Table of Contents

File_1		Project Name: 1645 North 5 th Street – Eva Ouret – Special Use Permit				
Date <u>6/7/02</u>						
P	if the recent are deficient with an absorbit (), which means they are to be seamled for permanent record on the missing					
e	a	instances, not an entries designated to be scanned by the department are present in the me. There are also documents				
s	n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.				
n	n e					
t	d	guide for the contents of each me.				
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.				
X	-	*Summary Sheet - Table of Contents				
X						
X		Application form				
X	\dashv					
		Review Sheets				
\vdash	\dashv	Receipts for fees paid for anything				
\vdash		*Submittal checklist				
\vdash		*General project report				
H	\dashv	Reduced copy of final plans or drawings				
\vdash	\dashv	Reduction of assessor's map Evidence of title, deeds				
\vdash	\dashv					
H		*Mailing list to adjacent property owners Public notice cards				
\vdash						
X		Record of certified mail				
	-	Legal description				
\vdash		Appraisal of raw land				
\vdash	-	Reduction of any maps – final copy				
\vdash		*Final reports for drainage and soils (geotechnical reports)				
\vdash		Other bound or nonbound reports				
\mathbb{H}		Traffic studies				
Н	-	Individual review comments from agencies *Consolidated review comments list				
\vdash		*Petitioner's response to comments				
Н		*Staff Reports				
Н		*Planning Commission staff report and exhibits				
\vdash		*City Council staff report and exhibits				
H		*Summary sheet of final conditions				
H	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)					
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
	DOCUMENTO DE LEGITA DE VEROT MENT TIBE.					
X	X	Action Sheet (not completed)				
		Review Sheet Summary				
X		Review Sheets Development Application – 3/3/82	_			
X	X					
X		Floor Plan				
X	X					
X	X					
		3/23/82	\vdash			
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-				 		

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

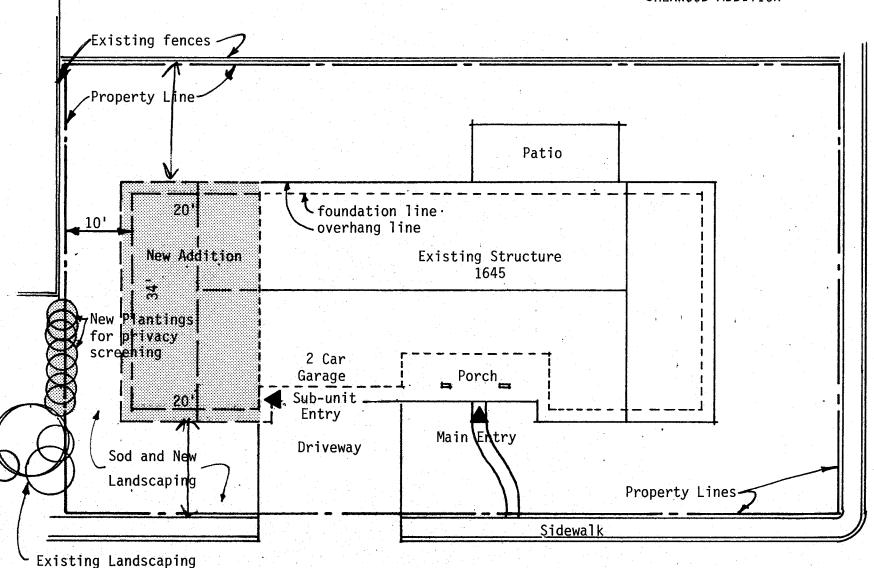
Jean H. Permutter Jana J. 1627 N. 25th Street Grand Junction, CO 81501

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



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 subunit 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 accessary 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 March 15, 1982 Page 2

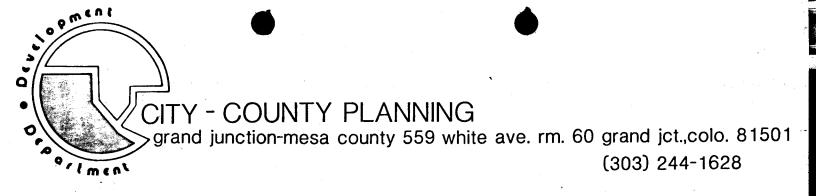
> G. This request and the continued use of the sub-unit does and will comform to the adapted regulations governing residential sub-units.

Sincerely, Eva a. Guret

Eva Ouret,

Property Owner and Occupant

EO/nct



MEMORANDUM

T0:

Eva Ouret

City/County Planning Department, Bob Goldi

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