

MOORE, LENORE
2403 ORCHARD AVE
GRAND JUNCTION, COLO.

ATTN: PLANNING DEPT

PROJECT NARRATIVE:

MRS. MOORE WOULD LIKE TO BE GRANTED A SPECIAL USE PERMIT TO ALLOW HER TO USE THE NEW ADDITION ON HER HOUSE AS A RESIDENCE FOR HER ELDERLY MOTHER TO LIVE IN. THE NEW ADDITION IS AS PER THE ATTACHED PLANS THIS PROJECT IS CURRENTLY UNDER CONSTRUCTION AND NEARING COMPLETION.

PARKING:

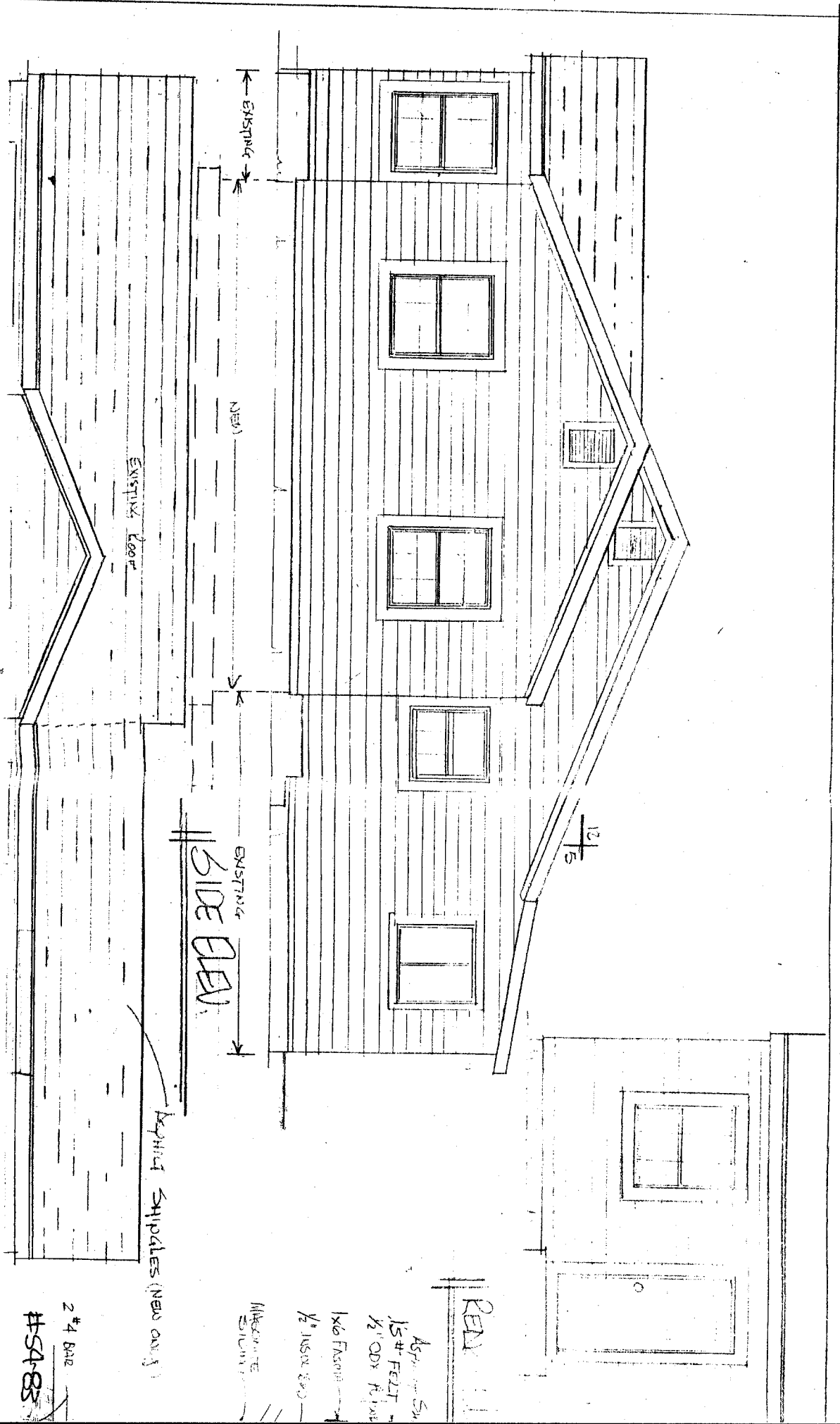
THE EXISTING HOUSE USES A 28' x 18' AREA TO THE EAST OF THE HOUSE.
THE NEW ADDITION WILL USE A 12' x 28' AREA TO THE WEST OF THE ADDITION AND ADDITIONAL 12' x 28' AREA CAN BE USED FROM THE ALLEY IF NEEDED

THANK YOU

D. D. Wiltgen

D. D. WILTGEN

GRIESEL CONST. & REMODEL



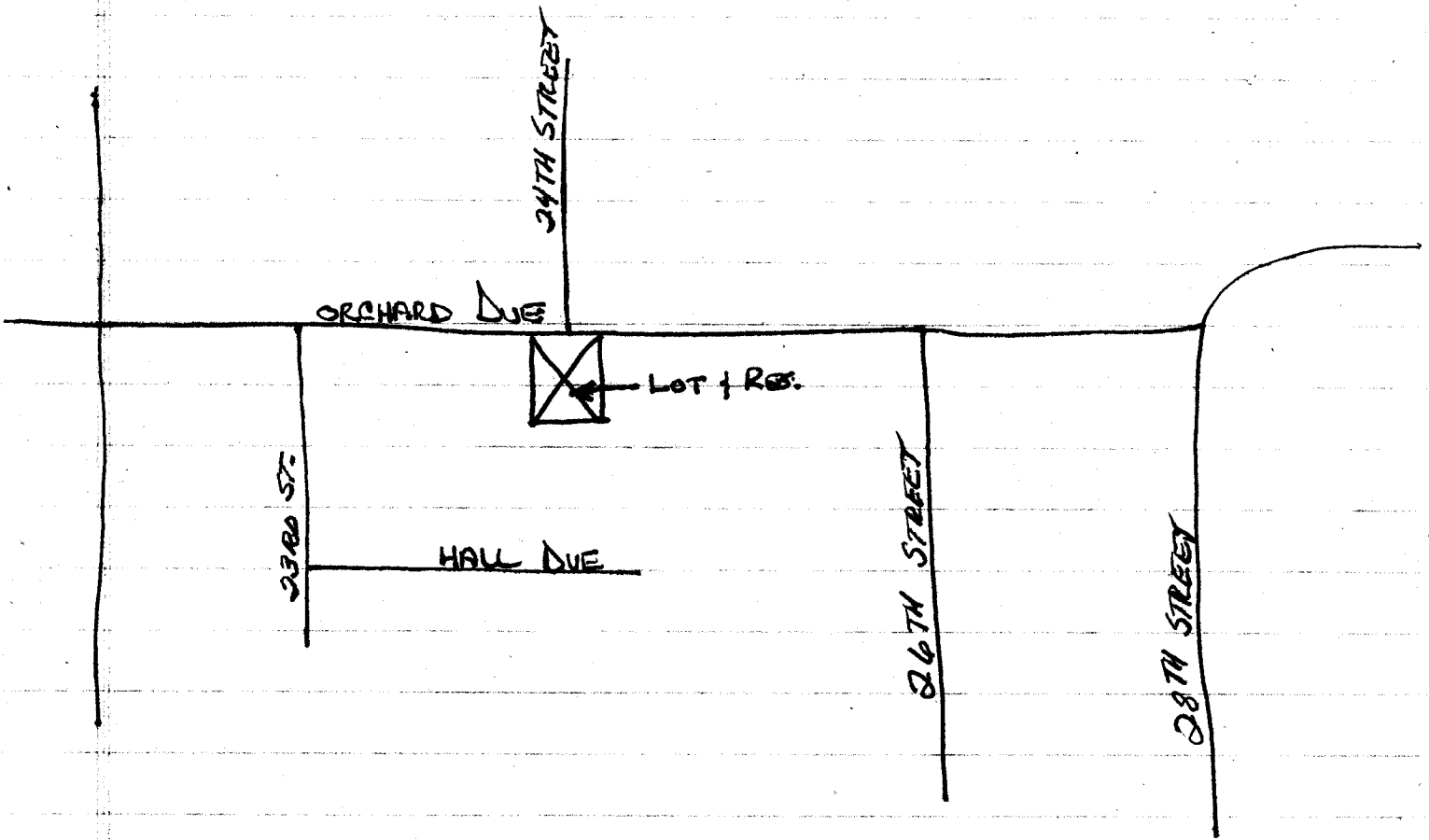
REVISIONS

- Asph/Flt Sh
- 15# FELT
- 1/2" ODx 1/4" Thick
- 1x6 FASCIAS
- 1/2" INSUL BATT
- MINERAL WOOL
- SHIM

2" x 4 BARE

#S4-B3

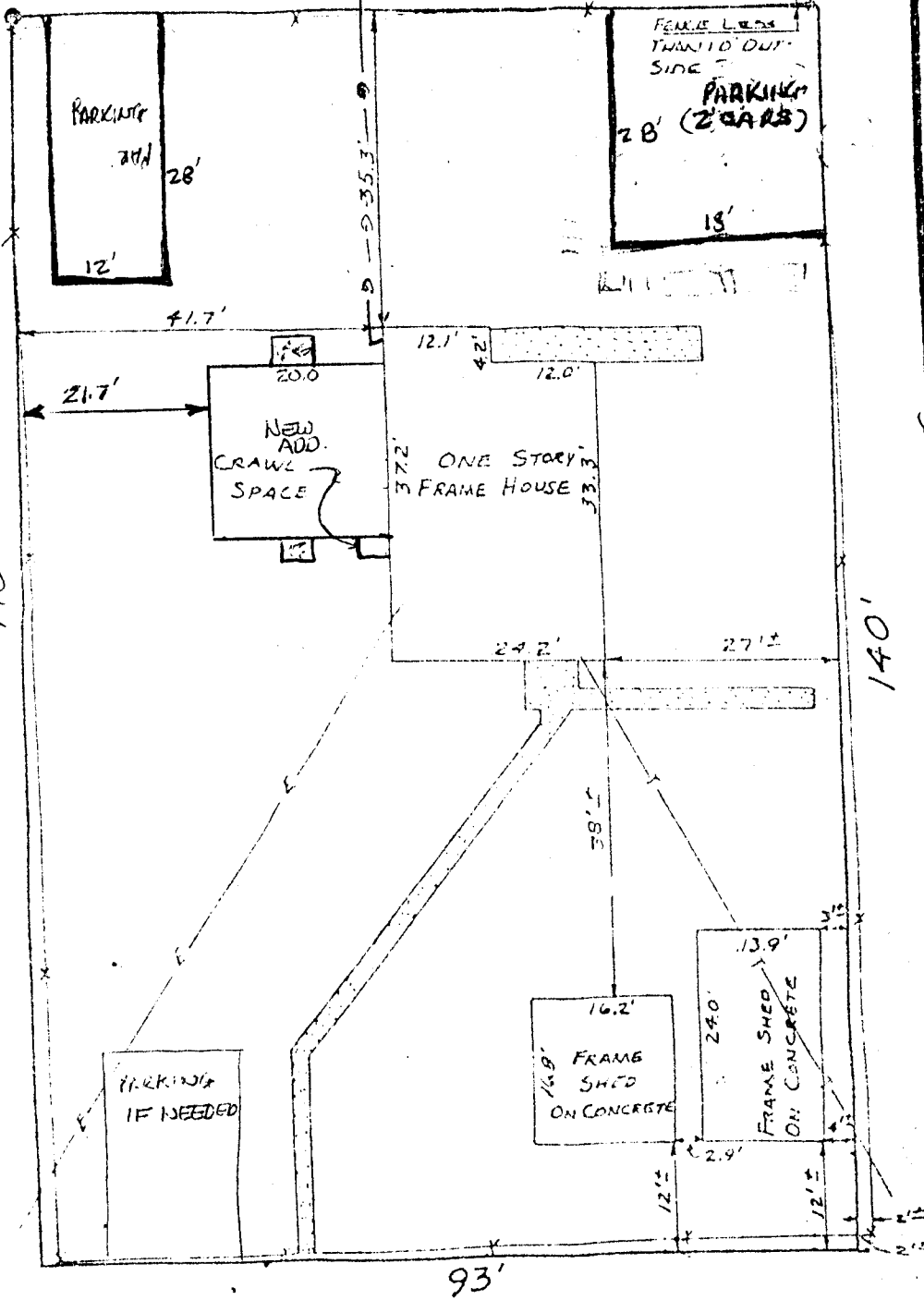
VACINITY MAP.



#5483

ORCHARD AVENUE (60')

93'



change 2/28/53

140'

3' FENCE

140'

ALLEY (20')

IMPROVEMENT LOCATION CERTIFICATE

Office Copy #5483

Mrs. W. MOORE
2403 ORCHARD AVE
GRAND JUNCTION, CO.

LEGAL:

LOT 11 of Block 1
IN REGENT SUB,
SECT. 12 I-S I-W

TAX #2945-124-02-0

GRIESEL CONST. Co

2945-124-02-002 ADM of VETS AFFAIRS
 2307 GREENFIELD RD
 SOUTHFIELD MICH 48075
 2945-124-02-003 ALYSON, C
 3129 ORCHARD AVE
 GRAND JCT. CO 81501
 2945-124-02-007 DENNING, WILLIAM H
 3337 ORCHARD AVE
 GRAND JCT CO 81501
 2945-124-02-008 COON, ORBA C
 3319 ORCHARD AVE
 GRAND JCT CO 81501
 2945-124-02-009 HILL, MARK ROBERT
 3213 ORCHARD AVE
 GRAND JCT CO 81501
 2945-124-02-010 LOGIVE, JAMES T
 3307 ORCHARD AVE
 GRAND JCT CO 81501
 2945-124-02-011 THEUNISSEN, ROGER H
 1230 N 23RD ST
 GRAND JCT CO 81501
 2945-124-02-014 WOLFORD, C.E.
 3454 HALL
 GRAND JCT. CO. 81501
 2945-124-02-015 VETERANS ADMIN.
 3345 MESA AVE
 GRAND JCT CO 81501
 2945-124-02-016 STABENOW, ROBERT M
 3414 HALL AVE
 GRAND JCT. CO 81501
 2945-124-02-017 DYER, ROBERT LEE
 3406 HALL AVE
 GRAND JCT. CO 81501
 2945-124-02-018 HUMPHREY, BRAD R
 3348 HALL AVE
 GRAND JCT CO. 81501
 2945-124-02-019 BARTHEL, FLOYD R.
 3338 HALL AVE
 GRAND JCT. CO. 81501
 2945-124-02-020 LOOK, RAY
 3328 HALL AVE
 GRAND JCT CO 81501
 2945-124-02-021 ANSON, THOMAS
 3318 HALL AVE
 GRAND JCT. CO. 81501
 2945-124-02-022 LUCAS, ISRAEL H.
 3421 ORCHARD AVE
 GRAND JCT CO 81501
 2945-124-02-025 FOLYER, VERA W
 3413 ORCHARD AVE
 GRAND JCT CO 81501
 2945-124-02-013 MAH, EDMOND
 3995 TEXAS AVE
 GRAND JCT CO 81501
 2945-124-02-015 MILLER, CHAS R.
 3541 MESA
 GRAND JCT. CO. 81501
 2945-124-02-015 FRIENDS CHURCH OF G.I.
 3474 1/2 ORCHARD AVE
 GRAND JCT, CO 81501
 2945-124-02-003 RUTLEDGE, BILLY E
 1935 N. 24TH ST
 GRAND JCT CO 81501
 2945-124-02-004 ARSON, PATRICIA A
 3340 ORCHARD AVE
 GRAND JCT CO 81501
 2945-124-02-005 SCOTT, DARLENA
 3350 ORCHARD AVE
 GRAND JCT CO. 81501



CITY - COUNTY PLANNING

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

(303) 244-1628

November 18, 1983

CERTIFIED RETURN RECEIPT
P 462 984 245

Lenore Moore
2403 Orchard Ave.
Grand Junction, CO 81501

RE: File #54-83, Special Use Permit - Residential Sub-unit - Letter of Confirmation

Dear Ms. Moore:

This Department has received your request for a Special Use Permit for a residential sub-unit located at 2403 Orchard Avenue, Grand Junction.

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

You need to maintain the conditions as outlined in Section 4-5-3 of the Grand Junction Zoning and Development Code (enclosed). Any expansion or change, other than your plans as submitted, will require a re-review by this Department.

This Letter of Confirmation should be kept as proof of the Special Use Permit approval.

Thank you for your cooperation in this matter.

Sincerely,

Janet C.-Stephens
City Planner

JC.-S/sw

xc: Loren Greiser, Greiser Construction Co.
File ✓

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.

