

MEMO



To: Planning Commission

From: Cathy Tindle, Planning & Building Tech

Cc: Ted Cherry, Town Manager and Cody Mullinex, Planning Coordinator & Town Clerk

Date : February 19, 2025

Re: Conditional Use Permit for Grand County Animal Shelter-Pet Pals

TIMELINE:

- January 16, 2025: Received Application.
- Application sent to Britt Palmberg for completeness review.
- January 26, 2025: Received letter from Grand County Pet Pals asking for fee's to be waived. See attached.
- January 27, 2025: Received completeness review from Britt Palmberg.
- January 30, 2025: Sent certified mailings to all owners within 300 feet and all Public entities.
- Email all Public Entities.
- February 4, 2025: Sign posted on Property.
- Received comments from Winter Park Building Department on the cost of the permit. See attached.
- Received comments from East Grand School District on waiving of fees. See attached.

- February 5, 2025: Received email from Josh Broady with NSA regarding waving fees. See attached.
- February 10, 2025: Received email from Grand Fire Protection Dist. No. 1, please see attached.
- February 11, 2025: Received email from CDOT, stating the access to the park has been increasing. If new uses occur, CDOT may require a traffic study to be submitted to see if improvements need to be made.
- February 12, 2025: Received email from Diana Farabaugh with Pet Pals stating that the County is not funding this building.
- February 13, 2025: Received email from Granby Sanitation District regarding waiving of sewer fees. See attached.
- February 21, 2025: No further comments currently.

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Town of Granby
General Development Application &
Applicant Contact Information
 (Titles 16 & 17 of the Granby Municipal Code)

- Annexation*
- Zoning Change *
- Planned Development Overlay District*
- Final Planned Development Plan*
- Site Plan Review*
- Sketch Plan Review *
- Minor Subdivision*
- Condo and Minor Condo Conversions Subdivision*
- Major Subdivision*
- Subdivision Variance *
- Re-subdivision*
- Administrative Plat Amendment*
- Conditional Use Permit*
- Temporary Use Permit *
- Variance from Zoning Regulations *
- Sign Permit (Attach Sign Permit Application)*

*In addition to this form, the Granby Municipal Code outlines specific data submittal requirements for each land use application. Please review these carefully and submit a complete packet in order to ensure timely and accurate processing of your application. Granby Municipal Code: <https://www.codepublishing.com/CO/Granby/>

Date Received: _____

Initials: _____

COST DEPOSIT of \$ _____

Agreement for Payment of Review and Development Expenses Incurred received and signed by:

Date:

Project # _____

Location Water Treatment Plant

Major Subdivision Lot:4

Twp. _____ **Rng.** _____ **Sec.** _____

Legal Lot # 4

Street Address: 505 Park Lane

City/State/Zip: Granby, CO 80446

Attach Vicinity Map locating the property and lot lines.

Applicant:

Name: Grand County Pet Pals

Address: 3475 CR 57

Mailing Address: PO Box 1972

City: Granby, CO 80446 Zip: 80446

Phone: 970-887-2988

Mobile: _____

Fax: _____

E-mail: d0908@outlook.com

Owner(s) of Record:

Name: Grand County Pet Pals

Address: 3475 CR 57

Granby, CO 80446

Mailing Address: PO Box 1972

City: Granby, CO Zip: 80446

Phone: 970-887-2988

Fax: _____

Email: d0908@outlook.com

CERTIFICATION

I certify that I am the lawful owner of the parcel(s) of land which this application concerns and consent to this action.

Owner: GRAND COUNTY PET PALS

Date: 1/30/25

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Granby must be submitted prior to having this application processed.

Applicant: GRAND COUNTY PET PALS
MARY ANN KERSTIENS (Treasurer)

Date: 1/30/25

**TOWN OF GRANBY
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN
SUBDIVISION, ANNEXATION AND ZONING PROCESS**

THIS AGREEMENT ("the Agreement" is entered into this 30 day of Jan., 2025, by and between the Town of Granby, Colorado, a Colorado municipal corporation, ("the Town") and Grand County Pet Pals, a _____ (homeowner, type of corporation, LLC, etc. if applicable), (collectively, "the Owner").

WHEREAS, the Owner owns certain property situated in the Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, ("the Property");

WHEREAS, the development review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Owner desires to develop the Property and has made application to the Town for approval of subdivision, annexation and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town's expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire development review process until final completion of the development including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Owner and the Town will apply those fees against the development review expenses incurred by the Town while processing the Owner's development review proposal. In the event the Town incurs development review expenses greater than the monies collected from the Owner, the Owner agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Owner shall pay all invoices submitted by the Town within ten (10) days of the Town's delivery of such invoice. Failure by the Owner to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.
2. Except where the law or an agreement with the Town provides otherwise, the Owner may terminate its application at any time by giving written notice to the Town. The Town

shall take all reasonable steps necessary to terminate the accrual of costs to the Owner and file such notices as are required by the Town's regulations. The Owner shall be liable for all costs incurred by the Town in terminating the processing of the application.

3. If the Owner fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized bylaw to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Owner all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of the development review of the application throughout the development process. Statements of expenses incurred will be made available to the Owner by the Town. Expenses to be charged to the Owner's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Owner with a statement of account and will refund to the Owner any funds paid by the Owner that were not expended by the Town, except where the Parties expressly agree to the contrary.
5. Owner's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Owner's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Owner prior to a final decision in the process.

IN WITNESS WHEREOF, the Town and the Owner have caused this Agreement to be duly executed on the day and year first above written.

PRINTED OWNER'S NAME: GRAND COUNTY PET PALS

OWNER OF PROPERTY: GRAND COUNTY PET PALS / M. Keoth
Signature (Treasurer)

OWNER'S PHYSICAL & MAILING ADDRESS: PO Box 1972
Granby, CO 80446

OWNER'S EMAIL & PHONE #: 720-290-9312

TOWN OF GRANBY

SEAL

By: _____
Town Manager

Attest:

Town Clerk

TOWN OF GRANBY, COLORADO
NOTICE OF PUBLIC HEARINGS

IN ACCORDANCE WITH the Code of the Town of Granby, Colorado, Chapter 16.105, a hearing shall be held before the Granby Planning Commission sometime after 6:00 P.M. on Monday, March 3, 2025, for the purpose of considering Grand County Animal Shelter & owner Grand County Pet Pals request for approval of a Conditional Use Permit for property located at 505 Park Lane, Granby, CO 80446.

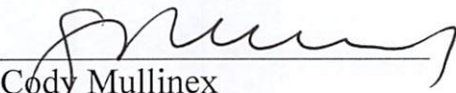
Subsequent hearing will be held by the Board of Trustees on Tuesday, March 11, 2025 sometime at or after 6:00 PM.

For more information, go to www.townofgranby.com, click on Departments, and go to Planning & Zoning, and click on CUP-Grand County Animal Shelter

All interested citizens are invited to attend.

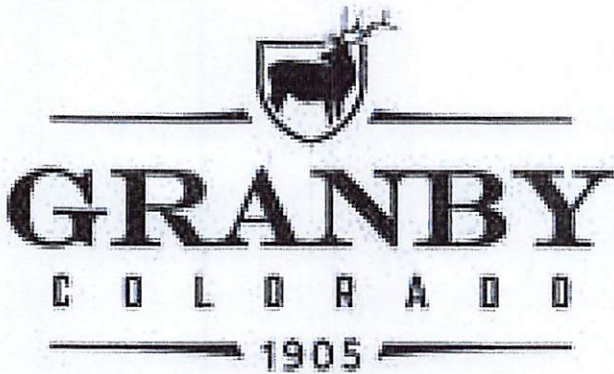
Dated this 30th day of January, 2025.

TOWN OF GRANBY, COLORADO
PLANNING COMMISSION/BOARD OF TRUSTEES


Cody Mullinex
Town Clerk



Published one time on the 5th day of February, 2025 in the Middle Park Times.
Posted on January 30, 2025.



TOWN OF GRANBY

Cathy Tindle

Planning a/Building

Technician

ZERO JASPER AVENUE, P.O. Box 440

GRANBY, COLORADO 80446-0440

970-887-2501 ext. 227 970-887-

9347 (fax)

January 30, 2025

**RE: CONDITIONAL USE PERMIT FOR GRAND COUNTY ANIMAL
SHELTER LOCATED AT LOT 4, WATER TREATMENT PLANT MAJOR
SUBDIVISION.**

Please email comments to ctindle@townofgranby.com or mail comments to Cathy Tindle, Town of Granby, P.O. Box 440, Granby, CO 80446 or drop off at Town Hall, Attn: Cathy Tindle, Zero Jasper Ave., Granby, CO.

For more information, go to www.townofgranby.com then go to Departments then click on Planning and Zoning click on CUP-Grand County Animal Shelter, documents are available there for review.

Please reply within ten days of receipt of this document to send comments to me.

All interested citizens are invited to attend.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Tindle".

Cathy Tindle

Planning & Building Technician



January 26, 2025

Town of Granby
Attn: Ted Cherry, Town Manager
Cathy Tindle, Planning & Building Technician
Zero Jasper Avenue
Granby, CO 80446

Dear Ted and Cathy,

As you are aware, Grand County Pet Pals has taken on the initiative to spearhead the building of the new animal shelter. Our small nonprofit is a registered 501c3 actively working to raise funds for this enormous build project. With an extremely tight budget to make this project a reality, we are requesting the town consider waiving all or most of the permit/tax fees required for this project to include:

- Conditional Use Application
- Sign Permit Fee
- Use Tax
- Building Permit (including the plan review, reinspection fee, and additional plan reviews as necessary)
- Fire Protection Impact Fee
- Water Tap Fee
- Water Supply Protection Fee
- Sanitation/Plant Invest Fee
- Electrical Connection Fee
- School Impact Fee

The town's assistance with this request would free funds to go directly to the build project itself. Please contact me if you have any questions. Your consideration is greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Mary Ann Kerstiens". The signature is written in a cursive, flowing style.

Mary Ann Kerstiens
Grand County Pet Pals Treasurer

720-290-9312



To: Cathy Tindle, Town of Granby
From: Britt Palmberg, RICK
Date: 1/27/25

RE: Completeness Review, 505 Park Lane, Conditional Use Permit

From the checklist:

16.105.010 (i) Conditional Use Permit - Submittal documents

(1) Application cover sheet and description of the conditional use;

COMPLETE

(2) Site plan drawing at appropriate and legible scale showing legal parcel dimensions, structure and use locations and the like;

COMPLETE

(3) Landscape and impact buffering plans;

COMPLETE

(4) Descriptions of impact mitigation methods;

COMPLETE

(5) List of property owners' physical and mailing addresses within 300 feet of the application parcel boundary;

COMPLETE

6) Development schedules;

The application form notes a start date of 6/1/25 and an end date of 6/1/26. Thus, this information is provided and the application is COMPLETE for this criteria.

7) Any other information required by the town to review the application;



COMPLETE. The application included a drainage report and a stormwater quality control plan, along with a lighting plan and various architectural plans.

(8) Specified filing fee payment;

COMPLETE

(9) Proof of ownership by applicant.

COMPLETE

Notification List - Property Owners with 300 ft

Property Owner: Grand County Pet Pals
 Property Location: 505 Park Lane Granby, CO 80446
 Parcel No. 1451-062-00-036

Notification List

Property Owner	Mailing Address	Address	Parcel NO.	Schedule No.
Town of Granby	PO Box 440 Granby, CO 80446		1451-062-00-038	R313651
Town of Granby	PO Box 440 Granby, CO 80446	555 Park Ln	1451-062-00-035	R313648
Town of Granby	PO Box 440 Granby, CO 80446	500 Park Ln	1451-062-00-033	R313646
Town of Granby	PO Box 440 Granby, CO 80446	550 Park Ln	1451-062-00-037	R313650
Town of Granby	PO Box 440 Granby, CO 80446	555 Park Ln	1451-062-00-035	R313648
Edgewater Resort Owner Association	PO Box 70 Granby, CO 80446		1451-061-54-114	R309472
On The Rivers Edge LLC	90 W 84th Ave Denver, CO 80260	100 Edgewater Dr	1451-061-54-102	R307198
KKAL Properties, LLC	PO Box 499 Granby, CO 80446	752 E Agate Ct.	1329-323-00-023	R109181
Blair E & Corder	Barker, Kay J 32142 S Cattle Trl Oracel, AZ 85623-1127	550 E Agate Ave	1329-323-00-017	R088320

RE: Pet Pals Poster

From Rusty McInnis <rusty@maarchitectural.com>

Date Tue 2/4/2025 1:15 PM

To Cathy Tindle <ctindle@townofgranby.com>

 2 attachments (2 MB)

GC Pet Pals_Notice Sign 1_2025-0204.jpg; GC Pet Pals_Notice Sign 2_2025-0204.jpg;

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Good afternoon Cathy,

Here are the images of the posted sign. Let me know if the photographer did a bad job and you need a better shot.

Thanks,

Rusty McInnis
ARCHITECTURAL DESIGNER
MA Studios
rusty@MAarchitectural.com

From: Cathy Tindle <ctindle@townofgranby.com>

Sent: Monday, February 3, 2025 11:57 AM

To: Rusty McInnis <rusty@maarchitectural.com>

Subject: Pet Pals Poster

Hi Rusty,

Your poster is ready at the front desk. Once you have it posted please email me a copy of the picture for my files.

Thanks,
Cathy

NOTICE PUBLIC HEARING

FOR THE Conditional Use Permit
for Grand Dunes Forest Service, BLM, BLM
Agency, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 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825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, 3827, 3829, 3831, 3833, 3835, 3837, 3839, 3841, 3843, 3845, 3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4175, 4177, 4179, 4181, 4183, 4185, 4187, 4189, 4191, 4193, 4195, 4197, 4199, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4217, 4219, 4221, 4223, 4225, 4227, 4229, 4231, 4233, 4235, 4237, 4239, 4241, 4243, 4245, 4247, 4249, 4251, 4253, 4255, 4257, 4259, 4261, 4263, 4265, 4267, 4269, 4271, 4273, 4275, 4277, 4279, 4281, 4283, 42

FW: Pet Pals Building

From Tom Hawkinson <thawkinson@wpgov.com>
Date Tue 2/4/2025 11:32 AM
To Cathy Tindle <ctindle@townofgranby.com>
Cc Irene Kilburn <ikilburn@wpgov.com>

This sender is trusted.

Cathy....the building permit fee would be approx. \$4,467.21.

The plan review fee would be 65% of that which is approx.. \$2,903.69

Then you would want to contact the Fire Department, Sanitation and Water to get their fees.
The Use Tax would be on materials which we don't know and you would calculate that.....call if you anything else.....

Thomas Hawkinson

Building Official | Community Development

50 Vasquez Rd. | P.O. Box 3327

Winter Park, CO 80482

970.726.8081 x217



 [Facebook](#)  [website](#)

From: Irene Kilburn <ikilburn@wpgov.com>
Sent: Tuesday, February 4, 2025 11:24 AM
To: Tom Hawkinson <thawkinson@wpgov.com>; Cathy Tindle <ctindle@townofgranby.com>
Cc: James Shockey <jshockey@wpgov.com>
Subject: RE: Pet Pals Building

Good morning,

The estimate for just the permit would be around \$4,467.21

Thank you!

Irene Kilburn

Building and Planning Technician II | Building and Planning Division

50 Vasquez Rd. Suite B | P.O. Box 3327

Winter Park, CO 80482

970.726.8081 x 203



We are in the 2021 IBC and IRC Codes

From: Tom Hawkinson <thawkinson@wpgov.com>
Sent: Tuesday, February 4, 2025 11:17 AM
To: Irene Kilburn <ikilburn@wpgov.com>
Cc: James Shockey <jshockey@wpgov.com>
Subject: FW: Pet Pals Building

Cathy has asked if you could provide a fee estimate for this project. I guessing she will want all fees:

B Occupancy (animal shelter): 3,506 sq. ft.
U Occupancy (garage): 555 sq. ft.

Type of Construction: VB
Non-sprinklered

If you have questions, give here a call. Thanks,

Thomas Hawkinson

Building Official | Community Development
50 Vasquez Rd. | P.O. Box 3327
Winter Park, CO 80482
970.726.8081 x217



[Facebook](#) [website](#)

From: Cathy Tindle <ctindle@townofgranby.com>
Sent: Tuesday, February 4, 2025 10:43 AM
To: Tom Hawkinson <thawkinson@wpgov.com>
Subject: Pet Pals Building

Caution! This message was sent from outside your organization.

Hi Tom,

Re: Please see attached letter

From Josh Broady <jbroad@townofgranby.com>

Date Wed 2/5/2025 4:11 PM

To Cathy Tindle <ctindle@townofgranby.com>; Doug Bellatty <dbellatty@townofgranby.com>

Cathy,

The NSA is not in a financial position to waive fees. With the upcoming water treatment plant project, we need all tap fees to be collected and go toward this capital project. If the board decides to grant their request, the general fund should cover the cost of the tap fees to make the water department whole.

Thanks.

*Joshua C. Broady
Water Superintendent
Town of Granby
(970)-531-3110*



From: Cathy Tindle <ctindle@townofgranby.com>

Sent: Wednesday, February 5, 2025 7:44 AM

To: Doug Bellatty <dbellatty@townofgranby.com>; Josh Broady <jbroad@townofgranby.com>

Subject: Fw: Please see attached letter

Good morning,

This is going to the PC on March 3rd for a CUP. Would like your feedback on the letter.

Thank you,
Cathy Tindle
Planning & Building Tech
Town of Granby

RE: Letter from Pet Pals for Fees

From Ted Cherry <tcherry@townofgranby.com>
Date Wed 2/12/2025 9:53 AM
To Cathy Tindle <ctindle@townofgranby.com>

Could you ask them for me please?

Ted Cherry
Granby Town Manager

From: Cathy Tindle <ctindle@townofgranby.com>
Sent: Monday, February 10, 2025 7:43 AM
To: Ted Cherry <tcherry@townofgranby.com>
Subject: Re: Letter from Pet Pals for Fees

As far as I know they are not. School won't waive fees, South Service will not waive fees, Granby Sanitation and the Fire Department they have to meet with.

Cathy

From: Ted Cherry <tcherry@townofgranby.com>
Sent: Thursday, February 6, 2025 4:03 PM
To: Cathy Tindle <ctindle@townofgranby.com>
Subject: RE: Letter from Pet Pals for Fees

Do you know if these items are being paid for by petpals or the county?

Ted Cherry
Granby Town Manager

From: Cathy Tindle <ctindle@townofgranby.com>
Sent: Tuesday, February 4, 2025 12:32 PM
To: Ted Cherry <tcherry@townofgranby.com>
Subject: Re: Letter from Pet Pals for Fees

\$630.00 CUP FEE
\$308.48 CERTIFIED MAILINGS
\$50.00 PER SIGN
??? STAFF TIME/SGM/NATHAN

\$4467.21 APPROX. BUILDING PERMIT FEE
\$2903.69 PLAN REVIEW FEE
USE TAX CAN BE EXEMPT AS THEY ARE NON-PROFIT

This is what I have so far. Unsure of the Tap fee because it is Commerical, but single family is \$9977.06. I will reach out to Granby Sanitation to see there fees.

Cathy

From: Ted Cherry <tcherry@townofgranby.com>

Sent: Monday, February 3, 2025 1:15 PM

To: Cathy Tindle <ctindle@townofgranby.com>

Subject: RE: Letter from Pet Pals for Fees

Can you get me a cost estimate on the building permit fee, conditional use permit fee, sign permit.

I don't think they pay the protection area fee, but I'm not sure.

They shouldn't have to pay use tax because they are tax exempt.

They other items they are requesting would need to go directly to the districts.

Ted Cherry
Granby Town Manager

From: Cathy Tindle <ctindle@townofgranby.com>

Sent: Monday, February 3, 2025 11:04 AM

To: Ted Cherry <tcherry@townofgranby.com>; Nathan Krob <nathan@kroblaw.com>

Subject: Letter from Pet Pals for Fees

Good morning,

I'm sending you the letter I received from Grand County Pet Pals and asking for fees to be waived. I need to know if I need to send this to the different departments etc. that they are asking for. We are planning on putting the packet online today. Please let me know.

Thanks,
Cathy

Re: Fw: Please see attached letter

From Brad Ray <brad.ray@egsd.org>
Date Wed 2/5/2025 9:51 AM
To Cathy Tindle <ctindle@townofgranby.com>

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Hi Cathy,

Brad is out on medical leave, and I'm not sure of his return date. At this point, we aren't waiving any impact fees, but if you'd like to reach back out to Brad in a couple weeks, that might be the best option.

Jenny Rothboeck
EGMS Principal
jenny.rothboeck@egsd.org
970-88-3382


On Wed, Feb 5, 2025 at 7:43 AM Cathy Tindle <ctindle@townofgranby.com> wrote:

Good morning,

This is going to the PC on March 3rd for a CUP. Would like your feedback on the letter.

Thank you,
Cathy Tindle
Planning & Building Tech
Town of Granby

--


Brad Ray
Superintendent
East Grand School District #2
970-887-9454



February 10, 2025

Grand County Pet Pals
Diana Farabaugh

Re: New animal shelter building fire impact fees

Dear Diana Farabaugh,

At our regular Board of Directors meeting on February 10, the Board considered your request for a Fire Impact Fee Waiver for your new animal shelter building. The Board found that it was in the best interests of the taxpayers and users of your organization to grant the request.

Please provide a copy of this letter to the building department at time of permit. If you have any additional questions or needs, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad White", followed by a horizontal line.

Brad White
Fire Chief/ District Administrator



Outlook

Re: New Pet Pals Bldg.

From Diana Farabaugh <dkf0908@outlook.com>

Date Wed 2/12/2025 10:13 AM

To Cathy Tindle <ctindle@townofgranby.com>

Caution! This message was sent from outside your organization.

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Hi Cathy - we have received no funding for the building from the county. Pet Pals will have to pay the fees from the money we have raised for the building if not waived. Thanks for reaching out.

Diana

Sent from my iPhone

On Feb 12, 2025, at 9:57 AM, Cathy Tindle <ctindle@townofgranby.com> wrote:

Good morning,

I did receive your letter asking for fees to be waived on this project. Could you please tell me if the County or Pet Pals are planning on paying these fee's if not waived and if the County is contributing to this project.

Thank you,
Cathy



GRANBY SANITATION DISTRICT

P.O. BOX 560, GRANBY, CO 80446
3493 GRAND COUNTY ROAD 57, GRANBY, CO 80446
WWW.GRANBYSANITATION.COM

(970) 887-2052

February 13, 2025

Mary Ann Kerstiens
Grand County Pet Pals Treasurer
D0908@outlook.com
720-290-9312

RE: Conditional Use Permit - Request to waive Sewer Fees, Plant Investment Fees & Facility fees for the new Grand County Animal Shelter at 505 Park Lane, Granby, CO.

Dear Ms. Kerstiens:

This letter is in response to the application for a conditional use permit for the new Grand County Animal Shelter located at 505 Park Lane, Granby, CO. Granby Sanitation District has reviewed the plans and has no objections to the issuance of a conditional use permit for the construction of the new Grand County Animal Shelter owned by GC Pet Pals.

The Granby Sanitation District Board of Directors reviewed the request to waive Sewer Service Fees, Plant Investment Fees & Facility Fees for the new Grand County Animal Shelter. Due to this property being formerly owned by the Town of Granby and located in Kalbab Park Parcel A, it was determined that this property is encompassed by the 2006 Agreement for Treatment of Sewage between Granby Sanitation District and the Town of Granby (Expansion Lands). Upon review of the fourth addendum to the 2006 agreement and upon review of previously set precedents, the Granby Sanitation District Board of Directors has authorized the request to waive facility fees (\$1,000 per SFE) for the Grand County Animal Shelter at 505 Park Lane, Granby, CO, due to the shelter being devoted to public use.

The Board has declined the request to waive the Plant Investment Fees (\$9,690 per SFE) & Sewer Services Fees (\$111.00 per quarter per SFE) for the new Grand County Animal Shelter.

The number of SFE required to serve the new Animal Shelter facility is still to be determined by District Staff upon review of final approved plans. Please be advised that Granby Sanitation District's current wastewater capacity is rated at 7,143 single-family equivalent (SFE). As of today, Granby Sanitation District has approximately 3,410 SFE available to sell before reaching 100% capacity. Granby Sanitation District does not guarantee or reserve sewer service until plant investment fees have been purchased. Plant investment fees are sold on a first-come, first-served basis in conjunction with obtaining a building permit.

Sincerely,

Thomas Swift
District Administrator
Granby Sanitation District

CC: Cathy Tindle (Via Email) ; Ted Cherry (Via Email)



January 26, 2025

Town of Granby
Attn: Ted Cherry, Town Manager
Cathy Tindle, Planning & Building Technician
Zero Jasper Avenue
Granby, CO 80446

Dear Ted and Cathy,

As you are aware, Grand County Pet Pals has taken on the initiative to spearhead the building of the new animal shelter. Our small nonprofit is a registered 501c3 actively working to raise funds for this enormous build project. With an extremely tight budget to make this project a reality, we are requesting the town consider waiving all or most of the permit/tax fees required for this project to include:

- Conditional Use Application
- Sign Permit Fee
- Use Tax
- Building Permit (including the plan review, reinspection fee, and additional plan reviews as necessary)
- Fire Protection Impact Fee
- Water Tap Fee
- Water Supply Protection Fee
- Sanitation/Plant Invest Fee
- Electrical Connection Fee
- School Impact Fee

The town's assistance with this request would free funds to go directly to the build project itself. Please contact me if you have any questions. Your consideration is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Kerstiens".

Mary Ann Kerstiens
Grand County Pet Pals Treasurer

720-290-9312



February 20, 2025

Town of Granby Planning Commission

Dear members of the Planning Commission:

This memo provides comments, from a planning perspective, concerning the Conditional Use Permit application for 505 Park Lane (Grand County Pet Pals), submitted to the Town of Granby.

The application for this conditional use does not pose any material issues from a planning perspective. From the CUP application, it appears that the buildings for the facility will complement the scale and use of the surrounding buildings in the Kaibab Park area. The public-oriented use of the animal shelter aligns with the public uses associated with the park, the ballfields, and other uses to the west of the animal shelter. The location of the animal shelter works well, because it is not adjacent to any residential or lodging land uses, and enjoys good transportation access from Park Lane and Highway 40.

RECOMMENDATION

Town staff recommends approval of the CUP application for Grand County Animal Shelter (Grand County Pet Pals) at 505 Park Lane.

Please let me know if you have any questions or require any additional information.

Sincerely,

A handwritten signature in black ink that reads "Britt Palmberg".

Britt Palmberg
Contract Planner, RICK
Town of Granby