



AGENDA  
CITY OF GLENWOOD SPRINGS  
Planning and Zoning Commission  
Regular Meeting  
NOVEMBER 26, 2019  
Council Chambers, First Floor  
101 W. 8<sup>TH</sup> STREET  
6:00 PM

- 1 Roll Call
- 2 Receipt of the Minutes
  - A. October 22, 2019 Minutes
- 3 Comments from citizens appearing for items not on the agenda
- 4 Continued Items
  - A. 20-19-Consideration of a Code Amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding riparian setbacks. ITEM WILL BE CONTINUED TO DECEMBER 17, 2019
- 5 New Items
  - A. 33-19 Gonzalez- Consideration of a request for a Special Use Permit to operate a Personal Care Boarding Home at 1713 Grand Avenue
- 6 Commissioner Comments
- 7 Director Comments
- 8 Adjournment



**MINUTES**  
**City of Glenwood Springs**  
**Planning and Zoning Commission**  
**Regular Meeting**  
**October 22, 2019**  
**Council Chambers, First Floor, City Hall**  
**101 W. 8<sup>th</sup> Street**  
**6:00PM**

**1. Roll Call**

Present at roll call were Commissioners: George Shaver, Sumner Schachter, Tim Malloy, Marco Dehm

Absent: Ingrid Wussow, Amber Wissing, Kathryn Grosscup, and Alternates Carolyn Cipperly and Dean Kinkel

Also present were: Gretchen Ricehill, Assist. Director  
Karl Hanlon, City Attorney  
Anna S. Itenberg, City Attorney's Office  
Kathleen Michel, Admin. Assistant

**2.** Receipt of [minutes](#) from the [September 24, 2019](#) regular meeting. On motion of Commissioner Malloy, seconded by Commissioner Schachter, the minutes were approved as written. Motion carried by voice vote.

**3.** Comments from citizens appearing for items not on the agenda. No one appeared.

**4. Continued Items**

20-19 – Consideration of a Code Amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding riparian setbacks

The Commission unanimously voted to continue the item to the November 26, 2019 meeting. Commissioner Shaver recused himself.

## **5. New Items**

Work Session – Conceptual Review of ANB Bank-910 Grand Avenue-an approximately 10,000 square foot commercial building in the M2-Mixed Use Central Core Zoning District.

In attendance representing ANB Bank: Blake Mourer, Chad Lee, Patricia Pogge, Randy Diers, and Will Coffield. Chad Lee, attorney Balcomb and Green, reviewed the project to date. Architect Blake Mourer provided a powerpoint of the original and revised design previously reviewed by the Planning and Zoning Commission and City Council. Mr. Mourer showed the Commission proposed building elevations based on comments heard during the September 19, 2019 Council meeting.

The Commission and the ANB team discussed elements of the conceptual design including:

- Revisions to the primary Grand Avenue entrance and the secondary south entrance;
- Treatment of the northwest corner of the building;
- Cornice design elements;
- Materials and colors; and
- Landscaping and pedestrian access.

## **6. Commissioner Comments**

The Commission discussed airport and confluence planning with City Attorney Karl Hanlon.

## **7. Director Comments: None.**

## **8. Adjournment**



## Planning & Zoning Commission Staff Report

Date: November 26, 2019

To: Planning & Zoning Commission

From: Gretchen Ricehill, Asst. Director Community Development Dept.

Subject: #33-19- Special Use Permit – Personal Care Boarding Home

|                              |                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>REQUEST</b>               | Consideration of a request for a special use permit to operate a personal care boarding home within an existing single-family residence |
| <b>APPLICANT</b>             | Yesenia Gonzalez Hernandez                                                                                                              |
| <b>OWNER</b>                 | Yesenia Gonzalez                                                                                                                        |
| <b>ZONE</b>                  | RM1-Residential Medium Density                                                                                                          |
| <b>LOCATION:</b>             | 1713 Grand Avenue<br>Lot 29 Block 2, South Park Addition                                                                                |
| <b>SURROUNDING LAND USES</b> | North: Residential<br>South: Residential<br>East: Park<br>West: Residential                                                             |
| <b>LOT SIZE</b>              | 7,700 square feet                                                                                                                       |

### ACTION ITEM SUMMARY

**Action 1:** Consideration of a Special Use Permit to allow the operation of a personal care boarding home at 1713 Grand Avenue.

#### Staff Recommendation:

Staff recommends that the Commission **approve** the special use permit with suggested findings on pages 5 and 6 and suggested conditions on page 6 of this report.

### PROJECT SUMMARY

Yesenia Gonzalez Hernandez proposes to convert her single-family home at 1713 Grand Avenue to a Personal Care Boarding Home and provide care for up to six seniors. "Personal Care Boarding" is a use that was added to the Municipal Code in 2006 and is defined as:

*An assisted living residence that provides room and board to not less than three and not more than six adults 18 years of age or older and who, because of impaired capacity for independent living, elect protective oversight, personal services, and social care but do not require 24 hour nursing or medical area. Personal care boarding homes shall not serve clients requiring a secured environment as defined by 6 CCR 1011-1, Section 1.1.2, as shall not include residential facilities for those living together as a result of prior criminal offenses.*

The use is allowed in the city's residential and commercial zoning districts by special review. The intent of personal care boarding is to provide a residential home environment for people that may need personal assistance in their daily living but that do not require 24-hour nursing assistance.

Currently, the Harmony House at 1045 Park West Drive is only Personal Care Boarding Home in operation in Glenwood Springs.



GoogleEarth Photograph



## **SPECIAL REVIEW**

When reviewing special use applications for this type of facility, the Municipal Code requires compliance with general performance standards as well as seven criteria that are specific to Personal Care Boarding Homes.

Attached for your review is the owner's narrative description addressing each criterion and performance standard as well as providing several supportive statements from the Comprehensive Plan. Following is staff's analysis of the proposal

### **General Performance Standards**

Following is a summary of the general performance standards that apply to all special review uses (reference 070.030.030):

- **Air quality:** ensures that uses that emit any air contaminant as defined by federal, state or county governments complies with all applicable emission standards.
- **Hazardous Materials Storage and Use:** regulates uses that store or use hazardous materials in excess of exempt or maximum amounts allowed under the building or fire codes. The proposed use may require storage of oxygen tanks. The location and method of storage is regulated by the State and the 2015 Fire Code.
- **Excessive Heat & Humidity:** prohibits unreasonable or unnecessary emission of heat or humidity at the property line.
- **Odors:** provides that uses that produce regular or frequent odors detectable beyond the property line may be prohibited if the odor is a known health risk or if the Director judges that the odor is harmful to the rights of others to enjoy their property.
- **Light & Glare:** requires that the use complies with the exterior lighting code (070.040.100)
- **Noise:** ensures that uses comply with noise regulations (100.070).
- **Vibration:** prohibits regular and frequent vibrations at the property line.

The proposed Personal Care Boarding Home use is not expected to have any impact to surrounding properties over and above that of a normal single-family home.

### **Personal Care Boarding Home Special Use Criteria**

Below is a list of seven criteria that apply specifically to personal care boarding home uses (reference 070.030.030(c)(4)):

1. **The applicant shall provide evidence of preliminary approval by the State of Colorado, Department of Public Health & Environment.**  
Ms. Gonzalez Hernandez is concurrently applying for her special use permit through the City and her licensure with the State of Colorado. If the Commission approves the special use permit, staff recommends adding the following condition of approval: Prior to opening the home to residents or clients, the applicant/owner shall provide the Community Development Department with evidence of licensure approval by the State of Colorado, Department of Public Health & Environment.
2. **No structural or exterior decorative additions shall be allowed that will alter the residential character of the home or be otherwise incompatible with surrounding residences, except for those necessary to provide accessibility meeting ADA requirements.**

In her narrative, Ms. Gonzalez Hernandez provided a list of exterior and interior home improvements including adding a ramp and handrails to the deck; creating to additional bedrooms in the basement; installing an air conditioning system; and installing a fire suppression system. As part of the licensure process, the State Department of Public Health & Environment will inspect the home. There may be additional improvements needed based on this inspection. All work is subject to the 2015 International Building Code and, prior to commencement of construction, the owner will be required to submit a building permit application for review and approval of the City's Building Official.

**3. No other similar home-based use shall be allowed on the property including child or adult day care and boarding homes.**

Other than the management required to operate the Personal Care Boarding Home, there will be no other home-based business on site.

**4. Residents, exclusive of employed caregivers, shall not have their own personal vehicles on site, including the public street.**

The home has a driveway that is 32 feet wide x 32 feet long, which is sufficient to accommodate up to three vehicles. The owner indicated in her narrative that three individuals will provide care to the residents (Ms. Gonzalez Hernandez and two other caregivers). Ms. Gonzalez Hernandez clarified for staff that there will be only one caregiver on site at any given time, except for shift changes. Further, the residents will not be allowed to have their personal vehicles. The on-site parking should accommodate the caregiver(s) as well as any guests that may visit from time to time.

**5. The home shall have one kitchen and there shall be no provision for cooking in any other room, other than providing an alternative area for minimal food preparation such as heating or reheating food and beverages**

As indicated in the project narrative, all cooking will occur in the existing kitchen. No cooking will be allowed in the bedrooms.

**6. There shall be the appropriate number of licensed caregivers on site on a 24-hour basis to properly care for residents, per State of Colorado licensing requirements.**

Ms. Gonzalez Hernandez indicated that one licensed caregiver will be on site at all times.

**7. The home shall comply with all other city, state, and federal laws and regulations**

The home requires a few upgrades necessary to comply with city and state requirements. Specifically, this includes adding a fire suppression system and constructing a ramp and handrails on the rear deck. It is important to note that the state regulates all aspects of assisted living facilities. Additional physical modifications may be required as part of the state review and approval process.

### **Comprehensive Plan**

Ms. Gonzalez Hernandez' application noted how her proposal met several goals from the 2011 Comprehensive Plan including:

- Maintaining/enhancing social sustainability
- Providing housing opportunities for the entire community
- Preserving small town character
- Supporting social diversity

Staff adds that the Comprehensive Plan encouraged planning for senior housing. It “recognized that the retiree population will grow at a disproportionately high rate for at least the next 15 years and that housing specifically designed for seniors should be a key component of a comprehensive housing approach.” (p.75)

#### **REVIEWING AGENCY COMMENTS**

Staff distributed the application to city departments for review and comment. Comments were received from Police, Engineering and Public Works departments:

- Engineering commented that placement of any work materials (including dumpsters) must be on private property and not in the right-of-way.
- Police expressed no concern for the proposed use;
- Water/Wastewater expressed concern about the size of the existing water service to support a fire sprinkler system. Upgrading of the existing service would require trenching in the Grand Avenue/Highway 82 right-of-way. The owner contacted a fire sprinkler design firm to discuss alternatives. The design firm submitted a proposal to install an automatic fire sprinkler system that utilized a 300-gallon water supply tank and pump system. The owner plans to locate the tank in the basement of the home.

In addition to department comments, staff received correspondence from individuals expressing support and opposition to the proposal. These are attached for review. Staff notes that one of the correspondences, a letter from Mr. Edward Mulhall, referred to subdivision covenants which appear to prohibit the proposed use. The South Park subdivision covenants were adopted and recorded in 1950. The covenants state that properties “shall be used only for residential purposes...”. As the Commission is aware, the City does not enforce private covenants. Nevertheless, it is important to note that according to Municipal Code Title 070, Personal Care Boarding Homes are categorized as a type of residential use in Table 030.1-Table of Allowed Uses.

#### **REQUIRED ACTIONS**

**Action 1:** Consideration of a Special Use Permit to allow the operation of a personal care boarding home at 1713 Grand Avenue.

##### **Action Alternatives**

The Commission may approve, approve with conditions, or deny the special use permit application in accordance with the seven approval criteria listed on pages 4 and 5 of this report. The Commission may also continue the application with a request that the applicant provide specific additional information.

##### **Staff Recommendation:**

Staff recommends that the Commission approve the special use permit with suggested findings on pages 5 and 6 and suggested conditions on page 6 of this report.

##### **Suggested Findings:**

1. The proposed use is in compliance with the Comprehensive Plan in that it maintains the city’s small town character while providing housing opportunities for seniors and supporting social diversity within the neighborhood;
2. The proposed use complies with performance standards listed in 070.030.030 of the Municipal Code; and,

3. The proposed use complies with use-specific conditions listed in 070.030.030(c)(4) of the Municipal Code.

**Suggested Conditions:**

1. Prior to issuance of the Special Use Permit the owner shall:
  - a. Provide evidence of licensure approval by the State of Colorado, Department of Public Health & Environment;
  - b. Apply for and receive a building permit application for all construction work at the home as required by the 2015 International Building Code;
  - c. Pay all system improvement fees that shall be due. Fees shall be calculated by the Community Development Department upon submission of the building permit application.
2. No structural or exterior decorative additions shall be allowed that will alter the residential character of the home or be otherwise incompatible with surrounding residences, except for those necessary to provide accessibility meeting ADA requirements.
3. No other similar home-based use shall be allowed on the property including child or adult day care and boarding homes.
4. Residents, exclusive of employed caregivers, shall not have their own personal vehicles on site, including the public street.
5. The home shall have one kitchen and there shall be no provision for cooking in any other room, other than providing an alternative area for minimal food preparation such as heating or reheating food and beverages.
6. There shall be the appropriate number of licensed caregivers on site on a 24-hour basis to properly care for residents, per State of Colorado licensing requirements.
7. The home shall comply with all other city, state, and federal laws and regulations.
8. No signage shall be present other than that allowed under Municipal Code section 070.040.110-Signs.

## **Water/Wastewater (W/WW) Department Comments**

**Planning Item:** 33-19 Special Use Permit- Personal Care Boarding Home  
**Applicant:** Yesenia Gonzalez  
**Owner:** Yesenia Gonzalez  
**Location:** 1713 Grand Ave  
**Parcel:** 2185 161 12 028  
**Date of Comments:** 9/4/19

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The following are W/WW Department comments based on a review of the application package (note: application package was not dated).

### **Project Understanding**

- We understand that the applicant is requesting special use permit for a proposed personal care boarding home located at 1713 Grand Ave. The existing single family residence will be modified to include two additional bedrooms along with several other miscellaneous improvements.

### **W/WW Department Comments**

#### Water Service

- We understand that the City of Glenwood Fire Department will require this facility to have a fire sprinkler system. The existing water service for this property is likely not large enough to serve a fire sprinkler system.
- If an upsized tap is needed, the nearest water main is located on the eastern side of Grand Ave (Hwy 82). Be aware that the cost to install a new tap in Grand Ave. may be high. Costs will likely be high due to: 1) traffic control requirements that must meet CDOT specification on a highway and 2) a concrete section of the highway will need to be cut out and repaired in accordance with CDOT specifications (the concrete in the area is very thick). The W/WW department encourages the applicant to consult with a qualified contractor to better define installation costs.
- The applicant is responsible for all costs required to install a new water tap, including applicable system improvements fees and tap fees. Please contact the City Community Development department regarding the improvement fees and the City W/WW Department regarding tap fees.
- If the existing water service is abandoned as part of this project, the applicant must abandon the tap at the main in accordance with City's engineering standards
- Any water service used for fire protection must be designed, installed, and tested to meet NFPA 24 requirements. Prior to construction, **an engineered detail of the fire service line must be submitted to the City for review and approval.** At a minimum, the detail must show the following: 1) a plan and profile view of the piping alignments

extending from the tap location to the building interior penetration, 2) materials of construction, 3) thrust restraint locations and specifications, 4) a comment indicating that the design conforms to all NFPA 24 requirements, 5) a note indicating that the service line must be pressure- and flow-tested in accordance with NFPA 24, and 6) the stamp and signature of the Professional Engineer (PE) certifying the design.

- The applicant is responsible for providing the City with a signed copy of the completed “*Contractor’s Material and Testing Certificate for Underground Piping*” form (attached) prior to issuance of a Certificate of Occupancy. This form certifies that the service line was designed, installed, and tested in accordance with all NFPA 24 requirements.
- Only City W/WW staff shall perform work on the water main. In certain circumstances, the City may allow a contractor to install a tap, but only when under the direct supervision of W/WW staff. Tap requests shall be scheduled with the W/WW department at least 48 hours in advance but we recommend that you begin coordinating with the department as soon as possible.

#### Sanitary Sewer.

- Sanitary sewer service will not be modified as part of this project.

#### Water Meters.

- All services must be metered.
- Meter accounts must be set up and the meter purchased through the City’s finance department before meters will be issued.
- Water meters must be installed per manufacturer’s requirements. They may be subjected to performance testing before being accepted by the City.
- Water meters must be installed in a location that can be accessed by the City for inspection and future maintenance. Refer to the attached schematic for meter installation instructions, including additional requirements for isolation valves, pressure reducing valves, and cross-connection devices (see attached water meter installation schematic). Note that if the water system pressure exceeds 80 psi, a pressure reducing valve must be installed downstream of the water meter.
- A water meter inspection must be performed by City staff before a certificate of occupancy will be issued. We recommend that you contact the W/WW department to discuss specific requirements as soon as possible to avoid an unforeseen installation issues.

#### Cross-connection Control.

- A City-approved cross-connection/ backflow device must be installed on water service lines if a hazard exists. **This project requires that a cross connection/backflow prevention hazard survey be completed (by the City) before a certificate of occupancy will be issued.**
- At the customer’s request, W/WW Department staff will perform an initial Cross Connection Hazard Survey and provided preliminary recommendations during the planning phases of the project. Upon completion of the project, a follow-up inspection of the property is required (per State law) to ensure that acceptable backflow devices have been properly installed and tested. We recommend that you contact the W/WW

department to discuss specific requirements as soon as possible to avoid unforeseen installation issues during the construction phase.

- Please note that backflow prevention devices cannot be installed below grade per International Plumbing Code (IPC). In addition, certain backflow prevention devices require drainage requirements. We encourage the customer to consider these requirements and address them during the design phase of the project.

**General.**

- All publicly-owned or maintained water and sewer infrastructure must meet the requirements of the City's engineering standards. The current version can be found at the following link: <http://cogs.us/EngineeringStandards>.
- A right-of-way permit is required for this project. Please contact the City's engineering department to obtain the permit application.
- Per Colorado 811 and City requirements, tracer wire and utility warning tape shall be installed with all underground water and sewer infrastructure.
- Any water/sewer separation distances and crossings must meet State (i.e., CDPHE) and City requirements.

**W/WW Department Contact Information:**

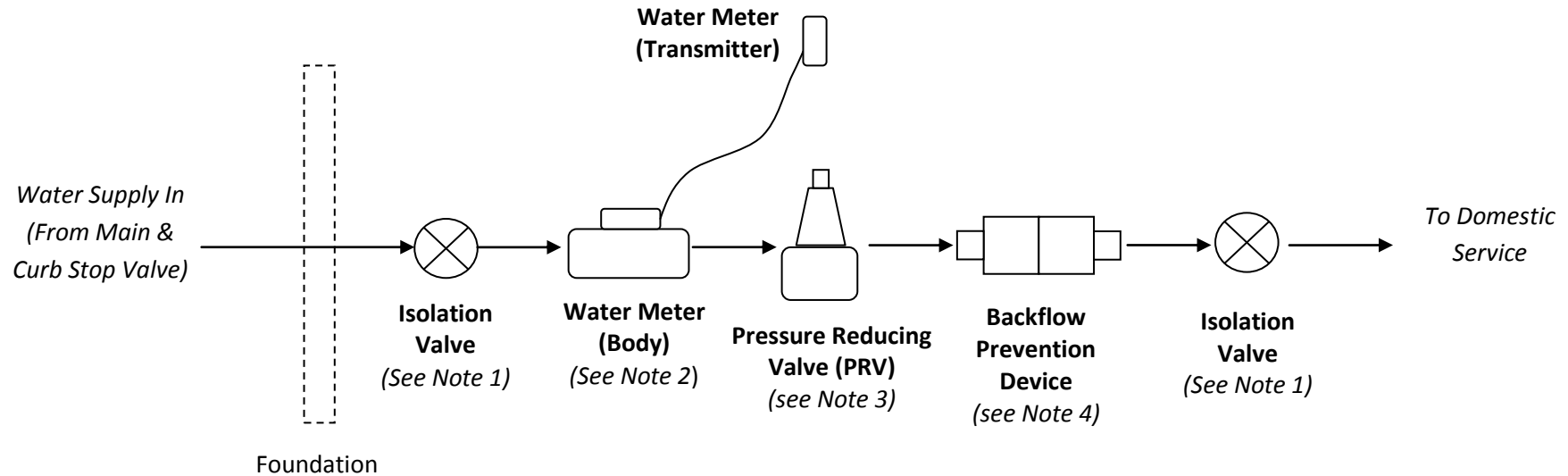
- o Horacio Diaz – 379-1974 (Sewer Services & Taps)
- o Mike Hoffman – 989-3902 (Water Services & Taps, Cross Connections, Water Meter Inspections)
- o Brad Zachman – 384-6388 (General Information)
- o Utility Billing – 384-6400 (Account setup; Water Meter Purchase)
- o Community Development Department – 384-6411 (Improvements Fees)

**Attachments:**

- o Water Meter Installation Schematic

## Water Meter Installation Schematic

Glenwood Springs Water Department



### Notes:

1. It is strongly recommended that isolation valves be installed at the locations shown. These valves allow for the water supply to be shut off during repairs or for replacement of the water meter equipment.
2. To assure accurate measurements, water meters must be installed per manufacturer's specific instructions. Contact the City's Water Department for a copy of these instructions or if you have any questions regarding the installation requirements.
3. A pressure reducing valve (PRV) regulates incoming pressure from the main. A PRV is recommended for all installations, but is required for all services that are fed off of water mains with static water pressure of 80 psi or greater. Contact the water department (**384-6344 or 989-3902**) for more information regarding the static water main pressure that serves your property.
4. A backflow prevention device protects the City's water supply from contamination or pollution due to backflow conditions. Please contact the City's cross connection technicians (**384-6345**) to discuss specific backflow prevention requirements and installation procedures.
5. Requests for water meters can be initiated by contacting the City's Utility Billing Office (**384-6400**). Once payment is made, water meters can be picked up from the Water Department at 401 7<sup>th</sup> St. (**384-6344 or 989-3902**).
6. Contact the Water Department to schedule a final inspection of the meter (**384-6344 or 989-3902**) and the backflow device (**384-6345**).

Updated June 2016

| <b>Contractor's Material and Test Certificate for Underground Piping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>PROCEDURE</b><br>Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job.<br><br>A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners, and contractor. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
| Property name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                     | Date                                                                                          |                                                                          |
| Property address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
| <b>Plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Accepted by approving authorities (names)                                                                                                                                                                                           |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Address                                                                                                                                                                                                                             |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Installation conforms to accepted plans <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>                                                                                                 |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Equipment used is approved <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>                                                                                                              |                                                                                               |                                                                          |
| <b>Instructions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | If no, state deviations                                                                                                                                                                                                             |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Has person in charge of fire equipment been instructed as to location of control valves and care and maintenance of this new equipment? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | If no, explain                                                                                                                                                                                                                      |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Have copies of appropriate instructions and care and maintenance charts been left on premises? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>                                          |                                                                                               |                                                                          |
| If no, explain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
| <b>Location</b> Supplies buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
| <b>Underground pipes and joints</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Pipe types and class                                                                                                                                                                                                                |                                                                                               | Type joint                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Pipe conforms to _____ standard <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>                                                                                                         |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Fittings conform to _____ standard <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>                                                                                                      |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | If no, explain                                                                                                                                                                                                                      |                                                                                               |                                                                          |
| Joints needing anchorage clamped, strapped, or blocked in accordance with _____ standard <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
| If no, explain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
| <b>Test description</b><br>Flushing: Flow the required rate until water is clear as indicated by no collection of foreign material in burlap bags at outlets such as hydrants and blow-offs. Flush at one of the flow rates as specified in 10.10.2.1.3.<br>Hydrostatic: All piping and attached appurtenances subjected to system working pressure shall be hydrostatically tested at 200 psi (13.8 bar) or 50 psi (3.5 bar) in excess of the system working pressure, whichever is greater, and shall maintain that pressure $\pm 5$ psi (0.35 bar) for 2 hours.<br>Hydrostatic Testing Allowance: Where additional water is added to the system to maintain the test pressures required by 10.10.2.2.1, the amount of water shall be measured and shall not exceed the limits of the following equation (for metric equation, see 10.10.2.2.6):<br><br>$L = \frac{SD\sqrt{P}}{148,000}$ <div style="display: flex; justify-content: space-between; font-size: small;"> <div> <p><math>L</math> = testing allowance (makeup water), in gallons per hour</p> <p><math>S</math> = length of pipe tested, in feet</p> <p><math>D</math> = nominal diameter of the pipe, in inches</p> <p><math>P</math> = average test pressure during the hydrostatic test, in pounds per square inch (gauge)</p> </div> </div> |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
| <b>Flushing tests</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | New underground piping flushed according to _____ standard by (company) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>                                                                 |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | If no, explain                                                                                                                                                                                                                      |                                                                                               |                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | How flushing flow was obtained                                                                                                                                                                                                      |                                                                                               | Through what type opening                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Public water <input type="checkbox"/> Tank or reservoir <input type="checkbox"/> Fire pump                                                                                                                 |                                                                                               | <input type="checkbox"/> Hydrant butt <input type="checkbox"/> Open pipe |
| Lead-ins flushed according to _____ standard by (company) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
| If no, explain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                     |                                                                                               |                                                                          |
| How flushing flow was obtained                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                     | Through what type opening                                                                     |                                                                          |
| <input type="checkbox"/> Public water <input type="checkbox"/> Tank or reservoir <input type="checkbox"/> Fire pump                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                     | <input type="checkbox"/> Y connection to flange and spigot <input type="checkbox"/> Open pipe |                                                                          |

FIGURE 10.10.1 Sample of Contractor's Material and Test Certificate for Underground Piping.

|                                                                                                                                                               |                                                                                                                             |               |                                                                                        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------|--|
| <b>Hydrostatic test</b>                                                                                                                                       | All new underground piping hydrostatically tested at _____ psi for _____ hours                                              |               | Joints covered<br><input type="checkbox"/> Yes <input type="checkbox"/> No             |  |
| <b>Leakage test</b>                                                                                                                                           | Total amount of leakage measured<br>_____ gallons _____ hours                                                               |               |                                                                                        |  |
|                                                                                                                                                               | Allowable leakage<br>_____ gallons _____ hours                                                                              |               |                                                                                        |  |
| <b>Forward flow test of backflow preventer</b>                                                                                                                | Forward flow test performed in accordance with 10.10.2.5.2:<br><br><input type="checkbox"/> Yes <input type="checkbox"/> No |               |                                                                                        |  |
| <b>Hydrants</b>                                                                                                                                               | Number installed                                                                                                            | Type and make | All operate satisfactorily<br><input type="checkbox"/> Yes <input type="checkbox"/> No |  |
|                                                                                                                                                               |                                                                                                                             |               |                                                                                        |  |
| <b>Control valves</b>                                                                                                                                         | Water control valves left wide open<br>If no, state reason                                                                  |               | <input type="checkbox"/> Yes <input type="checkbox"/> No                               |  |
|                                                                                                                                                               | Hose threads of fire department connections and hydrants interchangeable with those of fire department answering alarm      |               | <input type="checkbox"/> Yes <input type="checkbox"/> No                               |  |
| <b>Remarks</b>                                                                                                                                                | Date left in service                                                                                                        |               |                                                                                        |  |
|                                                                                                                                                               |                                                                                                                             |               |                                                                                        |  |
|                                                                                                                                                               |                                                                                                                             |               |                                                                                        |  |
| <b>Signatures</b>                                                                                                                                             | Name of installing contractor                                                                                               |               |                                                                                        |  |
|                                                                                                                                                               | <b>Tests witnessed by</b>                                                                                                   |               |                                                                                        |  |
|                                                                                                                                                               | For property owner (signed)                                                                                                 | Title         | Date                                                                                   |  |
|                                                                                                                                                               | For installing contractor (signed)                                                                                          | Title         | Date                                                                                   |  |
| Additional explanation and notes                                                                                                                              |                                                                                                                             |               |                                                                                        |  |
| <div style="display: flex; justify-content: space-between;"> <span>© 2012 National Fire Protection Association</span> <span>NFPA 24 (p. 2 of 2)</span> </div> |                                                                                                                             |               |                                                                                        |  |

FIGURE 10.10.1 Continued

**From:** [Yesenia Gonzalez](#)  
**To:** [Gretchen E Ricehill](#)  
**Subject:** Fwd: To whom it may concern  
**Date:** Saturday, November 16, 2019 12:47:20 PM

---

## Recommendation

----- Forwarded message -----

**From:** **Yesenia Gonzalez** <[y.gonzalez1713@gmail.com](mailto:y.gonzalez1713@gmail.com)>  
**Date:** Wed, Nov 13, 2019 at 4:48 PM  
**Subject:** Fwd: To whom it may concern  
**To:** <[irlandagonzalez2000@gmail.com](mailto:irlandagonzalez2000@gmail.com)>

Sent from my iPad

Begin forwarded message:

**From:** raquel baraka <[raquelcruel@yahoo.com](mailto:raquelcruel@yahoo.com)>  
**Date:** November 13, 2019 at 2:30:29 PM MST  
**To:** Yesenia Gonzalez <[y.gonzalez1713@gmail.com](mailto:y.gonzalez1713@gmail.com)>  
**Subject:** To whom it may concern

I have known Yesenia Gonzalez for about three years now. She is a passionate and dedicated individual who is compassionate about elderly people. I think she is the right person to open up an assisting living business for those who may need this type of caring.

If you have any question, don't hesitate to contact me.

Sincerely,

Raquel Baraka  
(732) 770-1295

[Sent from Yahoo Mail for iPhone](#)

Chris Bergerud  
PO Box 543  
Snowmass, CO 81654  
970.922.9020

11/14/2019

To whom it may concern:

This is a letter to wholeheartedly recommend Yesenia Gonzalez in her capacity as a home healthcare specialist. She cared for my father for approximately a year. In that time she helped him with day-to-day tasks, including errands, home maintenance, healthcare, meals and transportation. She has deep knowledge in elderly care, with a keen awareness of challenges her clients are facing.

My father trusted her like he has trusted no other professional before or since, considering her a good friend. She was able to maintain a professional relationship with Larry while at the same time truly caring for his welfare. There were times where she was the only one who could communicate difficult information to Larry in a way that he would listen and take action. In addition she was highly communicative with me, letting me know when there were health problems or other issues requiring my assistance.

Please feel free to contact me directly if I can answer further questions.

Regards,

A handwritten signature in black ink, appearing to be 'Chris Bergerud', with a long, sweeping horizontal line extending to the right.

Chris Bergerud

*Edward Mulhall, Jr.*

1729 Grand Avenue, Glenwood Springs, CO 81601

970.945.7289, emulhall@rof.net

November 15, 2019

Planning and Zoning Commission  
City of Glenwood Springs  
101 West 8<sup>th</sup> St.  
Glenwood Springs, CO 81601

Re: Zoning Special Use Permit for Personal Care Boarding Home, Lot 29 Block 2,  
South Park Subdivision (1713 Grand Avenue)

Ladies and Gentlemen:

Responsive to the public notice, notice recipients and as owners of Lot 25 Block 2 in the South Park Subdivision, please consider my and my wife's (Janet E.) OBJECTION to the foregoing special use permit application. Please consider our objection in your deliberation.

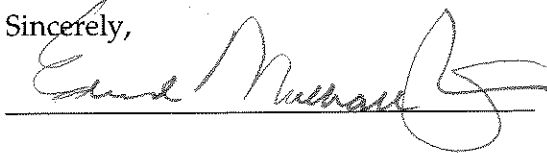
I am authorized to state the owners of Lot 26 Block 2 of the Subdivision (1725 Grand), John Patrick and June A. Copenhaver, also object to the proposed special use authorization and do so with this communication.

We recognize the plenary authority of the municipality to direct and regulate land-use within its territory. We are disappointed that this authority transcends long standing restrictions that formed this neighborhood's character. The covenants created in 1951 that remain in effect restrict Subdivision land use "for residential purposes and for no other purposes whatsoever, and no building shall be erected ... other than one detached single-family dwelling ... " That restriction is incompatible with operating a boarding house.

We feel the purposes established by the recorded covenants affecting every residential ownership in this subdivision should be respected not by just the other owners but by the municipality that annexed the Subdivision with these covenants adopted, recorded and in place. While there may be a public need and the applicant's skills and willingness are commendable, we believe recorded, established neighborhood restrictions should be accorded an effect equal to if not greater than general, otherwise permissible special use zoning applications. Legally and respectfully a zoned special use should not be applied in such a way that it repeals recorded use restrictions.

Thank you for your consideration.

Sincerely,



To: Glenwood Springs Planning and Zoning Commission

RE: Special Use Permit Application: Personal Care Boarding Home

Yesenia Gonzalez Hernandez, 1713 Grand Ave.

November 15, 2019

Dear Commissioners:

We are writing with strong support for the applicant, Yesenia Gonzalez, and support for the Personal Care Boarding Home permit.

We have known Yesenia for about a decade. We can attest to her character, honesty and competency. Yesenia is one of the hardest working people that we know. She has worked hard and well in the personal care industry while striving for improvement personally and professionally. She has worked hard and passed her GED as well as her CNA (Colorado Certified Nurses Aid). She has worked long and hard in the personal care business. Yesenia has had a goal of establishing a Personal Care Boarding Home.

The application should be approved for many reasons.

Glenwood has a need for a personal care boarding home. There are very limited spaces and options for this type of residential option and care. Many of our residents in need of such care have to leave Glenwood for other facilities as in Grand Junction. We have an aging population and the demand is increasing for aging in place and assisted type of living. The Glenwood Springs Strategic Plan encourages housing opportunities for the entire community. The Glenwood Springs Housing Commission endorses diverse housing opportunities including options for senior citizens.

This is a form of residential use and would be compatible with the surrounding area on Grand Avenue. There would be little if any noticeable or increased impact on the neighborhood. There is adequate parking and there would be relatively little auto activity in and out of the property. Perhaps less than as a current single-family home.

This special use would actually increase the health, safety and welfare of the residents of the community who use the facility.

You have before you a very qualified and competent applicant with a request for a use that is needed in the community, consistent with the comprehensive plan and compatible with the surrounding area while providing a significant benefit to the community.

We encourage you to approve the application with any necessary conditions as suggested by city staff.

Thank you.

Sumner Schachter and Michele Diamond

1204 Blake Ave. Glenwood Springs, CO



November 15, 2019

To Whom It May Concern:

This letter is my recommendation of Yesenia Gonzales.

I knew Yesenia when I lived in Glenwood Springs, Colorado.

I tutored her in math at Colorado Mountain College in Glenwood Springs, Colorado.

I found Yesenia to be a smart fast learner.

She was prompt in her attendance during our scheduled tutoring sessions.

Her willingness to learn inspired me to give her higher challenges in math.

Yesenia used her friendliness skills to assist other students in our sessions.

Many students owe their math success to Yesenia's long patience and ability to communicate her skills to them.

I believe Yesenia will be an asset to anything she puts her mind to as well as her skills.

You can contact me regarding Yesenia, anytime. I am so pleased with her.

Sincerely,

Irvin L. Tilley

741 Hanover Dr.

Orem, Utah, 84058

208-219-1234

November 15, 2019

To Whom It May Concern:

This letter is my personal recommendation for Yesenia Gonzales. I have known Yesenia since 2003 in Glenwood Springs, Colorado.

We worked together from 2008 to 2010 in Heritage Park Care Center, Glenwood Springs, Colorado.

Yesenia is intelligent, polite and willing to help everyone. She always took extra time to spend with patients when the needs were more than was required by the patient's physical therapy. Yesenia can be trusted to be a self-starter in any job she is trained to do. I have always known Yesenia to be cheerful and dependable. Yesenia cared for my friends' father for approximately a year. In that time she helped him with day-to-day tasks, including errands, home maintenance, healthcare, meals and transportation. Yesenia has deep knowledge in elderly care, with keen awareness of challenges her clients are facing.

My friends' father trusted Yesenia like he has never trusted no other professional before or since, considering her a good friend. She was able to maintain a professional relationship with the father while at the same time truly caring for his welfare. There were times where Yesenia was the only one who could communicate difficult information to the father in a way that he would listen and take action.

In addition, Yesenia was highly communicative with me, letting me know when there were health problems or other issues requiring my assistance.

Please feel free to contact me directly if I can answer future questions.

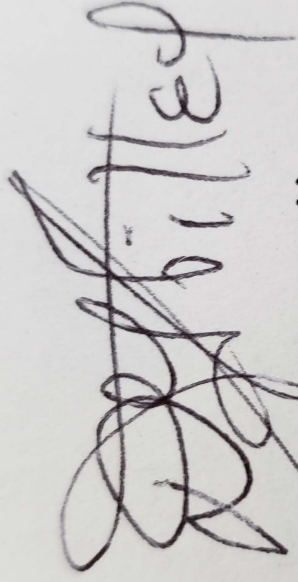
Sincerely,

Dora G Tilley

741 Hanover Dr., Orem, Utah, 84058

970-309-5584

Sincerely,

A handwritten signature in dark ink, appearing to read "Dora G Tilley". The signature is written in a cursive style with a large, looping initial "D".

Dora G Tilley

741 Hanover Dr., O

970-309-5584

Glenwood Springs Planning and Zoning

RE: Yesenia Gonzales 1713 Grand Ave  
Residential Care Home

November 18, 2019

Dear P & Z,

I strongly recommend Yesenia for approval for a long term care home in Garfield County. There is a huge need for residents to remain in their community and not be moved to Front Range or Grand Junction. The population is growing and as we all age none of us want to be moved out of our community.

I have known Yesenia for 5 years and witnessed her loving care to a client with acceptance love and her gentle encouragement every time I saw her in action. I feel by opening her home to a small number of seniors or handicapped individuals that need her loving care & guidance would be a wonderful thing for Garfield County to do, they could not find a better person to do this. She has training, but mostly she has deep love for all people. Seniors is where her passion lies and her patients genuinely love her. We would be very lucky to have her home able to accommodate these folks. One day any of us could need this care and I would love to reside at her home, when or if the need arises.

I feel the home would provide a lot less impact to Grand avenue than other homes that have multiple vehicles parked in front of them. There would be a lot less noise than most residences. It is easy to say and be NIMBY (not in my back yard), but this would be a wonderful place to reside. It would be a perfect spot with a nice back yard as well as nice rooms for the residence.

I urge you to consider this home and the Remarkable Yesenia Gonzales as your next residential home in Garfield County. Please contact me should the need arise I can be reached at 970-309-5293.

Sincerely,

*Diane Welter*

Diane Welter  
Executive Director  
Your Friends For Life

**From:** [Jennifer Ooton](#)  
**To:** [Gretchen E Ricehill](#)  
**Subject:** FW: 1713 Grand Ave Special Use Permit  
**Date:** Tuesday, November 19, 2019 4:07:45 PM

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**From:** Paula Stepp <[paula.stepp@cogs.us](mailto:paula.stepp@cogs.us)>  
**Sent:** Tuesday, November 19, 2019 3:19 PM  
**To:** Debra Figueroa <[debra.figueroa@cogs.us](mailto:debra.figueroa@cogs.us)>; Jennifer Ooton <[jenn.ooton@cogs.us](mailto:jenn.ooton@cogs.us)>  
**Subject:** Re: 1713 Grand Ave Special Use Permit

Hi Debra and Jenn

Can I get more information about this? Is there someone at city hall who can talk to Al and Carla about their concerns?

Paula

Get [Outlook for iOS](#)

---

**From:** AL CARLA WESTERMAN <[ACwesterman@msn.com](mailto:ACwesterman@msn.com)>  
**Sent:** Monday, November 18, 2019 4:37:07 PM  
**To:** Paula Stepp <[paula.stepp@cogs.us](mailto:paula.stepp@cogs.us)>  
**Subject:** 1713 Grand Ave Special Use Permit

Dear Paula,

My husband and I are the property owners at 103 Park Drive, GWS. This past week we received in the mail, a Public Notice from Yesenia Gonzales Hernandez, the homeowner at 1713 Grand Avenue.

The back yard of our home at 103 Park Drive, abuts the back yard of Ms. Hernandez's home at 1713 Grand Ave.

Ms. Hernandez is requesting a Special Use Permit for a Personal Care Boarding home at her residence. My husband and I are opposed to this request. We have observed that there are currently at least 4-6 persons that already occupy this residence. Ms. Hernandez's permit request is asking for an additional maximum of 6 more residents to be able to occupy her home. These additional people would be elderly residents that Ms. Hernandez says would be cared for by her and her employees.

We feel that Ms. Hernandez's home is not large enough, nor presumably, ADA compliant to be able to sufficiently meet the needs of these additional residents in her home. We live in a residential neighborhood, and want to see it remain a residential neighborhood. The home at 1713 Grand Ave has limited parking and access from Grand Avenue and any overflow parking will impact our Park Drive neighborhood street. Ms. Hernandez has not demonstrated that the presentation and cleanliness of the outside of her home and backyard is conducive to bringing in paying clients to be able to care for and enjoy the full extent of her home.

We are strongly opposed to Ms. Hernandez's request. Please consider our request to deny her special use permit.

Respectfully,

Al and Carla Westerman  
970-379-5075

**From:** [AL CARLA WESTERMAN](#)  
**To:** [Gretchen E Ricehill](#)  
**Subject:** 1713 Grand Ave Special Use Permit  
**Date:** Thursday, November 21, 2019 4:10:10 PM

---

To whom it may concern,

My husband and I are the property owners at 103 Park Drive, GWS. This past week we received in the mail, a Public Notice from Yesenia Gonzales Hernandez, the homeowner at 1713 Grand Avenue.

The back yard of our home at 103 Park Drive, abuts the back yard of Ms. Hernandez's home at 1713 Grand Ave, we share a backyard fence for the length of the boundary at the rear of our property.

On November 26<sup>th</sup>, Ms. Hernandez is to appear before City Council to request a Special Use Permit for a Personal Care Boarding home at her residence. My husband and I are strongly opposed to this request. We have observed that there are currently at least 4-6 persons that already occupy this residence. Ms. Hernandez's permit request is asking for an additional maximum of 6 more residents to be able to occupy her home. These additional people would be elderly residents that Ms. Hernandez says would be cared for by her and her employees.

We feel that Ms. Hernandez's home is not large enough, nor presumably, ADA compliant to be able to sufficiently meet the needs of these additional residents in her home. We live in a residential neighborhood, and want to see it remain a residential neighborhood. The home at 1713 Grand Ave has limited parking and access from Grand Avenue only, and any overflow parking will impact our Park Drive neighborhood street. We don't feel that adding more residents/occupants to the home will improve the appearance and upkeep of her property.

We are strongly opposed to Ms. Hernandez's request. Please consider our request to deny her special use permit.

Respectfully,

Al and Carla Westerman  
103 Park Drive, GWS  
970-379-5075

**From:** [ROSE ANNA SHELTON](#)  
**To:** [Gretchen E Ricehill](#)  
**Subject:** 1713 Grand Avenue  
**Date:** Thursday, November 21, 2019 5:23:41 PM

---

I own and live in 107 Park Drive. I received a Registered Letter regarding a Special Use Permit for a Personal Care Boarding home. The owner wants to put in a place for 6 Seniors to live there. It said that it was published in the paper. I do not read those Notices and don't think that most people do. I oppose this request.

I live in a starter home that I believe is bigger than her house. My husband and I and raised our 2 sons here. I have living room, kitchen, 1 bath, utility room, a master bedroom and 2 small bedrooms. If we had company, putting two boys in a room was a tight fit. I believe that is what the Seniors will be 2 in a bedroom. I am now a senior and know it is harder to be sure to keep safe and not fall. I do not have steps in my house but use an elevator to be safe when I go out.

My sewer line goes across my back yard. We have problems with it and seem the City comes and has to clean it out. Actually, that happened today.

I was told the Seniors will not have cars but what about their visitors. I do not think people will want to park in the driveway at 1713 Grand as it is too hard to get out because of the traffic on Grand Avenue.

Please take these things and my opposition to this special permit.

Thank you

Rose Anna Shelton

107 Park Drive, Glenwood Spgs



## LAND USE APPLICATION

City of Glenwood Springs  
Economic and Community Development Dept.  
101 West 8<sup>th</sup> Street  
Glenwood Springs, CO 81601  
970-384-6411

Plan file 33-19

| <u>Ordinance Amendments</u>                | <u>Development Permits</u>               |   |
|--------------------------------------------|------------------------------------------|---|
| Rezoning                                   | Site/Architectural Plan Review           |   |
| Rezoning to Planned Unit Development (PUD) | Administrative                           |   |
| Code Amendment (Text)                      | Minor                                    |   |
| Annexation                                 | Major                                    |   |
| Condominiumization                         | Master Plan                              |   |
| Annexation                                 | Construction Plans                       |   |
| Land Development Code Amendment            | Location & Extent                        |   |
| Street Vacation                            | Special Use Permit                       | X |
|                                            | ROW Encroachment License                 |   |
|                                            | Floodplain Development Permit            |   |
|                                            |                                          |   |
| <u>Subdivisions</u>                        | <u>Flexibility and Relief Procedures</u> |   |
| Minor Subdivision                          | Variance                                 |   |
| Preliminary Plat                           | Administrative Adjustment                |   |
| Final Plat                                 | Appeal                                   |   |
| Vacation of ROW                            |                                          |   |

### Applicant/Property Owner Information:

|                        |                                |
|------------------------|--------------------------------|
| Applicant              | Owner                          |
| <i>Ysenia Gonzalez</i> | <i>Same</i>                    |
| Relationship to Owner  | Owner                          |
| Applicant Address      | Owner Address                  |
| <i>Same</i>            |                                |
| Phone                  | Email Address                  |
| <i>970 366-9851</i>    | <i>Ygonzalez1713@gmail.com</i> |

### Property Information:

|                                       |                                |
|---------------------------------------|--------------------------------|
| Address                               | Parcel Number                  |
| <i>1713 Grand Ave</i>                 | <i>2185 161 12 028</i>         |
| Subdivision                           | Lot and Block Number           |
| <i>South Park Subdivision</i>         | <i>L 29 B 2</i>                |
| Zone District                         | Existing Land Use              |
| <i>RM1-residential medium density</i> | <i>single family residence</i> |

### General Project Description:

Special Use Permit for Personal Care Boarding Home

### Signatures:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------|
| The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge. | Applicant          | Date |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Owner              | Date |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <i>[Signature]</i> |      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Owner              | Date |

Filed for record the \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_  
Reception No. \_\_\_\_\_ By \_\_\_\_\_ DEPUTY.

### WARRANTY DEED

THIS DEED, Made on this day of July 08, 2005, between  
KURT NIELSEN AND KATHRYN BREEN NIELSEN

of the \_\_\_\_\_ County of \_\_\_\_\_ and State of HAWAII, of the Grantor(s), and  
YESENIA GONZALEZ

whose legal address is : 1713 GRAND AVENUE GLENWOOD SPRINGS, CO 81601  
of the \_\_\_\_\_ County of GARFIELD and State of COLORADO, of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$312,000.00 )  
\*\*\* Three Hundred Twelve Thousand and 00/100 \*\*\* DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the \_\_\_\_\_ County of GARFIELD and State of Colorado, described as follows:

LOT 29  
BLOCK 2  
SOUTH PARK SUBDIVISION  
CITY OF GLENWOOD SPRINGS

COUNTY OF GARFIELD  
STATE OF COLORADO

also known as street number 1713 GRAND AVENUE GLENWOOD SPRINGS CO 81601

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, Subject to general taxes for the year 2005 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, in any, and other ~~NOTE~~

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

BY: Kurt Nielsen  
KURT NIELSEN

BY: Kathryn Breen Nielsen  
KATHRYN BREEN NIELSEN

STATE OF Colorado )  
County of Garfield ) ss.

ELLEN M. LIPSCOMB  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires Sept. 21, 2006

The foregoing instrument was acknowledged before me on this day of July 08, 2005  
by KURT NIELSEN AND KATHRYN BREEN NIELSEN

My commission expires \_\_\_\_\_  
Witness my hand and official seal.

Ellen M. Lipscomb  
Notary Public

Name and Address of Person Creating Newly Created Legal Description ( 38-35-106.5, C.R.S.)

Escrow# GW246763  
Title# GW246763

When Recorded Return to: MORRIS & FYRWALD REAL ESTATE

415 E. HYMEN AVENUE, ASPEN, CO 81611

APPROVED 08/29/04 WD.OPEN WARRANTY DEED (Photographic)

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

**ANDREW MEISLIN**  
Notary Public, State of Hawaii  
My commission expires: Dec. 15, 2006



## **Project Description**

### **Special Use Permit Application**

**Yesenia Gonzalez Hernandez**

**1713 Grand Ave.**

**Glenwood Springs, CO**

This special use permit application is for a personal care boarding home. The project contemplates converting an existing single family residence into a group personal care boarding home for seniors. There is only one other such facility in the City of Glenwood Springs.

Ms. Gonzalez Hernandez will be the owner/operator of the home. Her vision is to create a home-like environment for Glenwood's aging population, enabling them to participate in the decisions of their daily living while at the same time receiving individualized assistance according to their needs. Space for up to six full-time residents is planned. Care, including the administration of medications, will be available 24/7 from the operator-owner and two employees. Laundry will be done and meals will be cooked on site.

Ms. Gonzalez Hernandez has worked in the health care field for 28 years in both California and Colorado. She is a certified Nurse Assistant, and has a CPR license, a Mental Health First Aid USA certificate, and a QMAP (Qualified Medication Administration Personnel) certification. She has worked in home care and hospice settings, and has cared for Alzheimer and dementia patients.

The property was purchased in 2005 and has been occupied by Ms. Gonzalez Hernandez and her family since. Currently, the one-storey

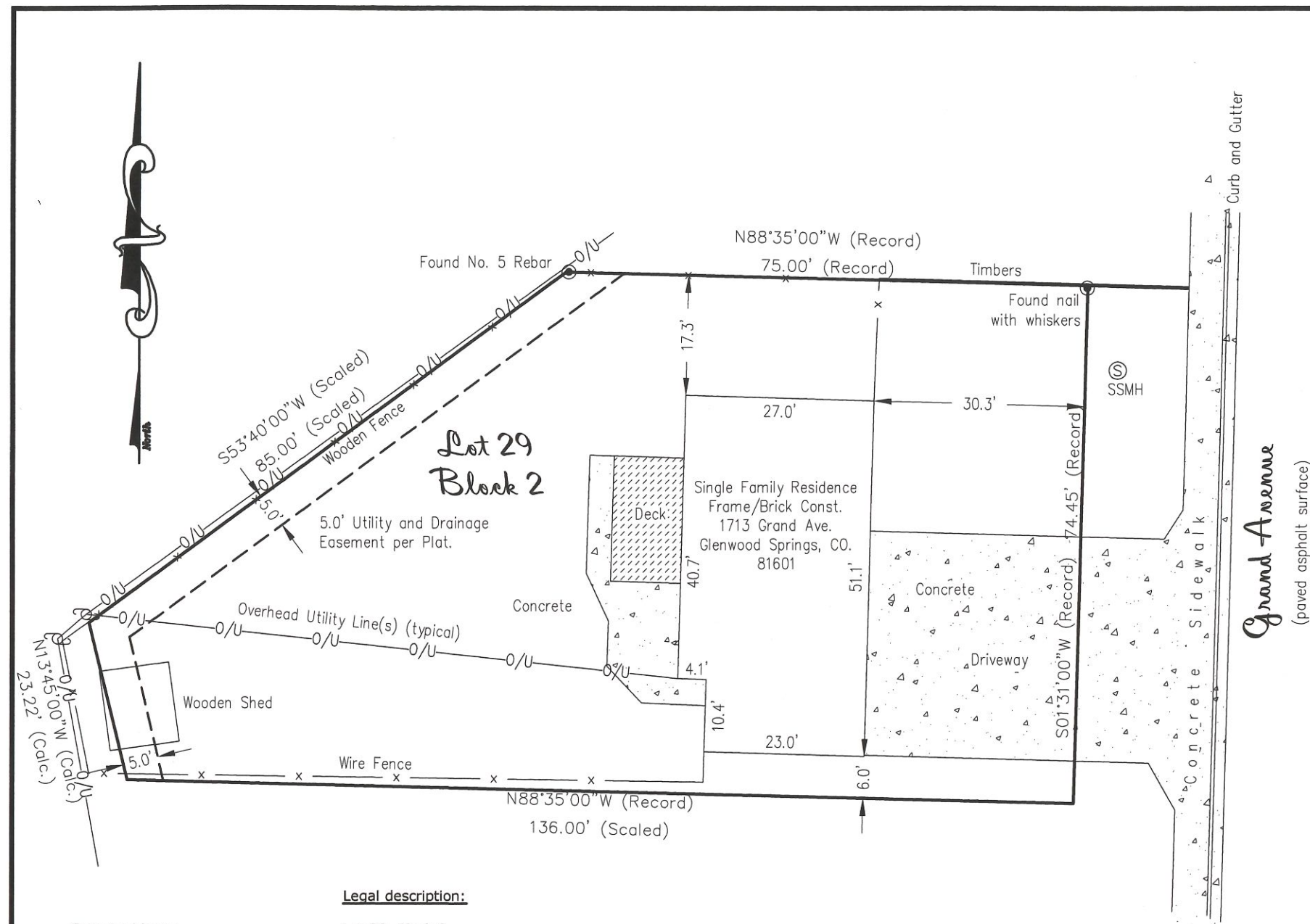
structure on the property has a full basement with one bedroom, one bath and laundry facilities, The basement space has room for 2 more bedrooms; basement windows provide for egress. The main floor has three bedrooms--one of which is a master bedroom with a bathroom. Also on the main floor is an additional bathroom, a kitchen, a dining area, a living room and an office/storage area. There is a large deck in back plus a well-maintained yard with mature trees and fencing on all sides. In front is a three-car-wide paved driveway. (Actual dimensions of the pad are: 44' 3" X 31' 17".) There are four entrance/exit doors to/from the structure. The structure is equipped with internet and cable. There is a security camera at the front door.

Planned changes to the structure are: creation of two more bedroom spaces in the basement; the addition of an air conditioning system; a ramp and handrails for the deck; and installation of fire suppression equipment as recommended by the fire marshal. Of course, any other changes that are required by the Code and Comprehensive Plan will be made. The operation is subject to licensure by the Colorado Department of Health and Environment.

As for the Special Use permit approval criteria and the applicable use-specific standards listed in Municipal Code section 070.030.030, project impacts on the neighborhood will be low, if any. This planned personal care boarding home is just that--a home. Accordingly, the residential character of the property will not change, and the use will remain compatible with the surrounding residential area. The planned use will not allow for smoking or pets. The home will have no foreseeable air quality, hazardous material, heat or humidity, odor, light, noise, glare or vibration impacts, and, thus, the planned use minimizes any adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city. As demonstrated, the use is in conformance with the Comprehensive Plan and other City plans and policies. Specific aspects of the Comprehensive Plan that apply are:

maintaining/enhancing social sustainability; providing additional housing stock to “age in place”; preserving small town character and livability and social diversity; and providing additional job opportunities for caregivers. Moreover, the use will be consistent with the general purpose and intent of the Code, and will comply with all applicable standards of the Code.

With respect to the use-specific standards in 070.030.030 (c)(4): the state approval process has been initiated; there will be no alteration of the structure which affects residential character or which is incompatible with surrounding residences; there will be no use at the site other than the planned personal care boarding home use; residents will not be allowed to have personal vehicles; there is a kitchen on site and there will be no cooking in resident rooms; there will be at least one caregiver available to residents at all times; and the home will comply with all applicable city, state, and federal laws and regulations.



**Legal description:**

**Street address:**

1713 Grand Avenue  
Glenwood Springs, CO.  
81601  
(Within Municipal Limits)

Lot 29, Block 2  
South Park Subdivision  
according to the plat thereof as  
filed for record May 20, 1950  
under Reception No. 172229

County of Garfield  
State of Colorado

**SurvCo, Inc.**

**Professional Land Surveying Services**

"Serving Western Colorado since 1991"

826-1/2 Grand Avenue

Post Office Box 2782

Glenwood Springs, CO. 81602-2782

Phone: (970) 945-5945 Email: survco@gmail.com

**GRAPHIC SCALE**



( IN FEET )

1 inch = 20 ft.

**Improvement Location Certificate: (Pursuant to C.R.S. 38-51-108)**

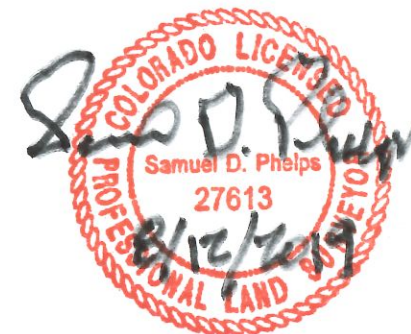
I hereby certify that this Improvement Location Certificate was prepared by Survco, Inc., for Yesenia Gonzalez, that it is not a land survey plat or improvement survey plat and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by Yesenia Gonzalez and describes the parcels appearance on Aug. 12, 2019.

I further certify that the improvements on the above described parcel on this date, August 12, 2019, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

By: Samuel D. Phelps  
Colorado Licensed Professional  
Land Surveyor No. 27613

For and on behalf of Survco, Inc.  
A Colorado corporation

Date of certification: August 12, 2019



**Surveyor's notes:**

- 1) This improvement location certificate does not represent a title search by this land surveyor or land surveying company. No title commitment has been reviewed in preparation of this document.
- 2) This property is subject to protective covenants and restrictions as filed for record June 23, 1950 under Reception No. 172561.
- 3) This improvement location certificate is based upon the monumentation found in the field as indicated hereon, the street monuments located at the intersection of Virginia Road and Park Drive and Polo Road and Park Drive and the record plat for the subject property (South Park Subdivision Reception No. 172229).
- 4) Date of field survey: Aug. 09, 2019.
- 5) All linear dimensions shown hereon are in US survey feet.
- 6) Numerous dimensions are not included on the plat of South Park Subdivision (Rec. No. 172229) so some of the lot dimensions as depicted hereon are scaled and calculated from said plat.

**Notice: (Pursuant to C.R.S. 13-80-105):**

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

**Sheet  
1 of 1**

Client: Yesenia Gonzalez

Drawn By: S. Phelps

Date: Aug. 12, 2019

.dwg file: 19.018.001

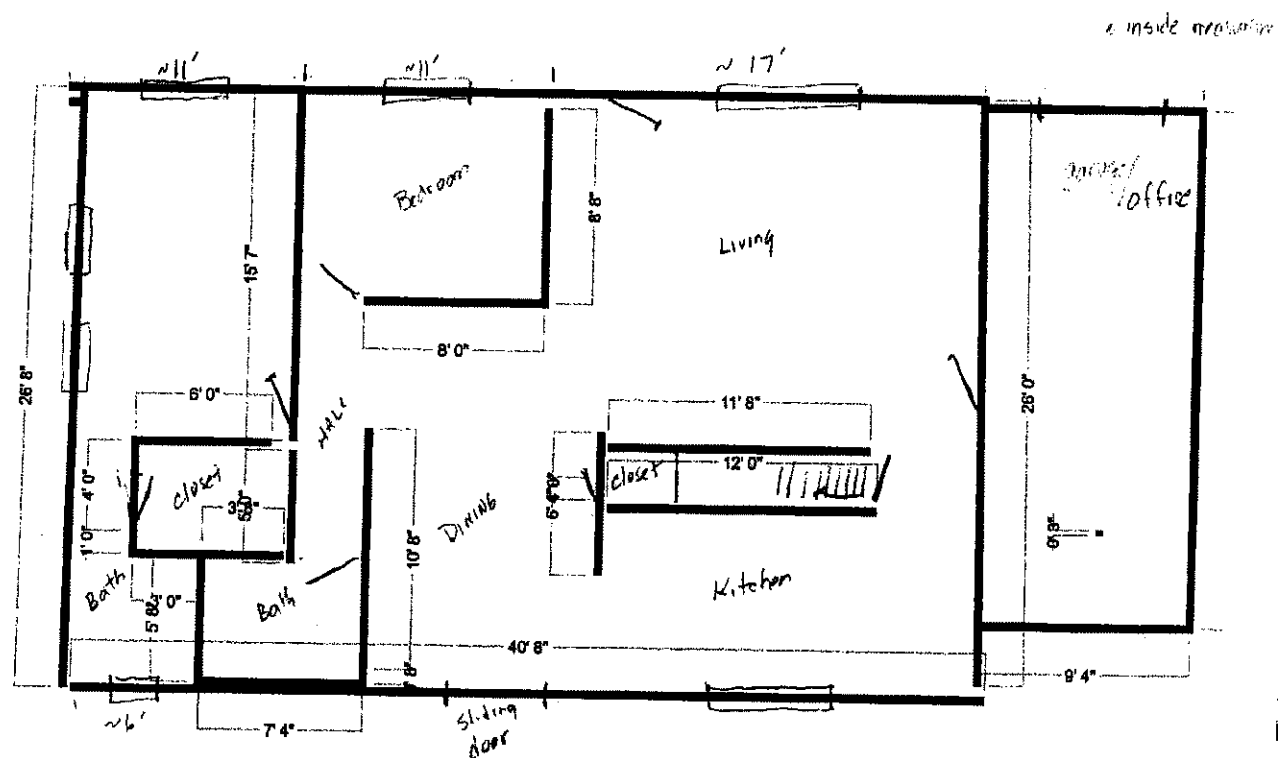
Job No.: 19.018

| NO. | BY | DATE | REVISION DESCRIPTION |
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1713 GRAND



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