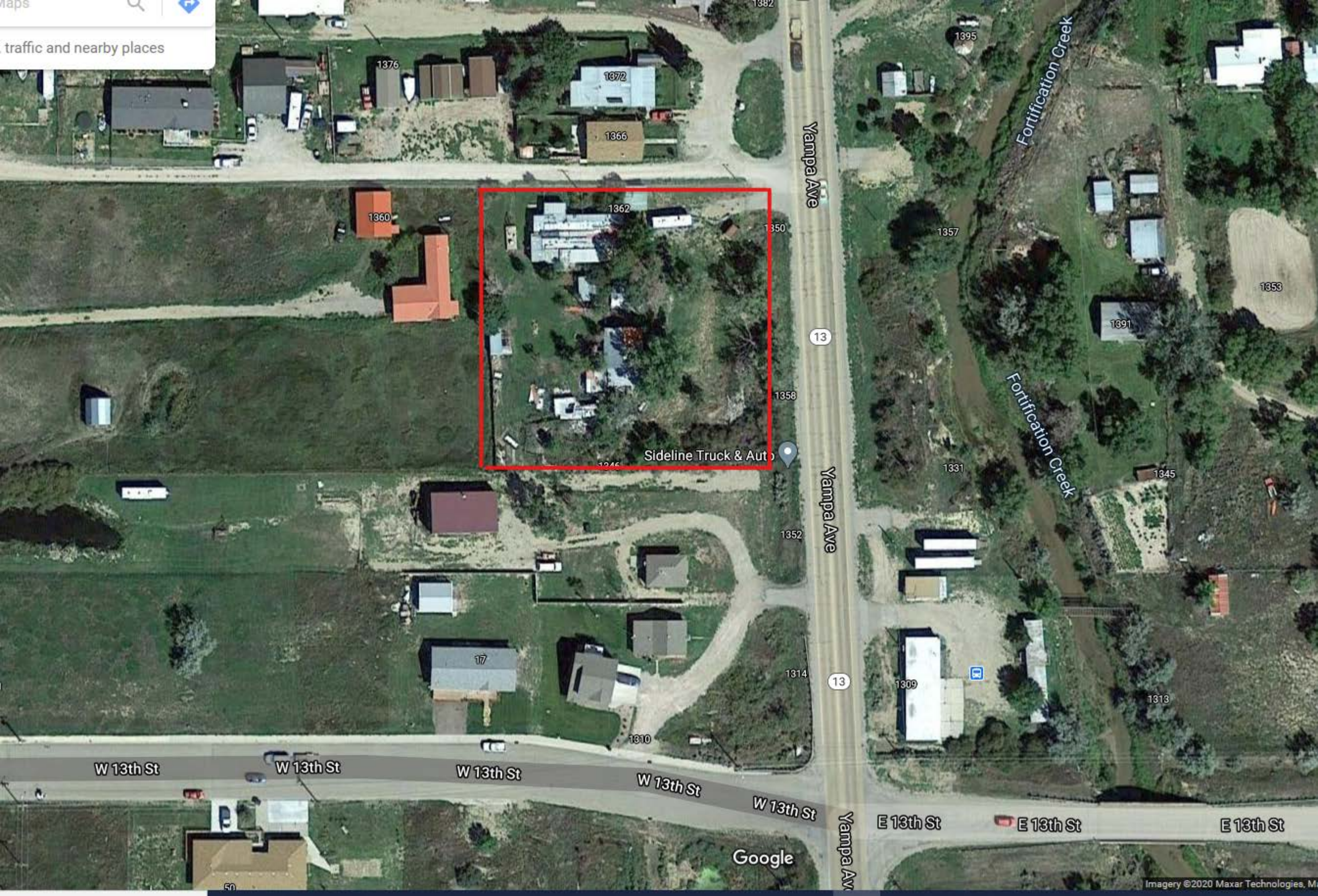
I have attached the following for your review:

1. A google maps image of the area showing the property boundary outlined in red.
2. A site plan showing the location of the building, front elevation, pavement, dumpster, easements, etc.
3. A floorplan.
4. A basic elevation drawing.
5. A replat done by Baker & Associates showing the "Lot line to be vacated".
6. A basic landscape plan showing location and type of trees & shrubs.

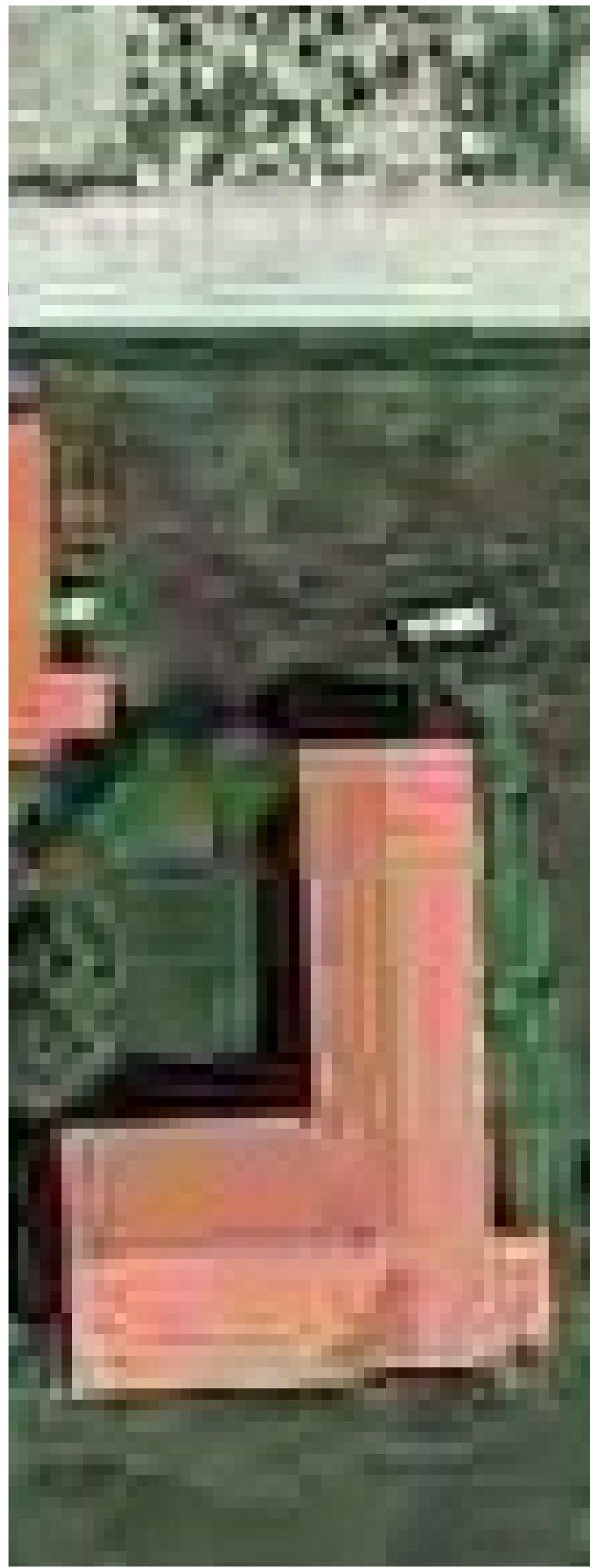
**RECOMMENDATION**

I would recommend to City Council to approve this Site Plan as presented.



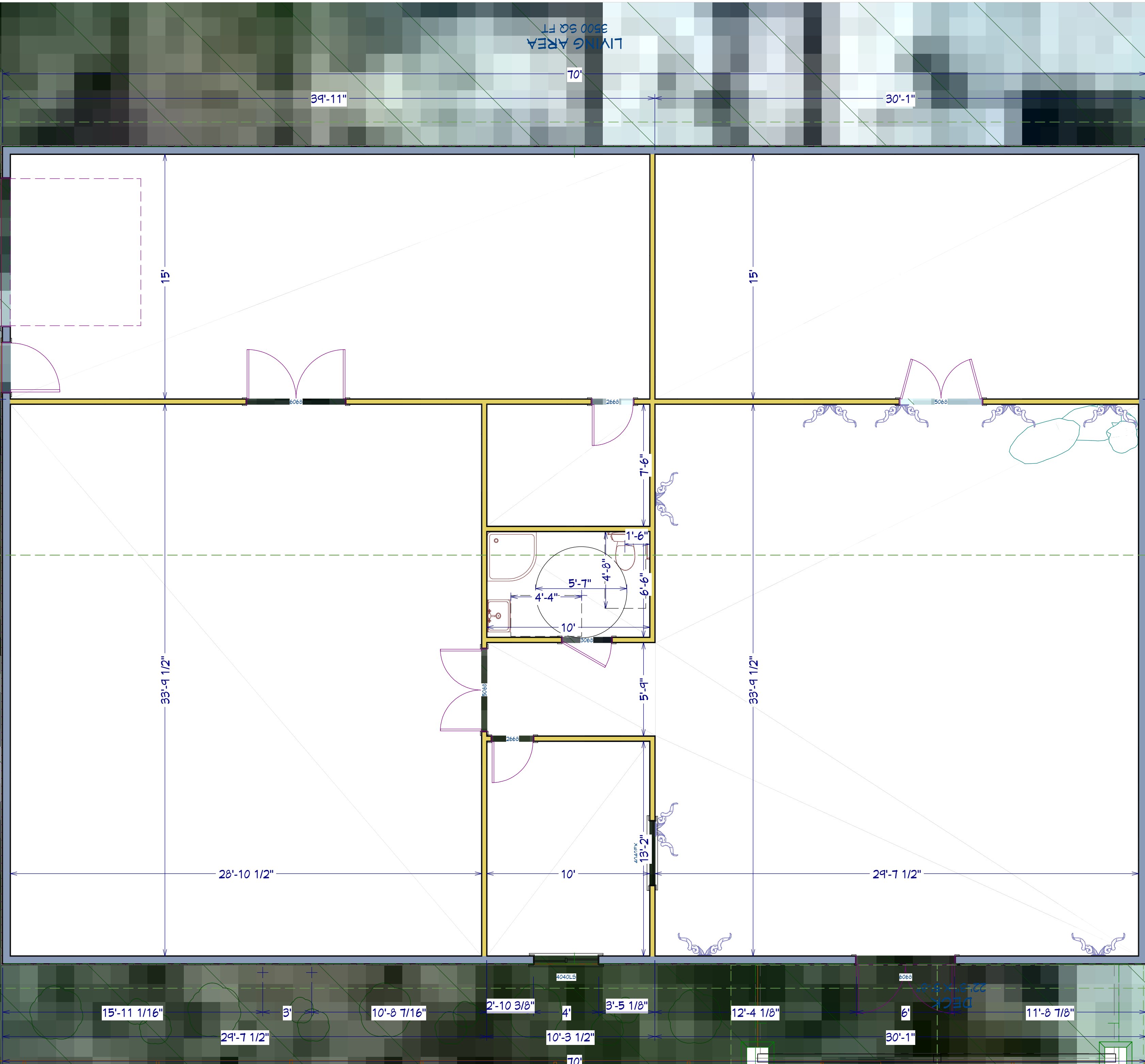






SHEET:  
**A-1**

1st Floor

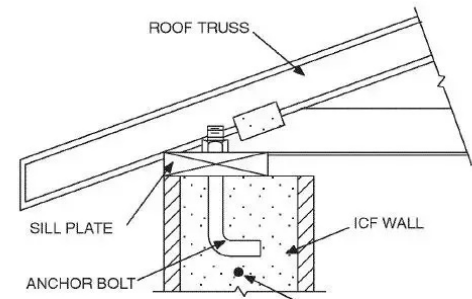
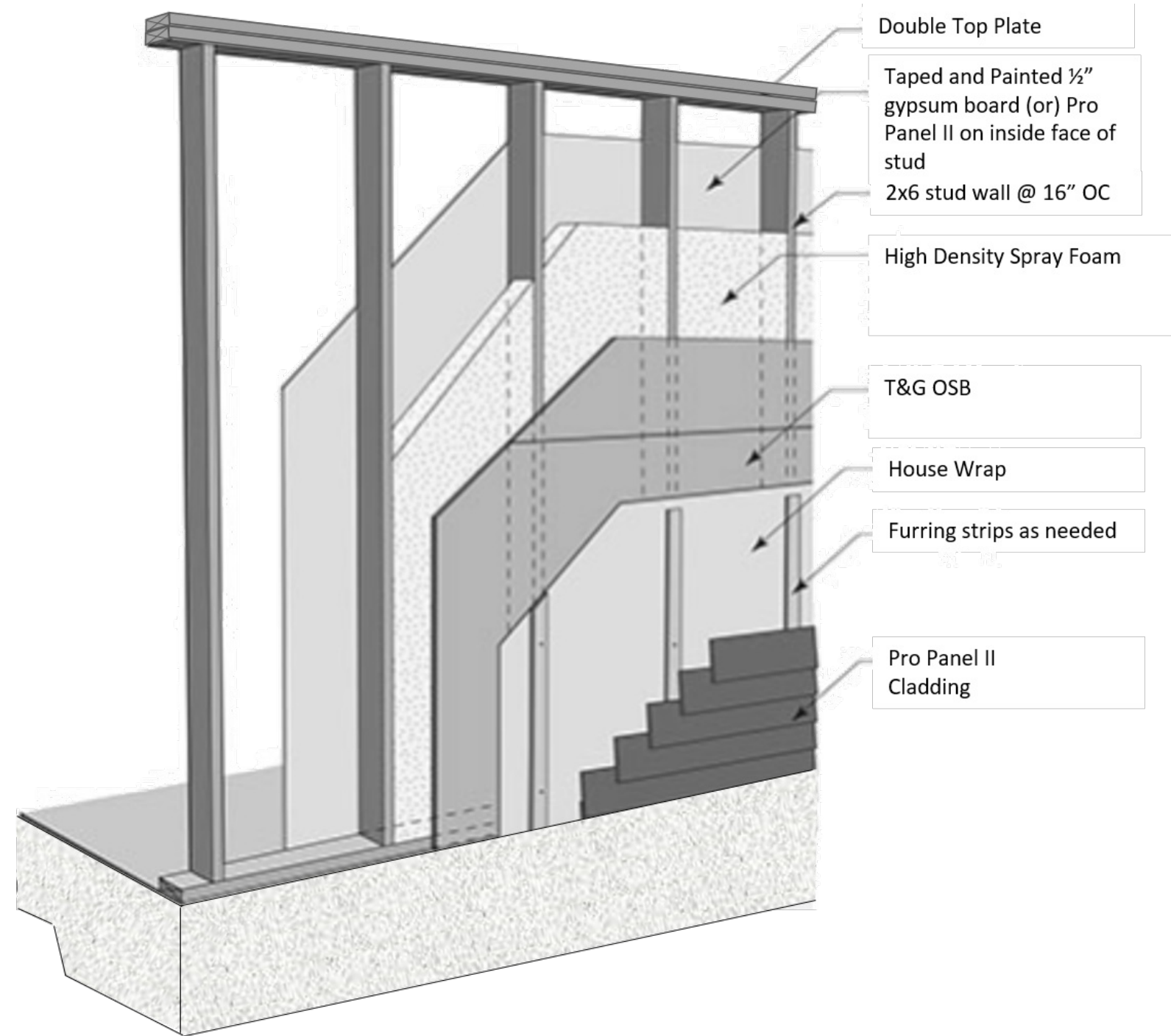
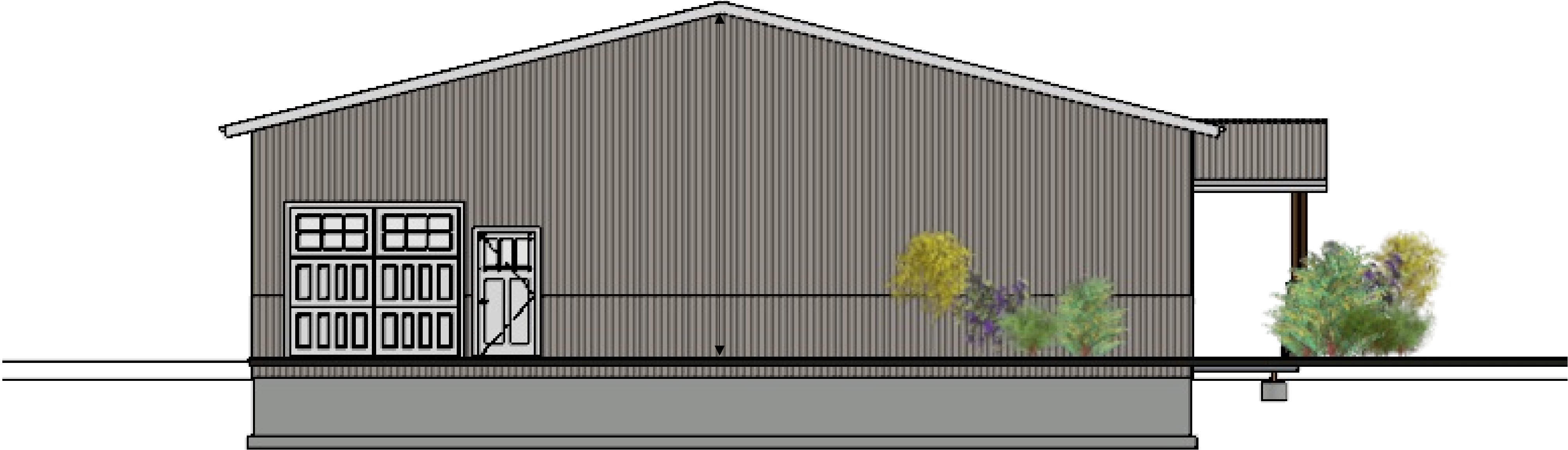


NO.	DESCRIPTION	BY	DATE
SHEET TITLE: INTERIOR LAYOUT			
PROJECT DESCRIPTION: MT MAN TAXIDERMY 2020			
DRAWINGS PROVIDED BY: KRISTEN STOCKS			
DATE: 12/2/2020			
SCALE: 			
SHEET: A-2			

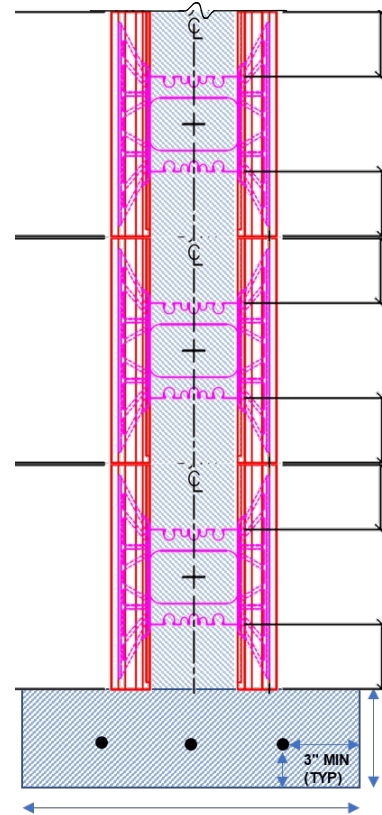


BUILDING WILL BE 22' FROM FLOOR ELEVATION TO PEAK.  
IF ICF BUILDING FLOOR WILL BE 2" ABOVE GROUND ELEVATION.  
IF FRAMED 2X6 WALLS BUILDING WILL BE AN ADDL 4" IN HEIGHT OR 22.5' FROM GROUND ELEVATION

4/12 ROOF PITCH  
TRUSSES WILL BE ENGINEERED AND STAMPED/WILL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION  
PRO PANEL II ROOFING (GREY/TAN) MATERIAL SHEETED WITH 7/16" OSB OR BETTER  
ALL SIDING WILL BE PRO PANEL II (GREY/TAN) EXCEPT IN PLACED WHERE ROCK IS CHOSEN FOR AESTHETIC PURPOSES  
TRIM WILL BE DARKER GREEN COLOR  
ALL CONSTRUCTION WILL BE STRUCTURAL 2X6 #2 FIR OR BETTER OR IFC CONSTRUCTION  
A TREATED BOTTOM PLATE WILL BE USED AND PLACED DIRECTLY ON THE SLAB  
DOUBLE TOP PLATE WILL BE USED PRIOR TO TRUSS INSTALLATION  
TRUSSES WILL FREE SPAN THE STRUCTURE WITH NO LOAD BEARING INTERIOR WALLS USED  
SPRAY FOAM INSULATION WILL BE USED WITH WOOD FRAMING (RVALUE WILL MEET OR EXCEED CODE) ON ALL HEATED/COOLED SPACES WITH MINIMAL OR NO INSULATION IN AREAS FOR COLD STORAGE - ICF WILL MEET INSULATION CODE  
BLOW IN INSULATION WILL BE USED IN THE CEILING TO MEET OR EXCEED REQUIRED R VALUE  
ALL WATER HEAT WILL BE VIA AN ON DEMAND UNIT TO MEET CODE  
HVAC WILL BE USED IN THE STRUCTURE FOR HEATING AND COOLING



ICF ENGINEERING TBD



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
ELEVATION AND  
FRAMING

PROJECT DESCRIPTION:  
MT MAN TAXIDERMY 2020

DRAWINGS PROVIDED BY:  
KRISTEN STOCKS

DATE:

12/2/2020

SCALE:

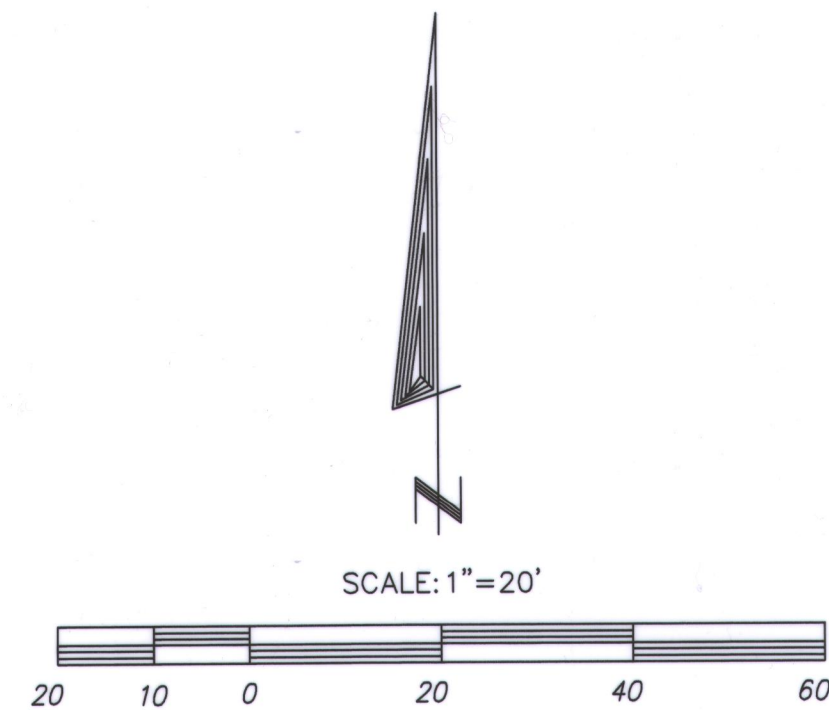
SHEET:

A-3



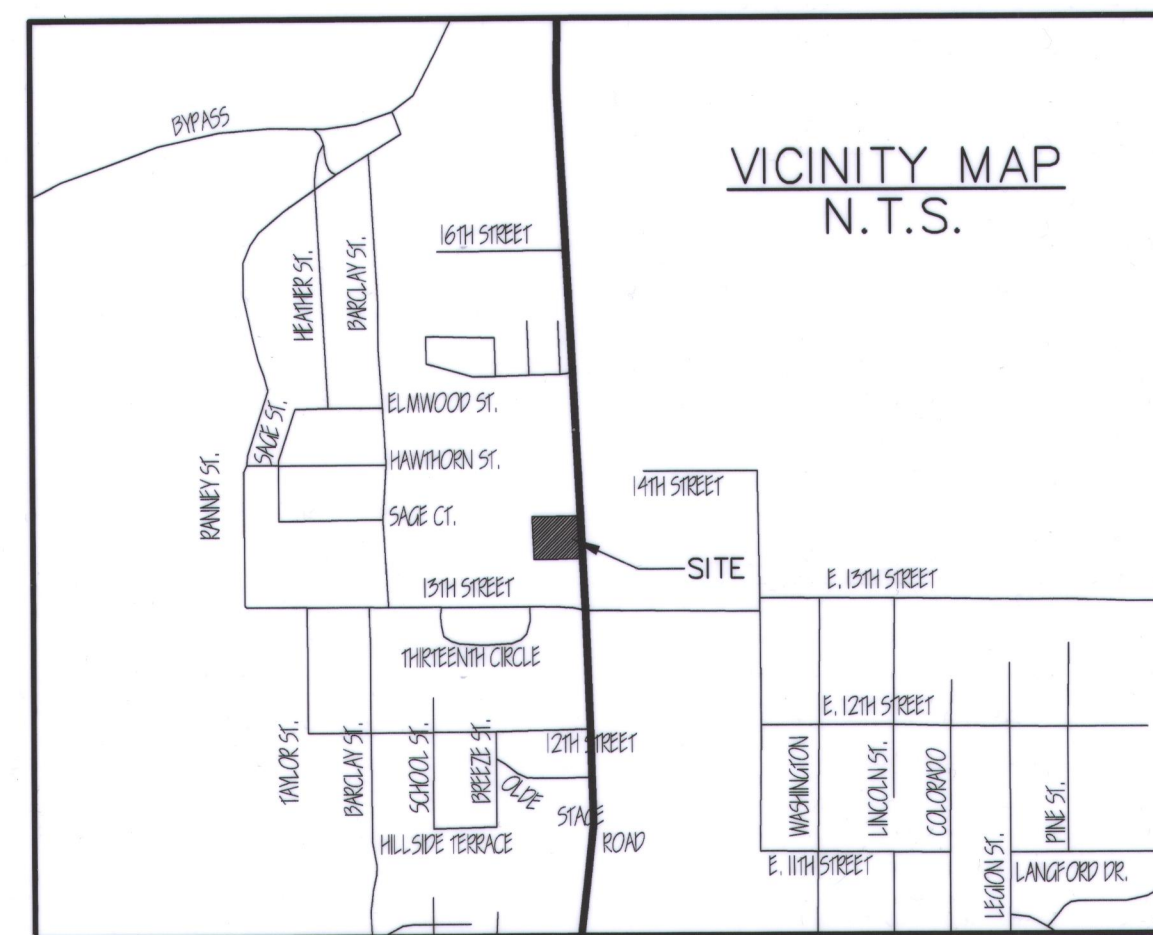
# MOORE REPLAT OF A PORTION OF LOT 46, OF HARRIS-OWEN SUBDIVSION

SECTION 25, T7N, R91W, OF THE 6TH P.M.,  
CRAIG, MOFFAT COUNTY, COLORADO



## NOTES:

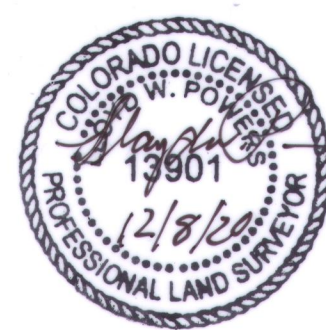
- 1) DATE OF SURVEY - DECEMBER - PRESENT, 2020
- 2)  $\triangle$  FOUND #5 REBAR & 1.25" YELLOW PLASTIC CAP (PLS#14815) 0" OUT OF GROUND
- 3)  $\square$  FOUND #4 REBAR & 1" ORANGE CAP (PLS#13901) 12" OUT OF GROUND.
- 4) BASIS OF BEARING - N90°00'00"E (EAST) BETWEEN THE S.W. CORNER AND THE S.E. CORNER OF THE PARCEL BETWEEN MONUMENTS AS SHOWN ON THE PLAT.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH FOR OWNERSHIP, RIGHT-OF-WAYS OR EASEMENTS OF RECORD. FOR OWNERSHIP, RIGHT-OF-WAYS AND EASEMENTS OF RECORD, BAKER & ASSOCIATES RELIED UPON WESTCOR LAND TITLE INSURANCE COMPANY FILE NO. 3233CEN.
- 6) (N89°58'32"W 200.19') DENOTES FIELD DIMENSIONS
- 7) THE PROPERTY IS IN ZONE B ACCORDING TO THE FIRM MAP 080119 0001 C, EFFECTIVE DATE SEPTEMBER 28, 1984, AREAS BETWEEN 100 AND 500 YEAR FLOODING.
- 8) THE TWO PARCELS ARE BOTH PORTIONS OF LOT 46 AND HAVE DIFFERENT COUNTY PARCEL NUMBERS.
- 9) THE PURPOSE OF THIS REPLAT IS TO COMBINE THESE TWO PARCELS INTO ONE LOT.



## LAND SURVEYOR'S CERTIFICATE

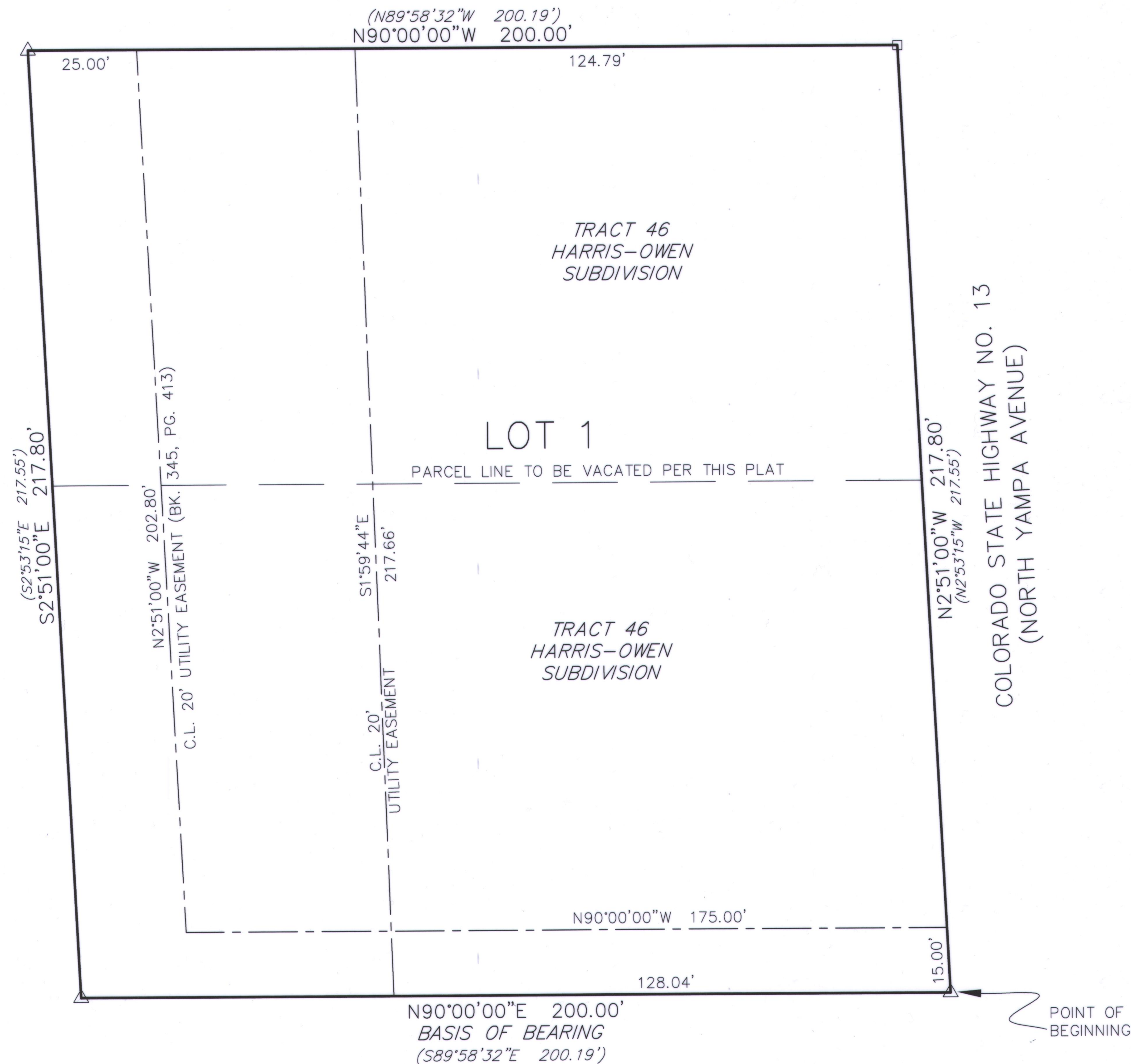
I, Lloyd W. Powers, a duly registered Land Surveyor in the State of Colorado do hereby certify that this Plat and Survey was made by me or under my direct supervision and that to the best of my knowledge and belief, both are accurate and in conformance with the applicable laws of the State of Colorado.

Lloyd W. Powers, PLS  
Colorado Reg. No. 13901



NOTICE: 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 the certification shown hereon.

NOTE: The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief. As such it does not constitute a guarantee, nor warranty, expressed or implied.



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner thereof has laid out, platted and subdivided as shown on this plat the land described as follows:

A parcel of land located in the SE1/4 of Section 25, T7N, R91W of the 6th P.M., Moffat County, Colorado and being more particularly described as follows:

Beginning at a point on the west right-of-way line of Colorado State Highway No. 13 lying West, 956.25 feet and N02°51'00"W, 217.80 feet from the S.E. corner of said Section 25; thence along said west R.O.W. line, N02°51'00"W, 217.80 feet; thence West, 200.00 feet; thence S02°51'00"E, 217.80 feet; thence East, 200.00 feet to the point of beginning, AKA A Portion of Tract 46 of Harris-Owen Subdivision.

Containing 0.999 acres more or less, under the name and style of the "MOORE REPLAT OF A PORTION OF LOT 46, OF HARRIS-OWEN SUBDIVISION", 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: SCOTT P. MOORE  
1176 YAMPA AVENUE  
CRAIG, CO 81625  
(970) 824-4910

## NOTARIAL CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MOFFAT } SS  
The above and foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ By Scott P. Moore.

Witness my hand and seal, \_\_\_\_\_

My commission expires \_\_\_\_\_

## CITY COUNCIL CERTIFICATE

This plat is hereby certified for approval by the City of Craig of Moffat County, Colorado this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_  
CITY CLERK

## CLERK & RECORDER'S CERTIFICATE

State of Colorado }  
County of Moffat } SS

I hereby certify that the original of this instrument was filed for record in my office at \_\_\_\_ o'clock, \_\_\_\_ M. this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

Reception No. \_\_\_\_\_

Moffat County Clerk & Recorder

By \_\_\_\_\_

BAKER & ASSOCIATES  
1790 W. VICTORY WAY  
CRAIG, CO 81625  
(970) 824-3435



217' 9"

EXISTING TREES ALL COTTONWOODS  
EXCEPT 1 WILLOW

PROPOSED NEW SHRUB AREAS

PROPOSED NEW TREES

TREES MUST BE 3 DIFFERENT TYPES

COTTONWOOD  
WILLOW  
PINE

SHRUB TYPES  
5- POTENTILLA - YELLOW  
5- BOXWOOD  
5- BARBERRY OR  
BURNING BUSH

CONCRETE  
PAD FOR  
EURO AREA

CONCRETE  
PAD FOR  
DUMPSTER  
WITH  
ENCLOSURE

GRAVEL

PINE

PINE

217'

217' 9"

200'



# CRAIG PLANNING & ZONING COMMISSION MINUTES

**December 21, 2020**

The Craig Planning and Zoning Commission of the City of Craig, County of Moffat, State of Colorado, met in the City Council Chambers, 300 West 4<sup>th</sup> Street, Craig Colorado, 81625, at the hour of 6:00 p.m. There being present the following Commissioners: Mike Tucci, Tom Gilchrist, Rich Sadvar, and Derek Duran. Commissioner Randy Kloos and Councilman Jarrod Ogden were absent. City Staff present was Building Official Marlin Eckhoff.

Commissioner Gilchrist made a motion, seconded by Commissioner Sadvar to approve the minutes from October 5, 2020. Ayes: 4. Nays: 0. Motion carried.

Building Official Eckhoff presented the site plan for Mountain Man Taxidermy, including an administrative replat at 1350 Yampa Ave, aka Tr 46f of the Harris Owen Subdivision. Discussion was held concerning the replat which will simply combine two parcels into one. All Commissioners agreed that the replat should be approved. Scott Moore and Jennifer Bugay were also present for the meeting.

Building Official Eckhoff outlined the site plan requirements for the proposed taxidermy shop. Discussion was held concerning the 70 "Blank wall" which will be to the rear of the property. Building Official Eckhoff and the Commissioners agreed that this would not be considered in view of the general public and meets the exception in the Land Use Code. Building Official Eckhoff presented an email from the residents of 17 W 13<sup>th</sup> Street stating they were not in favor of a taxidermy shop at that location. Discussion was held addressing the concern. The Commissioners agreed that since the property at 17 W 13<sup>th</sup> Street was not adjacent to 1350 Yampa and located on a different street, there was little concern that this use of the property would be a detriment to the neighborhood. Building Official Eckhoff also commented that a taxidermy shop is a permitted use in a MU-1 Zone District. Building Official Eckhoff noted that letters were sent to 18 different property owners within 300 ft of the property. He received this email objecting to the project and one email in favor of the project.

Commissioner Duran made a motion, seconded by Commissioner Gilchrist, to recommend to City Council to approve the site plan as presented.  
Ayes: 4. Nays: 0. Motion carried.

There being no further business, Commissioner Gilchrist made a motion, seconded by Commissioner Duran to adjourn the meeting. Ayes: 4. Nays: 0. Motion carried.