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Project Name: M. O'Boyle - Special Use Permit

File_1982-0041

Date 7/3/02 A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some r instances, not all entries designated to be scanned by the department are present in the file. There are also documents e a specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick e n n e guide for the contents of each file. ď t 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. *Summary Sheet - Table of Contents **Review Sheet Summary** Application form Review Sheets Receipts for fees paid for anything *Submittal checklist *General project report Reduced copy of final plans or drawings Reduction of assessor's map Evidence of title, deeds *Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description Appraisal of raw land Reduction of any maps - final copy *Final reports for drainage and soils (geotechnical reports) Other bound or nonbound reports Traffic studies Individual review comments from agencies *Consolidated review comments list *Petitioner's response to comments *Staff Reports *Planning Commission staff report and exhibits *City Council staff report and exhibits *Summary sheet of final conditions *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: Action Sheet Review Sheet Summary Review Sheets Development Application - 5/12/82 X Impact Statement - 5/13/82 Deed Letter from Mike O'Boyle to Bob Goldin re: development schedule change-6/2/82 Letter from Bob Goldin to Michael O'Boyle re: special use letter of confirmation - 5/18/82 Elevation Map Floor Plan

June 2, 1982

from: Michael O'Boyle

2206 Orchard Ave.

Grand Junction, Co. 81501

Bob Goldin To:

Senior City Planner

559 White Ave. Rm. 60 Grand Junction, Co. 81501

Special Use letter of confirmation File# 41-82 May 18, 82 RE:

Dear Mr. Goldin,

I recieved your letter of confirmation, thus approving the residential sub-unit at my home at 2206 Orchard Ave., and I thank your department for its acceptance.

Due to a recent shift of our financial situation, we are presently unable begin this project, therefore my proposed development schedule has been altered.

If this causes no problem with your department, I will inform you before starting the project and will submit a new development schedule.

Thank you.

Sincerely.

Mike O'Boyle

RECEIVED MESA COUNTY DEVELOPMENT DEPARTMENT

JUN 03 1982

May 13, 1982

IMPACT STATEMENT
Submitted to: Mesa County Planning Department
Submitted by: Michael O'Boyle - Co-owner
Re: Remodeling Plans
2206 Orchard Ave., Grand Junction

The plan for remodeling the residence at 2206 Orchard Avenue is to increase its value thus, making it compatable with the surrounding homes in the neighborhood.

It is one of the older homes in the neighborhood, built in the early 1900s, and does not compare architectually nor esthetically with the other homes in the Linda Lane subdivision; or, with its other neighboring properties which were developed approximately in the 1950's.

Although the property is part of the Linda Lane subdivision it is unique to the other lots for the following reasons: (see map attached)

1. The property, a rectangle, is 1/3 again as large as the other properties.

. It has an Orchard Avenue address. With the exception of one, the others are on Linda Lane.

3. With the exception of one, it sits perpendicular to the other properties.

The plan is to remove the existing south-facing, enclosed patio which is an inefficient, poorly constructed-eye sore and, to build a brick and glass passive solar gabled entry area. This will be followed by residing of the entire house. This area, facing Orchard Avenue will enhance the property, bringing it from one of the uglier homes on the street to one comparably beautiful.

The second part of the plan is to build a 400 sq. ft. efficiency unit directly attached to the back of the existing house. This addition will esthetically improve the entire structure. This efficiency, designed to house one person, will have its own parking area and its own egress to the adjacent ally. The ally is presently used by all the neighbors for egress from carports and garages therefore, use will not be disturbed. The efficiency is designed with proper electrical service to meet all the requirements of the Building department. Waste water from sink, toilet and shower is designed to flow through a common wall with the existing bathroom to the existing sewer line in the crawl space of the house.

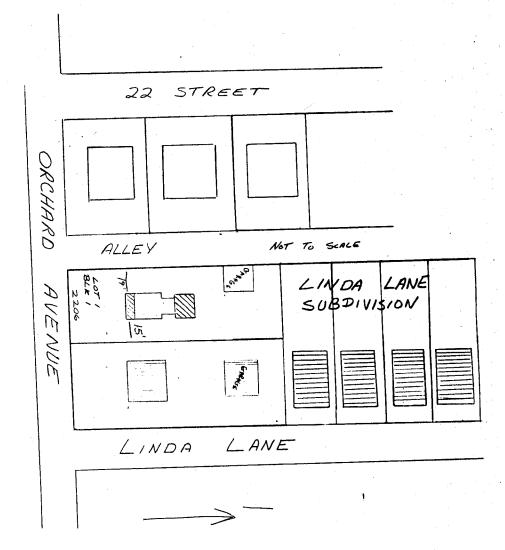
I have spoken to the neighbors explaining the proposed plans and none have raised any objections. The project is planned to start as soon as approval is given by the Planning & Building Department, approximately May-June, 1982 and completed early Fall, 1982.

Neighbors with properties adjacent to 2206 Orchard Ave.

Mr. & Mrs. J.C. Ritchey 2220 Orchard Ave.

Mr. Mrs. R.V. Carlson 2202 Orchard eve.

Mrs. M. Provost. 1914 N. 22 St. ON, COLO
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CERTIFIED RETURN RECEIPT P321722857

May 18, 1982

Mr. Michael O'Boyle 2206 Orchard Avenue Grand Junction, CO 81501

Dear Mr. O'Boyle:

RE: Special Use Letter of Confirmation (File #41-82)

This department has received your application request for a special use permit for a residential sub-unit located at 2206 Orchard Avenue, Grand Junction.

After reviewing your request, the Planning Staff has found it to be acceptable, thus approving the residential sub-unit proposal.

You need to maintain the conditions as outlined in Sec. 4-5-3 (enclosed). Any expansion or change, other than your plan as submitted, will require a re-review by this department

Thank you for your cooperation.

Sincerely,

Bob Goldin

Senior City Planner

BG/vw

Enclosure

F. All signs within special uses shall be regulated by the sign regulation (5-7) in accordance with the zone in which they are located.

4-5-3 Special Use for Residential Sub-Unit

- A. To qualify for special use permit, a residential sub-unit use shall maintain the following conditions:
 - 1. The use shall be located in its entirety within a principal dwelling unit occupied by the owner of the property.
 - 2. The outside appearance of the principal structure shall not be changed from a single-family residential character. Desired private entrances must be located to not disturb this character.
 - 3. Parking requirements for the sub-unit shall be located on the property of the principal structure in a manner which would not adversely affect the neighboring properties, or change the character of a typical single-family residential lot.
- B. A residential sub-unit use shall not interfere with the peace, quiet and dignity of the neighborhood.
- C. Also see residential sub-unit definition.

4-6 CONDITIONAL USES

- 4-6-1 A conditional use shall require a conditional use permit prior to the issuance of a building permit or the commencement of a use identified as a conditional use in the zone in which it is located. Conditional use shall not be considered a use by right.
- 4-6-2 Procedure for Conditional Use Permit
 - A. The applicant shall schedule a conference with the Staff prior to a submittal.
 - B. Applicants shall submit the required materials to the Department (see 4-7). Only complete submittals shall be accepted.
 - C. Staff shall review the application in accordance with the criteria established in this chapter. (See 4-8.) Staff shall solicit review comments in accordance with general review procedure (see 2-2-2).
 - D. The Staff shall present the application, including comments of reviewing agencies to the Planning Commission at a hearing not later than forty-five days from the required submittal date except as provided in 2-2-2. The Planning Commission shall either recommend approval, conditional approval or denial of the submitted application.
 - E. The recommendation of the Commission, including the reasons and conditions, shall be stated in the minutes of the meeting.

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