



I contacted the residential property owners abutting my property concerning this plan and there were no objections to my planned addition for a sub-unit.

Eva Ouret

ADJACENT PROPERTY OWNERS  
to 1645 North 5th Street Property

2945-113-07-012

Jean and B. Urruty  
465 Mesa Court  
Grand Junction, CO 81501

2945-113-07-014

Jean H. Permutter  
Jana J. Permutter  
1627 N. 25th Street  
Grand Junction, CO 81501

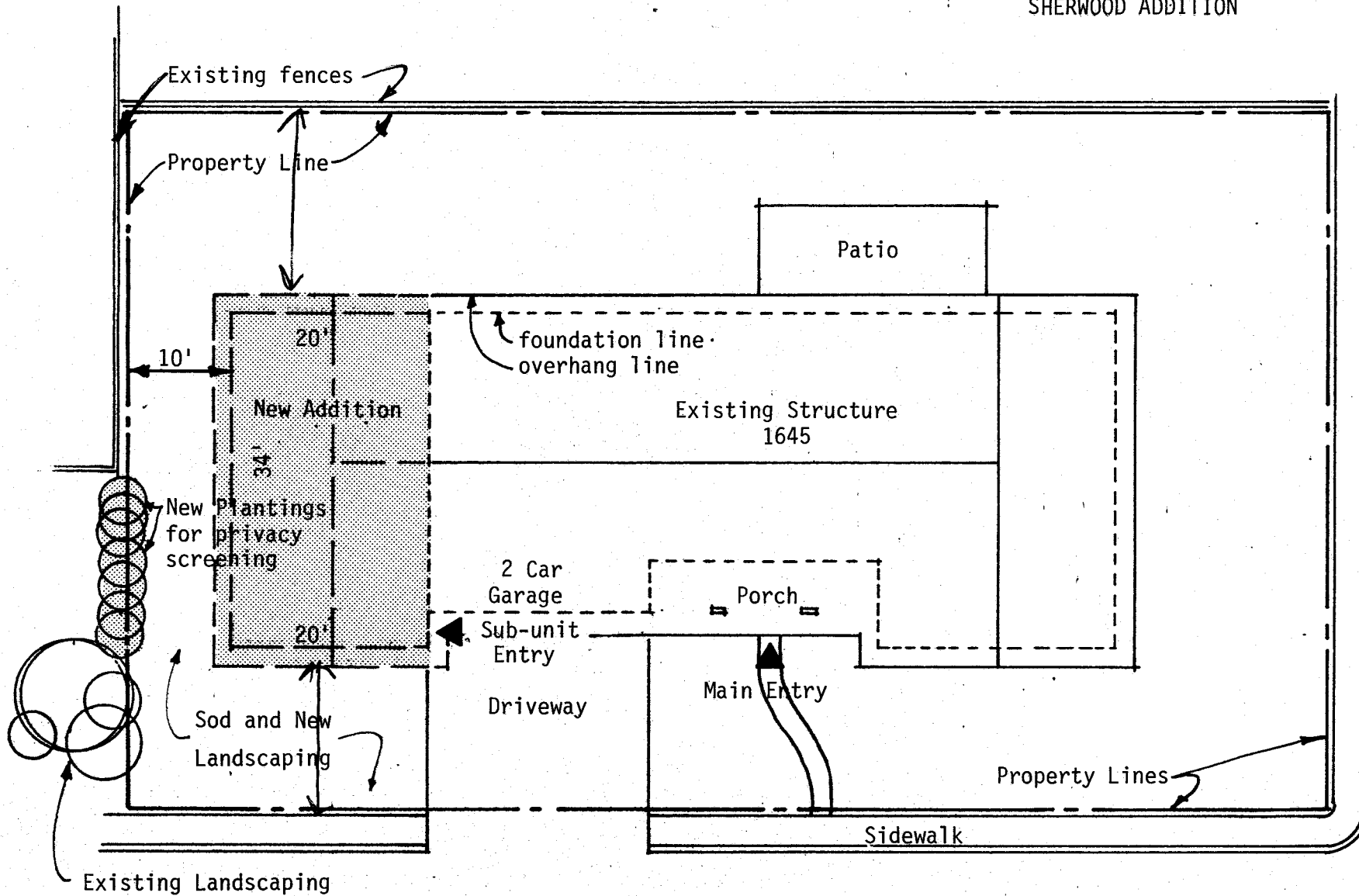
2945-113-09-007

Jearlean R. Stark  
450 Mesa Court  
Grand Junction, CO 81501

2945-113-12-942

Mesa County Valley School District #51  
2115 Grand Ave.  
Grand Junction, CO 81501

PART OF LOT 15, BLOCK 2  
SHERWOOD ADDITION



Mesa Court

North 5th Street

NOTE: Construction will commence within four months of City approval

March 15, 1982

Mr. Bob Goldin  
City Planning Department  
6th and White Avenue  
Grand Junction, Colorado 80501

Dear Mr. Goldin:

I am requesting a special use permit for a residential sub-unit at 1645 North 5th Street on Parcel No. 2945-113-07-013, property owned and occupied by myself.

I have read Section 4-5-3 and the definition of a residential sub-unit in the City Zoning and Development Code and accept the requirements as stated.

I have reviewed the Criteria for Evaluating Special Uses (4-8) and offer the following statements in response.

- A. This use is residential and therefore compatible with all adjacent residential uses.
- B. The residential sub-unit addition to the primary residential structure is being proposed to be a continuation of the design of the primary structure and site.
- C. No accessory uses are proposed.
- D. Adequate service for the sub-unit is available to the site.
- E. This is a primary residential area which includes or is abutting schools, parks, commercial facilities and community facilities which complement and support the request.
- F. Maintenances will be by the owner of the property and comparable to the existing state of the structure and site.

Mr. Bob Goldin  
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- G. This request and the continued use of the sub-unit does and will conform to the adapted regulations governing residential sub-units.

Sincerely,

*Eva A. Ouret*

Eva Ouret,  
Property Owner and Occupant

E0/nct



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

### MEMORANDUM

TO: Eva Ouret

FROM: City/County Planning Department, Bob Goldin *BG*

DATE: March 23, 1982

RE: Special Use Letter of Confirmation (File #24-82)

This department has received your application for a Special Use Permit (Residential Sub. Unit) located at 1645 North 5th Street, Grand Junction.

After reviewing your request, Planning Staff has found it to be acceptable and thus approved the Residential Sub. Unit proposal. Any expansion or change other than that submitted and approved will require a re-review by this department. Thank you for your cooperation.

BG/vw

xc: Connie McDonough, Representative