



**BOARD OF ADJUSTMENT
TUESDAY, JANUARY 28, 2025
AGENDA
REGULAR MEETING**

Tuesday, January 28, 2025

1:00 PM

Hearing Room

1:00 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda
- c. Commissioners' Disclosure for Items on This Agenda

2 Regular Agenda

- a. 13059 N US Highway 85 - Variance - Project File: VA2024-006.
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: [Staff Report - VA2024-006](#)

Continued from January 27, 2025

4. Adjournment

www.douglas.co.us

MEETING DATE: January 28, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: 13059 N US Highway 85 - Variance - Project File: VA2024-006.

SUMMARY: The request is for approval of a variance to allow for a reduction of the north side setback from 25 feet to 10 feet for construction of a veterinary clinic.

STAFF ASSESSMENT: It is staff's assessment that the applicants have adequately demonstrated that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship, that the request is not a self-imposed hardship, and that there would be no substantial detriment to the public good created by the request.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	11/25/2024
Steven E Koster	Approve	11/25/2024
Jeff Garcia	Escalated	11/29/2024
Amy Williams	Escalated	12/2/2024
Christy Gordon	Approve	12/5/2024
Doug DeBord	Approve	12/6/2024
Samantha Hutchison - FYI	Notified - FYI	12/6/2024

ATTACHMENTS:

Staff Report - VA2024-006

Variance Staff Report

DATE: NOVEMBER 22, 2024
TO: DOUGLAS COUNTY BOARD OF ADJUSTMENT
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT *SK for TO*
CC: BRETT THOMAS, AICP, CHIEF PLANNER
MICHAEL CAIRY, ZONING COMPLIANCE MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: 13059 N US HIGHWAY 85 – VARIANCE

PROJECT FILE: VA2024-006

OWNER:	PROJECT REPRESENTATIVE:
DOWNIES LLC	GEORGE AND ASSOCIATES CONSULTING ENGINEERS
13059 N US HIGHWAY 85	181 E 56 TH AVENUE, SUITE 300
LITTLETON, COLORADO 80125	DENVER, COLORADO 80216

BOARD OF ADJUSTMENT HEARING: JANUARY 27, 2025 @ 2:30 PM

I. REQUEST

A. Request

The owner, Downies LLC, requests approval of a variance to allow for a reduction of the north side setback from 25 feet to 10 feet for construction of a veterinary clinic and doggie day care facility.

B. Location

The 2.4-acre site is located at 13059 N US Highway 85, approximately 250 feet north of its intersection with Carder Court. A vicinity map, zoning map, and aerial map are attached to the staff report and show the general location of the project area.

C. Development Standards

The property is zoned Business. The minimum required building setbacks for the Business zone district is 75 feet from a major arterial (N US Highway 85), 25 feet from the Light Industrial zone district to the north, west, and south of the property, and no setback from the Commercial zone district along the eastern two-thirds of the south property line.

II. CONTEXT

A. Background

The subject property is a metes and bounds parcel as it has never been platted. It was zoned Business in 1962, along with the properties to the north and south. The property to the east of N US Highway 85 was zoned South Santa Fe Planned Development (PD) in 1986. The property to the north was rezoned from Business to Light Industrial in 1989. The properties to the south were rezoned in 1997 from Light Industrial to Commercial. The property to the west was rezoned from Agricultural One to Light Industrial in 2008.

B. Project Description

The owner has submitted a Site Improvement Plan to remove an approximately 11,400 square-foot (SF) building that contains a veterinary clinic and kennels for a doggie day care, located within the center of the site. In its place, the owner is proposing an approximately 6,400-SF veterinary hospital. The kennels for the doggie day care are proposed to be relocated to a new structure in the western portion of the property that is approximately 14,225-SF in size. An existing veterinary clinic in the front of the property, as well as a doggie day care building, the furthest west building on the property, are proposed to remain.

The existing veterinary clinic and kennels in the center of the property that are to be removed currently encroach 11 feet into the 25-foot side setback that is along the north property line. The new doggie day care facility planned in the northwest portion of the property is proposed to encroach 15 feet into the 25-foot side setback that is along the north property line.

The owner is seeking a variance to the 25-foot side setback requirement along the north property line and would like to encroach into the setback 15 feet leaving a 10-foot side setback from the north property line. The owner indicates the encroachment is necessary to accommodate a turnaround for life safety equipment that is required by South Metro Fire Rescue (South Metro).

C. Adjacent Land Uses and Zoning

The subject property is located at 13059 N US Highway 85 and is zoned Business. Lots adjacent to the property are zoned Light Industrial, Commercial, and Planned Development.

DIRECTION	ZONING	LAND USE
NORTH	Light Industrial	Recreational vehicle storage lot
SOUTH	Commercial, Light Industrial	Retail, Motorized vehicle service Commercial storage area
EAST	South Santa Fe PD	Flex warehouse
WEST	Light Industrial	Commercial storage area

III. SITE CHARACTERISTICS

The property is located west of N US Highway 85, approximately 250' north of its intersection with Carder Court. The site is fully developed, with an existing clinic in the front and a clinic, doggie day care, and kennel in the center of the site. The site slopes gently from a high point along the southeast corner of the property to a low point along the northwest corner of the property. The property is located outside of any floodplain.

IV. PUBLIC NOTICE AND INPUT

At least 14 days prior to the Board of Adjustment hearing, the applicants are required to mail a written notice by first-class mail to each abutting landowner and post a notice on the land under consideration in compliance with Section 2606 of the *Douglas County Zoning Resolution (DCZR)*. As of the writing of this staff report, staff has not received any responses from abutting property owners who received the written notice mailing.

V. REFERRAL AGENCY RESPONSES

The request was sent out on a referral agency review period of 11 days, on November 7, 2024, to Douglas County Building Services (Building), Public Works Engineering (Engineering), and South Metro. Building and South Metro noted that structures will need to comply with adopted building and fire code requirements. Engineering noted no comment. The referral response report and response letters are included as attachments to the staff report.

VI. STAFF ANALYSIS

The following approval criteria for variances are set forth in Section 2603 of the *DCZR*:

Section 2603.01: A variance shall be granted only upon the finding that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of the specific parcel of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land.

Staff Comment:

The subject property is a relatively narrow metes and bounds parcel with access to N US Highway 85 on the east. There are existing buildings on site that restrict where access points and drive lanes can be aligned on the property. There are not exceptional topographic conditions present on site.

During the owner's review process with South Metro, it was determined a turnaround for life safety equipment was required. The drive lane is located along the south property line, with parking and the turnaround on the north side of the drive lane. The proposed doggie

day care structure that encroaches into the side setback along the north property line is to the north of the parking and turnaround. The owner has indicated the buildable area is significantly reduced and the floorplan requirements of the veterinary clinic and doggie day care jeopardize the feasibility of the project. Please see the applicants' attached narrative for additional evidence in support of the request.

Section 2603.02: The applicant shall provide reasonable and adequate evidence that the variance request is not a self-imposed hardship which can be rectified by means other than relief through a variance.

Staff Comment: The owner states the 60 linear-foot turnaround required by South Metro reduces the buildable area of the lot to a maximum of 87 feet. The turnaround is located as far west on the property as possible and is necessary in that location since the only access to the property is from N US Highway 85 along the east property line. The owner indicates the design team met to determine if an alternate design could be feasible for the project; however, the reduced buildable area jeopardizes the feasibility of the project to move forward.

Section 2603.03: A variance may be granted provided that no substantial detriment to the public good is created and that the intent and purpose of this Resolution are not impaired.

Staff Comment: The owner indicates the proposed encroachment of 15 feet into the 25-foot side setback is necessary to develop a buildable area for the doggie day care. The 15-foot setback encroachment will leave a 10-foot side setback from the existing recreational vehicle storage lot located adjacent to the property. The owner states they are accepting of the consequences of constructing a building closer to the Light Industrial property than the required 25-foot side setback. No easements are impacted by a reduced setback. Building and South Metro indicated structures will need to comply with adopted building and fire code requirements, which is handled through the building permit process.

2603.04 The concurring vote of three members of the Board of Adjustment shall be necessary for a variance.

VII. STAFF ASSESSMENT

It is staff's assessment that the applicants have adequately demonstrated that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship, that the request is not a self-imposed hardship, and that there would be no substantial detriment to the public good created by the request.

ATTACHMENTS	PAGE
Land Use Application	6
Applicants' Narrative	7
Vicinity Map	9
Zoning Map	10
Aerial Map.....	11
Referral Agency Response Report	12
Referral Response Letters.....	13
Applicants' Site Plan Exhibit.....	15

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY
PROJECT TITLE: _____
PROJECT NUMBER: _____

PROJECT TYPE: Request for Variance

MARKETING NAME: Redstone Animal Hospital

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2023-179

PROJECT SITE:

Address: 13059 N US Highway 85 Littleton, CO 80125

State Parcel Number(s): 2229-064-00-005

Subdivision/Block#/Lot# (if platted): N/A

PROPERTY OWNER(S):

Name(s): Downies LLC

Address: 13059 N US Highway 85 Littleton, CO 80125

Phone: (303) 683-1675

Email: Travis@redstonevet.com

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)

Name: George & Associates Consulting Engineers, Inc. (Richard Noakes)

Address: 181 E 56th Ave, Suite 300, Denver, CO 80216

Phone: 720-708-4831

Email: Rnoakes@gaceng.net

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.



10/31/2024

Applicant Signature

Date

October 31, 2024

Douglas County
Planning Department

George & Associates
Consulting Engineers, Inc.



**RE: Redstone Animal Hospital
Site Improvement Plan – Major Revision
Variance Request from Building Setback
13059 N US Highway 85**

Variance Board,

In August of 2023 the owner of parcel 2229-064-00-005 submitted a conceptual site plan for this property physically located at 13059 N US 85, Douglas County, Colorado. At that time the conceptual plan showed a 10-foot Side and Rear Parking Buffer and a proposed building that was 20 feet from the northern property line. In February of 2024 a formal site plan was submitted for the property with the building 10 feet away from the northern property line to ensure the building was not within the 10-foot Side and Rear Parking Buffer. County staff did not comment on the location of the building at either of these submissions. In July of 2024 the 2nd site plan submittal was delivered and at that time a comment was provided that there is a 25-foot setback off the northern property line in addition to the 10-foot buffer.

We are formally requesting a variance from the 25-foot setback to a 10-foot setback along the northern property line so that this project may move forward without a complete re-design.

SECTION 2603.01

Section 2603.1 states a variance must show a hardship for the proposed improvements. The width of the property equates to 192.25 linear feet. Subtracting the 25-foot setback as well as the existing 20 linear foot utility easement on the south side of the property leaves approximately 147.25 linear feet for improvements. Understanding the internal workings of the veterinary clinic with kennel it is important to understand that the existing building located in the center of the property needs to remain and an addition needs to be constructed to the existing building to provide interior routing of dogs from the “day care” area to the pool area (existing building) so that the dogs can get exercise without being routed through inclement weather. With the required parking and access lanes this leaves a small area for a commercial project to be constructed within.

SECTION 2603.2

Section 2603.2 states that evidence of a variance request is not self-imposed. After receiving the comment about a required 25-foot setback, the design team met to determine if an alternate design could be feasible for the project. Additionally, during the development process, the South Metro Fire Rescue Department determined a turnaround for life safety equipment was required, reducing the buildable amount by another 60 linear feet leaving 87.25 feet. This buildable area significantly reduces the amount of kennel spaces that can be constructed and therefore affects the Performa and jeopardizes the feasibility of the project to move forward.



SECTION 2603.03

Section 2603.03 states no substantial detriment to the public good is created by the approval of the variance. The property north of the subject property is zoned Light Industrial, a zoning which allows more hazardous uses than the zoning of Business which is the zoning of the property in question. The owner is accepting the consequences of constructing a building closer to the property line than the required 25' setback. Additionally, it should be noted that the area of the "building" which is within the setback is essentially a covered patio open air to the north. This "covered patio" area contains external dog kennels and play areas covered by a roof but is open to the atmosphere to the north allowing airflow and sunlight into the area. The external walls within this area define the "building area" but not the "roof area".

In conclusion, the attached site plan, building elevations, and building renditions show the required setback as well as the open-air covered patio which is considered a building. Approving the variance will not create detriment to the public good but will allow an existing taxable business of Douglas County to grow and continue contributing to Douglas County and its residents.

Sincerely,
George & Associates Consulting Engineers, LLC.

A handwritten signature in blue ink that reads "Richard D. Noakes II".

Richard D. Noakes II

File: N:\23-5539D BFC Redstone Animal Hospital\Permitting\Permit Applications\2024-10-23_VARIANCE\Variance Request.docx

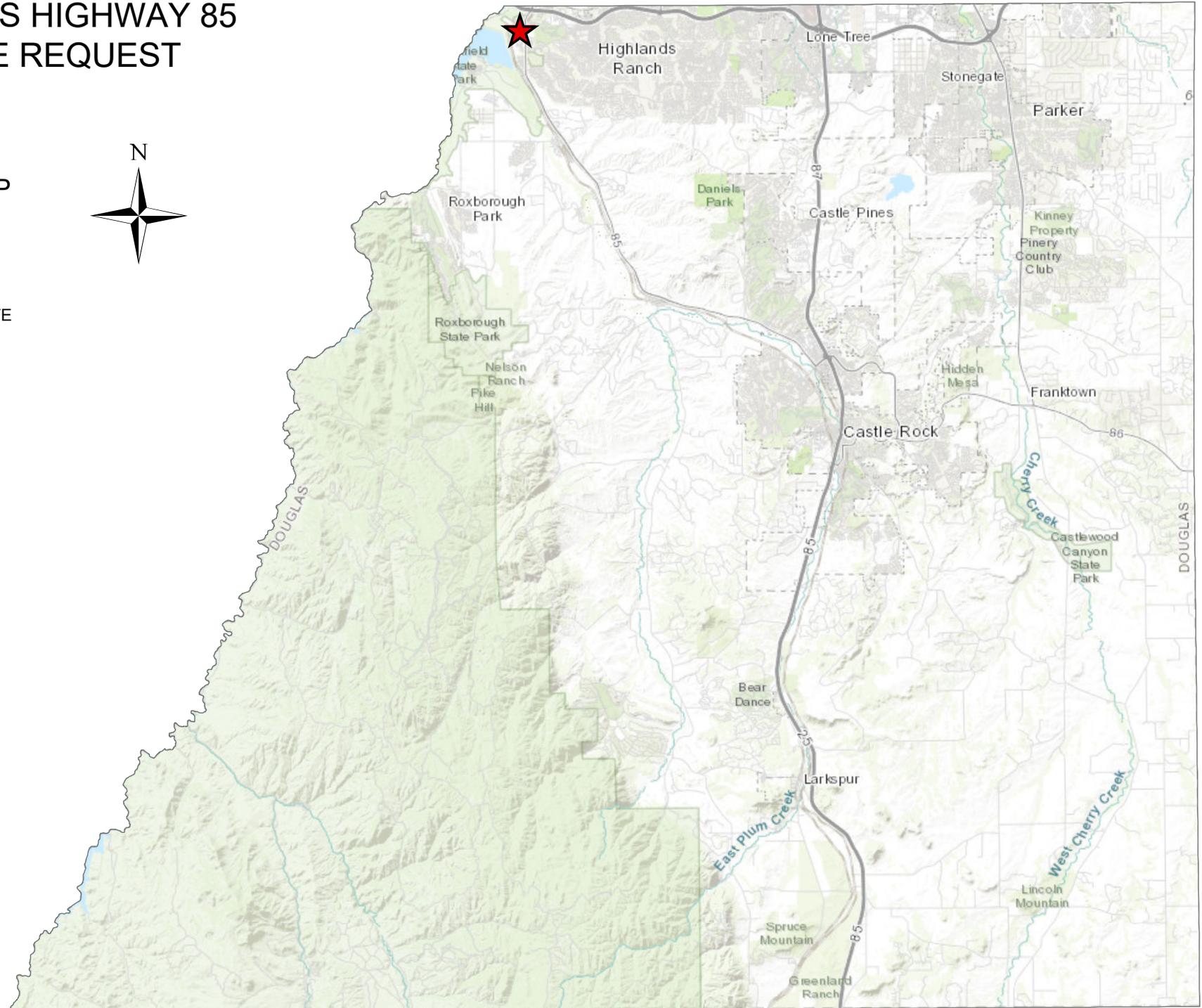
13059 N US HIGHWAY 85 VARIANCE REQUEST

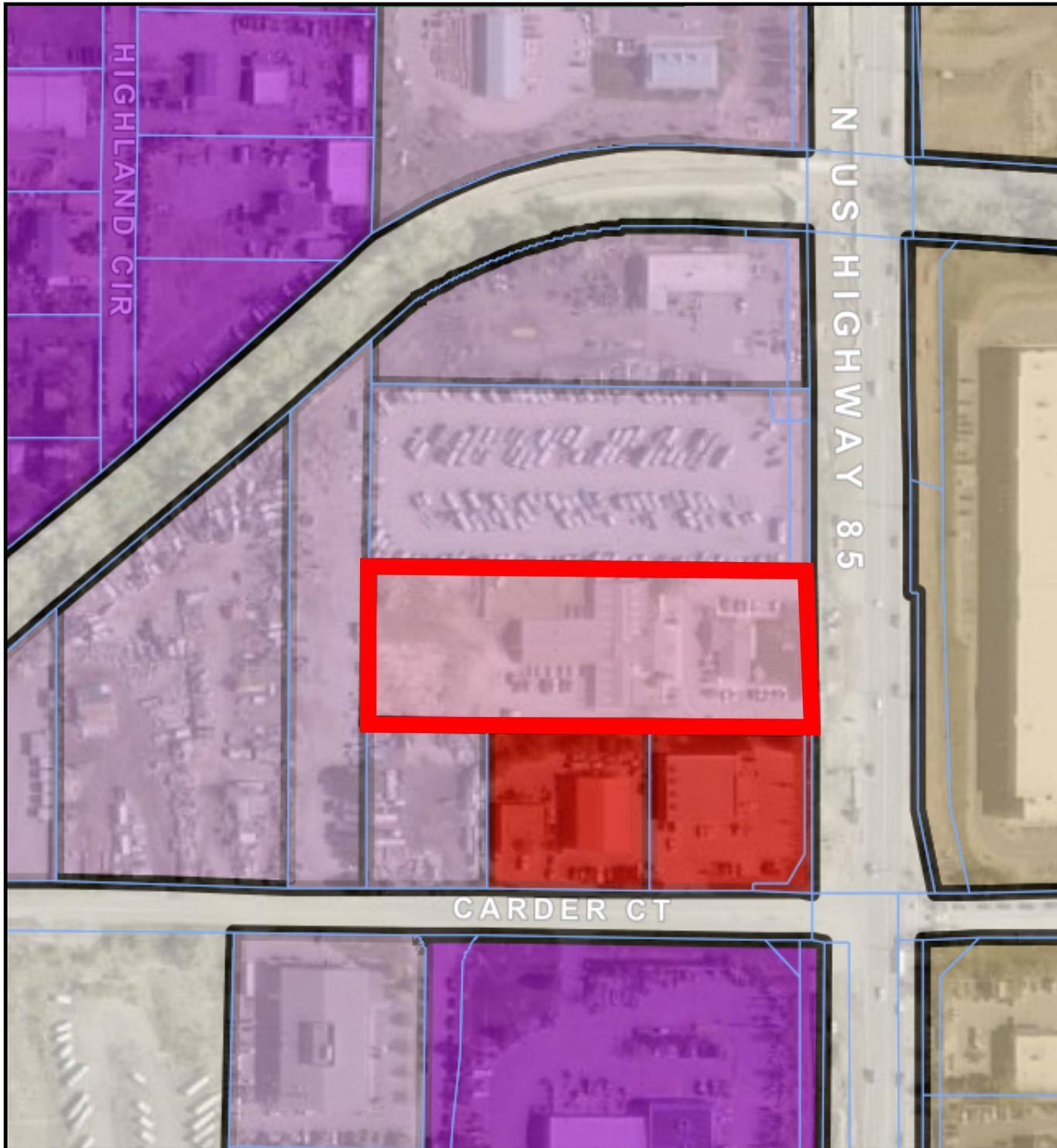
VA2024-006
VICINITY MAP



LEGEND

 PROJECT SITE





13059 N US HIGHWAY 85 VARIANCE REQUEST

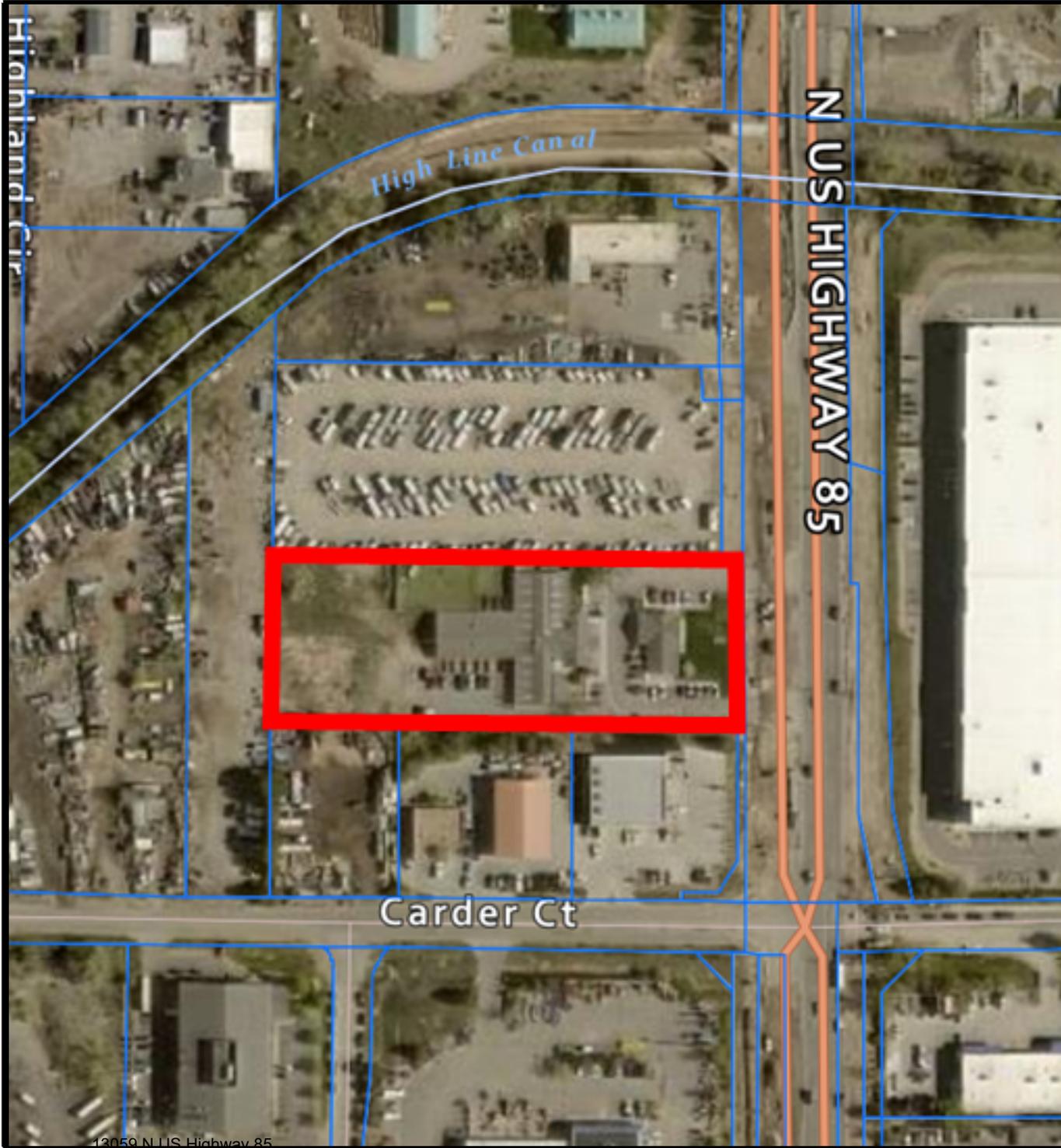
VA2024-006
ZONING MAP

LEGEND

- MAJOR ROADS
- OTHER ROADS
- PROJECT SITE
- ZONE DISTRICT**
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS



NOVEMBER 2024
DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT



13059 N US HIGHWAY 85 VARIANCE REQUEST

VA2024-006
AERIAL MAP



LEGEND

-  MAJOR ROADS
-  OTHER ROADS
-  PROJECT SITE

NOVEMBER 2024
DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT

Referral Agency Response Report

Project Name: 13059 N US Hwy 85

Project File #: VA2024-006

Date Sent: 11/07/2024

Date Due: 11/18/2024

Agency	Date Received	Agency Response	Response Resolution
Building Services	11/12/2024	Verbatim response: Proposed structures shall comply with Douglas County's adopted codes.	Comments sent to applicant. Compliance with Building Code and Fire Code requirements will be confirmed at the time of building permit.
Engineering Services	11/19/2024	No comment.	No action necessary.
South Metro Fire Rescue	11/13/2024	Summary of response letter: South Metro Fire Rescue (SMFR) has reviewed the provided documents. Should a variance be granted to setback requirements in the zoning regulations, the variance does not waive any applicable adopted Building Code or Fire Code Requirements, including setbacks or separations which may remain applicable.	Comments sent to applicant. Compliance with Building Code and Fire Code requirements will be confirmed at the time of building permit.

SIP DV24-102
VARIANCE DV24-491



Department of Community Development

www.douglas.co.us

Planning Services

REFERRAL RESPONSE REQUEST

Date sent: November 7, 2024

Comments due by: **November 18, 2024**
Fax: 303.660.9550

Project Name: 13059 N US Highway 85

Project File #: VA2024-006

Project Summary: The applicant is requesting a variance, for a reduction in the north side setback from 25 feet to 10 feet for construction of a veterinary clinic and doggie day care facility. The 2.4-acre site is zoned Business (B) and is located west of N US Highway 85, approximately 250' north of its intersection with Carder Court.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input type="checkbox"/> See letter attached for detail.	
Agency: <u>ENGINEERING</u>	Phone #: <u>4318</u>
Your Name: <u>AL PETERSON</u> (please print)	Your Signature:
	Date: <u>11/18/24</u>

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. You are encouraged to attend the public hearing on Monday, December 9, 2024, in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Brett Thomas, AICP, Chief Planner

Enclosure

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: 13059 N US Highway 85
Project File #: **VA2024-006**
S Metro Review # REFRP24-00190

Review date: November 13, 2024

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant is requesting a variance, for a reduction in the north side setback from 25 feet to 10 feet for construction of a veterinary clinic and doggie day care facility. The 2.4-acre site is zoned Business (B) and is located west of N US Highway 85, approximately 250' north of its intersection with Carder Court.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents. Should a variance be granted to setback requirements in the zoning regulations, the variance does not waive any applicable adopted Building Code or Fire Code Requirements, including setbacks or separations which may remain applicable.

13059 N US HIGHWAY 85, 3RD REVISION
A PART OF THE SE 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF
DOUGLAS, STATE OF COLORADO
2.401 ACRES
SP2024-020 (REVISION TO SP2013-086 AND SP2021-073)

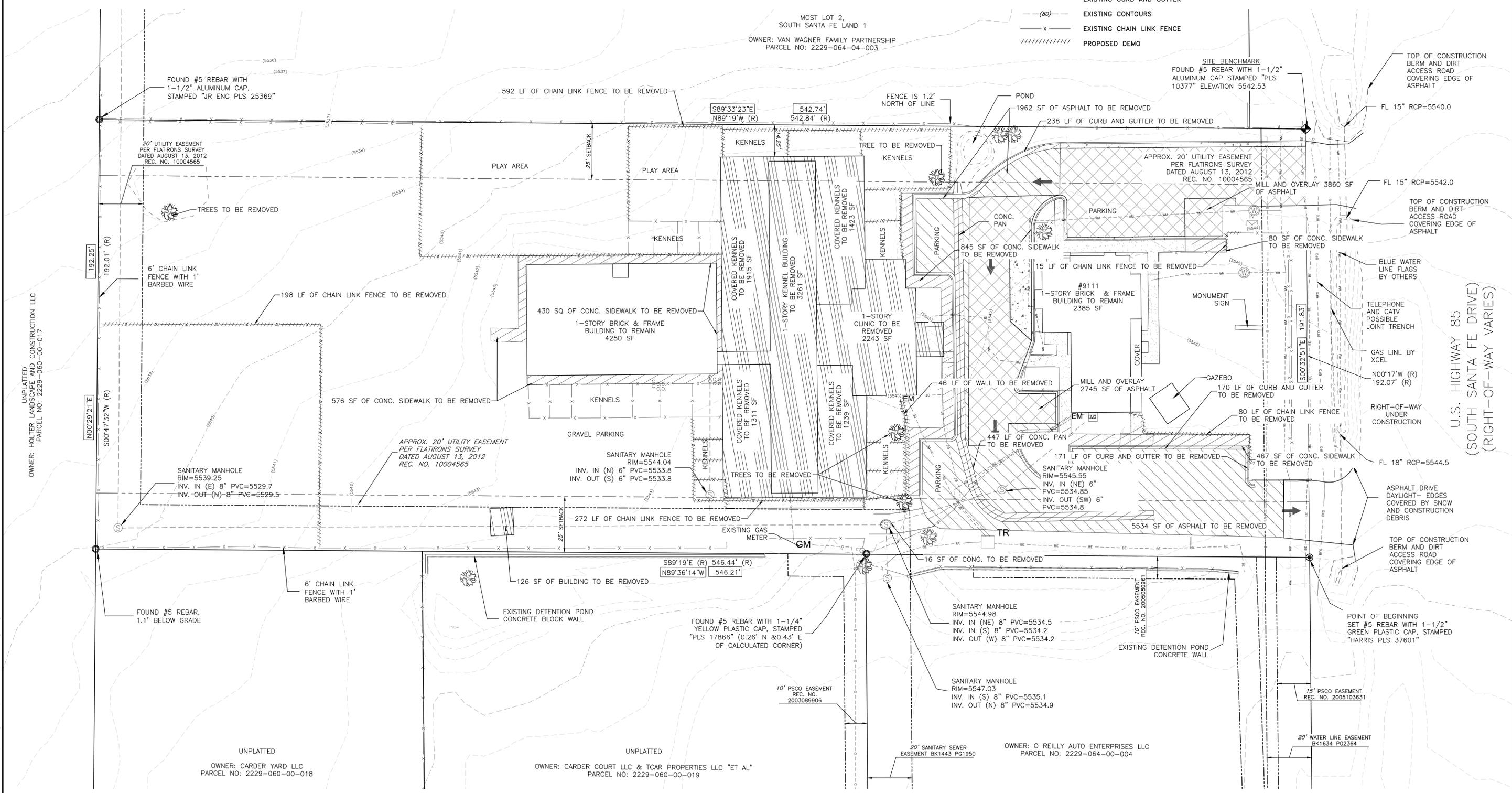
- SYMBOL LEGEND**
- ⊙ EXISTING SANITARY SEWER
 - ⊕ PARKING STALL COUNT
 - △ SURVEY MONUMENTS
 - ⊖ WATER METER
 - 🌳 EXISTING TREE

- HATCH LEGEND**
- ▨ EXISTING SIDEWALK TO REMAIN
 - ▩ EXISTING CONCRETE TO REMAIN
 - ▧ EXISTING ASPHALT TO BE REMOVED
 - ▦ EXISTING CONCRETE SIDEWALK TO BE REMOVED
 - ▥ EXISTING CONCRETE TO BE REMOVED
 - ▤ MILL AND OVERLAY
 - ▣ EXISTING BUILDING TO BE REMOVED

- LINE LEGEND**
- EXISTING SANITARY SEWER
 - - - EXISTING GAS
 - - - EXISTING WATER
 - - - EXISTING BURIED ELECTRIC
 - - - EXISTING BURIED TELEPHONE
 - - - EXISTING BURIED FIBER OPTIC
 - - - EASEMENT
 - - - RIGHT OF WAY
 - EXISTING CURB AND GUTTER
 - (80) - EXISTING CONTOURS
 - X - EXISTING CHAIN LINK FENCE
 - ⋯ PROPOSED DEMO

Approval Certificate

Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date



REVISIONS			DATE:
NO.	DATE	COMMENT	DECEMBER 22, 2023
1			
2			
3			
4			
5			

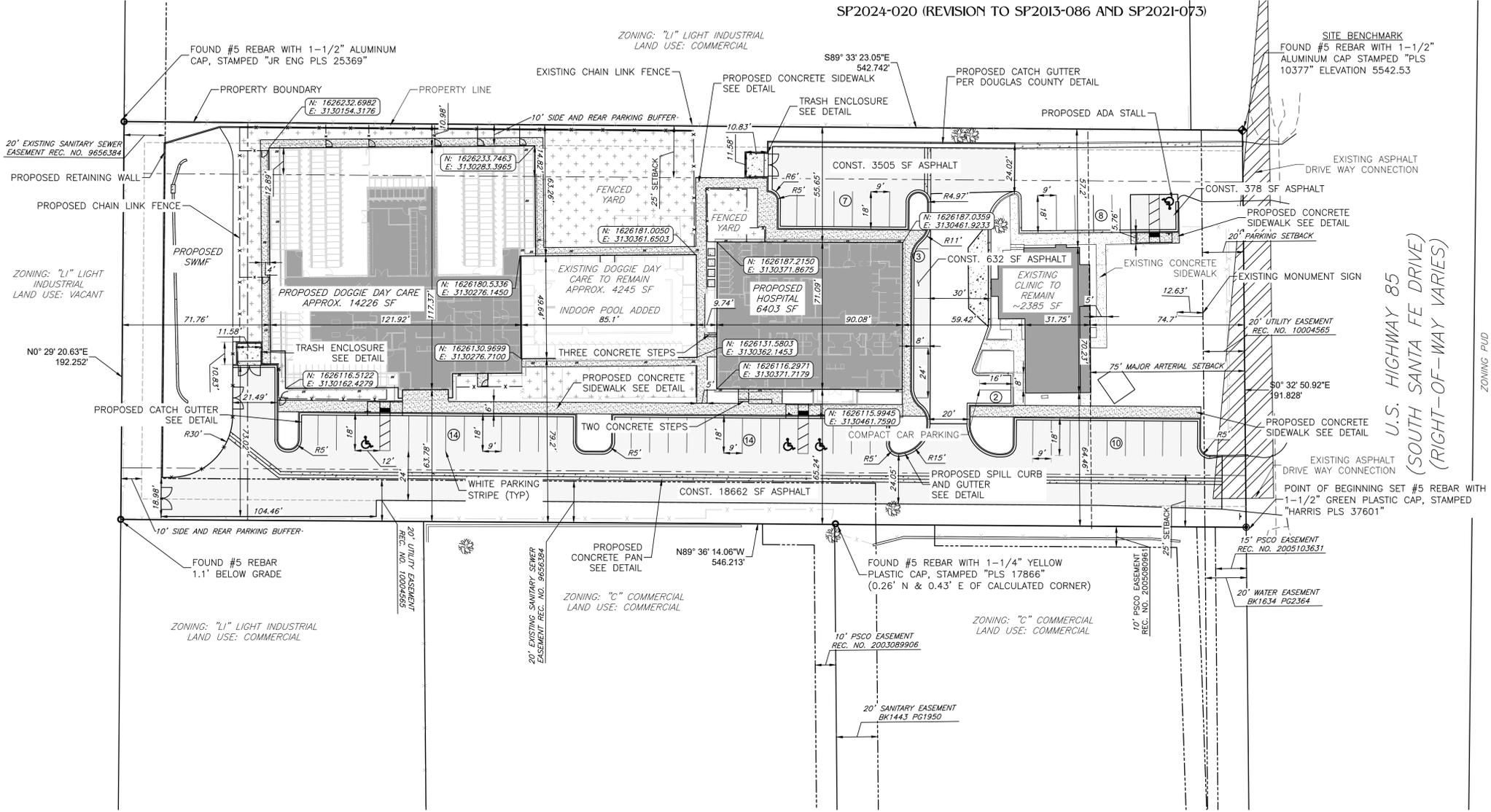
SHEET TITLE:
DEMO AND EXISTING PLAN

SHEET:
2 OF 11

13059 N US HIGHWAY 85, 3RD REVISION
 A PART OF THE SE 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 2.401 ACRES
 SP2024-020 (REVISION TO SP2013-086 AND SP2021-075)

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date

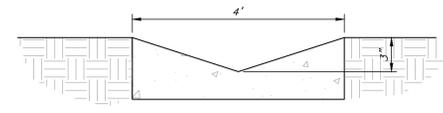
George & Associates
 Consulting Engineers, Inc.
 RICHARD HONRER
 OFFICE 720.708.8433 - MOBILE 720.468.6074
 181 E. 56th AVENUE, SUITE 302
 DENVER, CO. 80236
 CIVIL - ENVIRONMENTAL - TRANSPORTATION
 SYSTEMS PLANNING - LAND USE



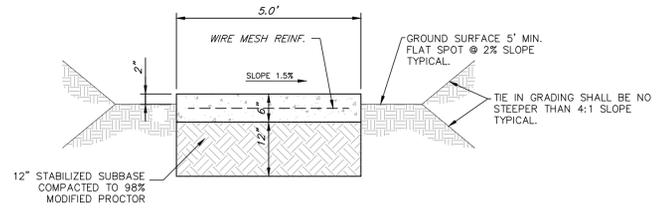
NOTE:
 NEAREST FIRE HYDRANT IS LOCATED 280 FEET NORTH OF SITE.

SYMBOL LEGEND		HATCH LEGEND		LINE LEGEND	
	PARKING STALL COUNT		EXISTING SIDEWALK		EASEMENT
	SURVEY MONUMENTS		EXISTING CONCRETE		RIGHT OF WAY
	EXISTING TREE		PROPOSED CONCRETE SIDEWALK		PROPOSED CURB AND GUTTER
			PROPOSED CONCRETE		EXISTING CHAIN LINK FENCE
			PROPOSED ASPHALT		PROPOSED CHAIN LINK FENCE
			ARTIFICIAL TURF		
			OFFICE AREA		

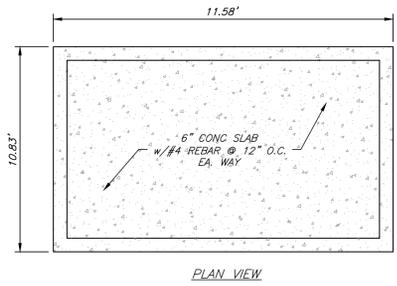
BASIS OF BEARING:
 THE NORTH LINE OF SUBJECT PROPERTY, BEING GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 ESTABLISHED WITH GPS METHODS, BEARING S89°33'23"E, A DISTANCE OF 542.74 FEET, AND MONUMENTED BY A FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED JR ENG PLS 25369 AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND A FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED LS 10377 AT THE NORTHEAST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON. ALL BEARINGS SHOWN ARE RELATIVE THERETO.



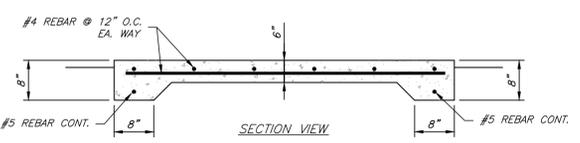
NOTES:
 1. CONTRACTOR IS TO PROVIDE 1/8" TO 1/4" CONTRACTION JOINTS AT 10' ON CENTER (MAX).
CONCRETE PAN
 SCALE: NTS



TYPICAL 6" CONCRETE SIDEWALK
 SCALE: NTS

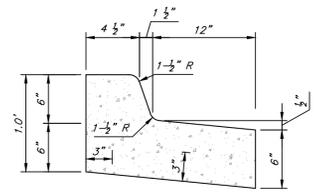


PLAN VIEW



SECTION VIEW

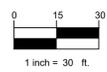
DUMPSTER PAD
 SCALE: NTS



NOTE:
 1. THREE NO. 4 REBARS SHALL BE USED IN ALL CURB RETURNS WITH 25' OR LARGER RADII. THE REBAR SHALL BE USED FROM BEGINNING TO END OF THE CURB RETURN.

VERTICAL CURB & GUTTER (SPILL)
 SCALE: NTS

SITE PLAN
 SCALE: 1" = 30'



REVISIONS			DATE:
NO.	DATE	COMMENT	DECEMBER 22, 2023
1			
2			
3			
4			
5			

SHEET TITLE: **SITE PLAN**
 SHEET: **3 OF 11**

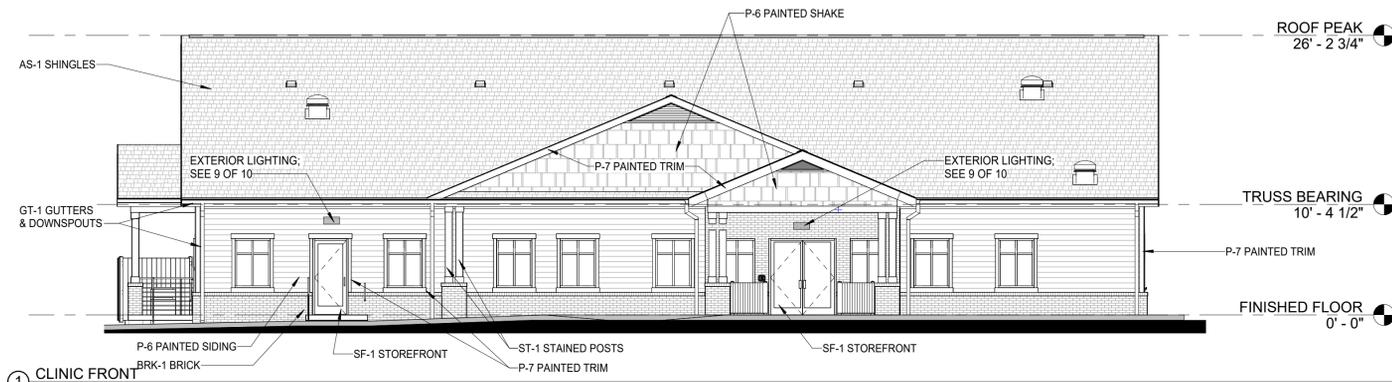
13059 N US HIGHWAY 85, 3RD REVISION
 A PART OF THE SE 1/4 OF SECTION 6, TOWNSHIP 6
 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
 MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
 2.401 ACRES
 SP2024-020 (REVISION TO SP2013-086 AND SP2021-073)



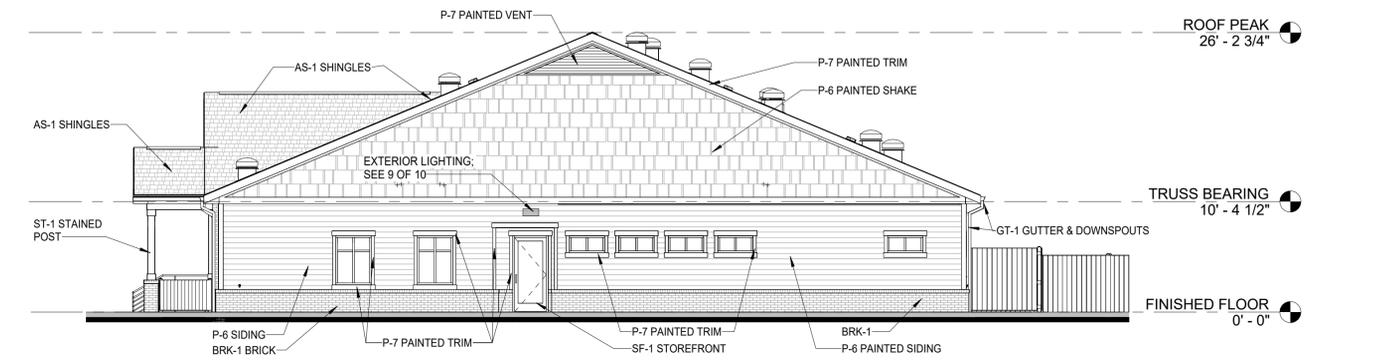
www.bfrog.net

Blue Frog Construction, LLC
 3011 Sutton Gate Dr.
 Suite 120
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 PHONE: 770-831-4150

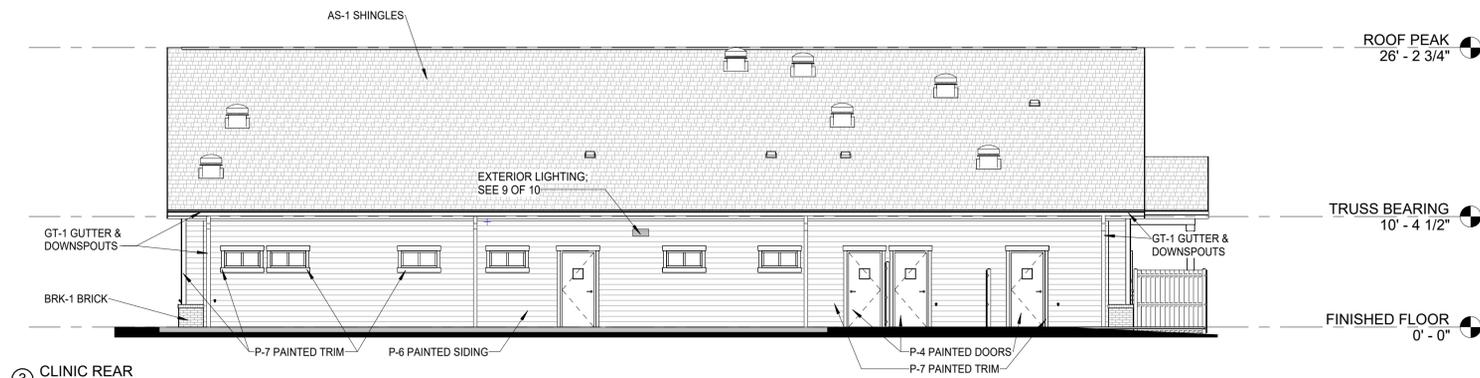
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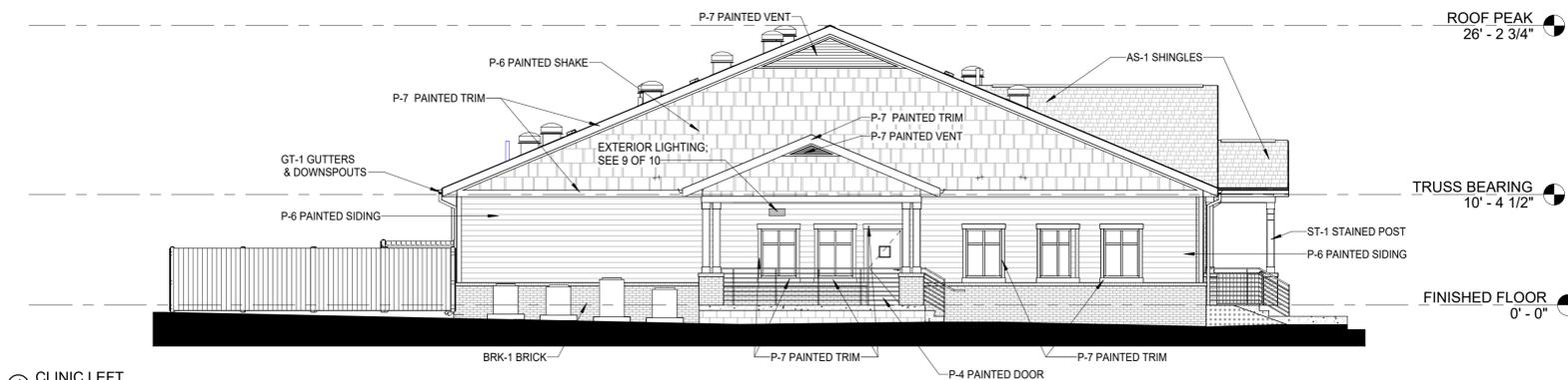
1 CLINIC FRONT
 1/8" = 1'-0"



2 CLINIC RIGHT
 1/8" = 1'-0"



3 CLINIC REAR
 1/8" = 1'-0"



4 CLINIC LEFT
 1/8" = 1'-0"

EXTERIOR FINISH SPECIFICATIONS							
DIVISION	MANUFACTURER	STYLE	COLOR	CODE	SIZE	FINISH	COMMENTS
AS-1	OWNES CORING	OAKRIDGE SHINGLES	WILLIAMSBURG GRAY				
BRK-1	GLEN GERY	FACEBRICK	RED	52-DD	6" TALL		USE WITH M-1
FC-1		VINYL PRIVACY FENCE	WHITE				
GT-1	SENOX	GUTTERS & DOWNSPOUTS	BLACK				GUTTERS & DOWNSPOUTS
M-1	COOSA	MORTAR	LIGHT BUFF				USE WITH BRK-1
MR-1	BERRIDGE	METAL PANEL ROOF	CHARCOAL GRAY				METAL ROOF
P-6	SHERWIN WILLIAMS	EXTERIOR LATEX	GREEK VILLA	SW 7551			EXTERIOR SIDING
P-7	SHERWIN WILLIAMS	EXTERIOR LATEX	IRON ORE	SW 7069		SATIN	EXTERIOR TRIM
SF-1	OLDCASTLE	STOREFRONT	BLACK			SEMI GLOSS	
ST-1	SHERWIN WILLIAMS	EXTERIOR SEMI-TRANSPARENT STAIN	RIVERWOOD	SW 3507			EXTERIOR WOOD POSTS

GRAPHIC SCALE: 1/8" = 1'-0"



REVISIONS		
NO.	DATE	COMMENT
1		
2		
3		
4		
5		

DATE:	DECEMBER 22, 2023
SHEET TITLE:	CLINIC ELEVATIONS
SHEET:	9 OF 11









