

June 2, 1982

from: Michael O'Boyle
2206 Orchard Ave.
Grand Junction, Co. 81501

To: Bob Goldin
Senior City Planner
559 White Ave. Rm. 60
Grand Junction, Co. 81501

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

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
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 1900's, 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.
2. 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.

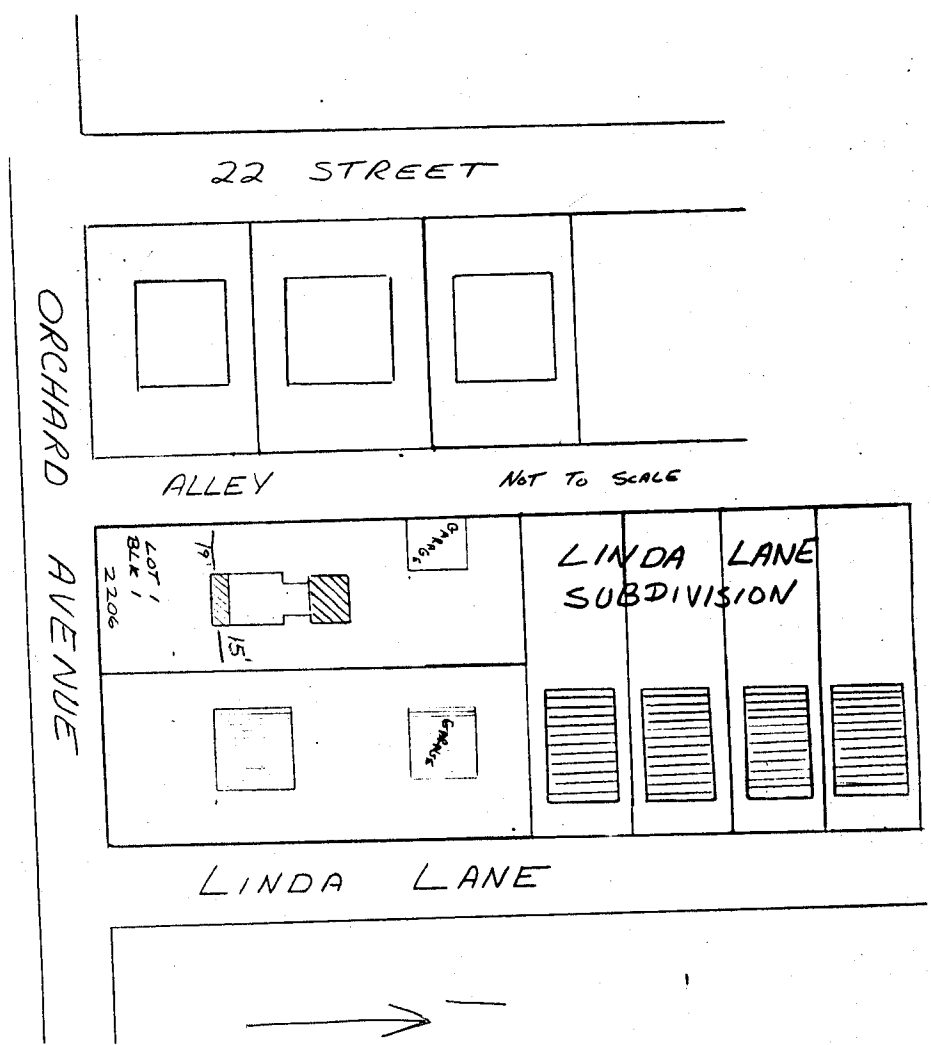
Neighbors with properties adjacent to 2206 Orchard Ave.

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

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

Mrs. M. Provost.
1914 N. 22 St.

AVENUE
ON, Colo
SUBDIVISION
RGE 16
RYS 121 21 016 8



22 STREET

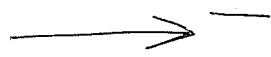
ORCHARD AVENUE

ALLEY

NOT TO SCALE

LINDA LANE SUBDIVISION

LINDA LANE





CITY - COUNTY PLANNING

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

(303) 244-1628

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.

A 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.

