Table of Contents

File <u>1983-0054</u>

Project Name 2403 Orchard Avenue - Special Use

r	3	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some													
r e	c a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents													
s	n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.													
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick													
n	e	guide for the contents of each file.													
t	d	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	X	Table of Contents													
٠,١	一	Review Sheet Summary													
X		Application form													
X		Review Sheets													
	\dashv	Receipts for fees paid for anything													
		*Submittal checklist													
X	X	*General project report													
,		Reduced copy of final plans or drawings													
		Reduction of assessor's map													
X	-	Evidence of title, deeds													
	X	*Mailing list to adjacent property owners													
		Public notice cards													
-		Record of certified mail													
X		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													
		*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:															
	X	Action Sheet													
X		Vicinity Map Improvement Location Certificate													
		Front Elevation													
		Side Elevation													
X	X	Floor Plan ·													
X	X	Letter from Janet Stephens, City Planner to Lenore Moore re: plans acceptable - 11/18/83													
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MOORE, LENORE
Z403 ORCHARD AVE
GRAND JUNGTION, COLO.

ATTU: PLANNING DEPT

TROJECT NARRATIVE:

MRS. MOORE WOULD LIKE TO BE GRANTED A
SPECIAL USE PEMIT 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 ATTRIBO PLANS
THIS PROJECT IS CURRENTY UNDER CONSTRUCTION
AND NEARLY COMPLETION.

PARKING:

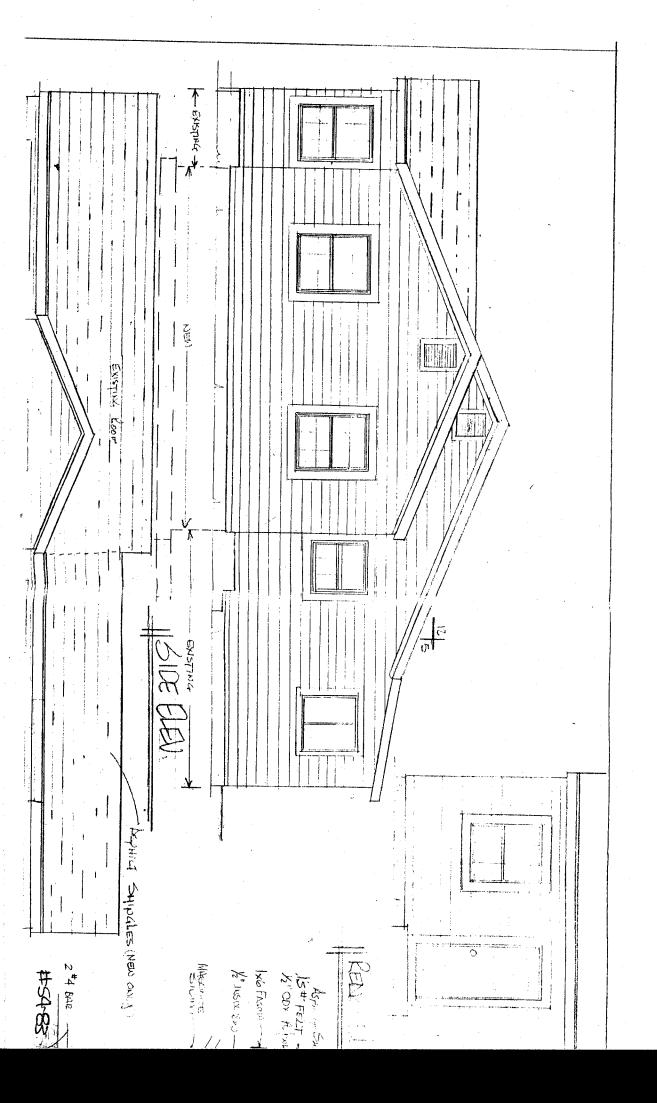
THE EXISTING HOUSE USES A 28 X 18 AREA TO THE EAST OF THE HOUSE.

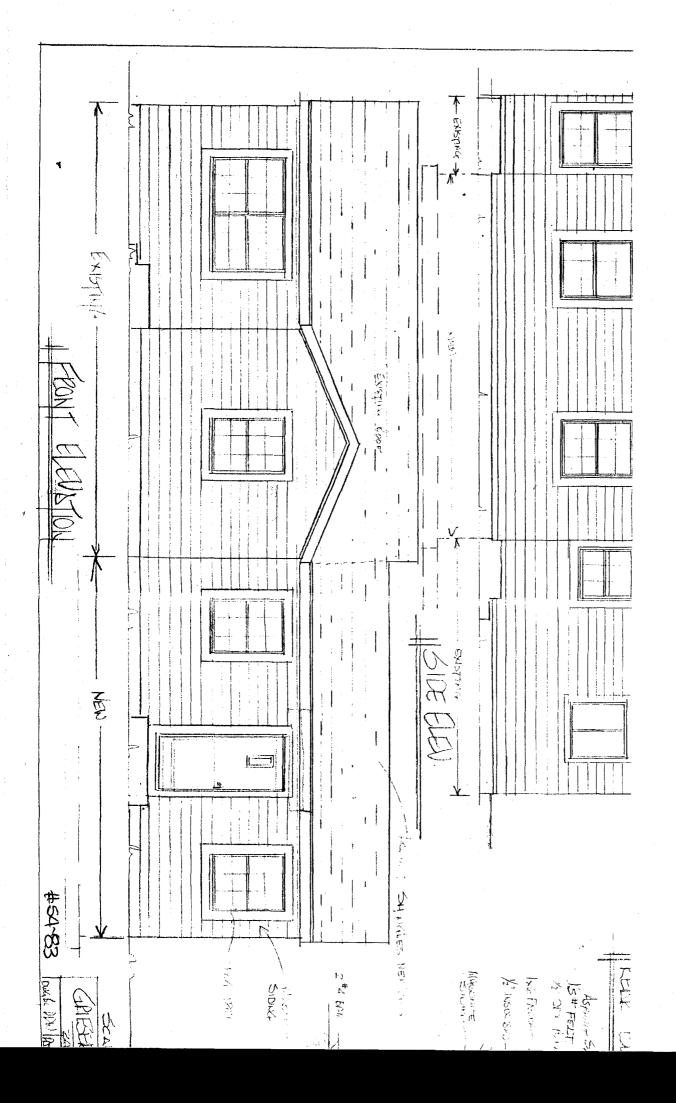
THE NEW ACOITION WILL USE & 12x 28' DREATO THE WEST OF THE DODITION AND ADDITIONAL 12x 28' AREA CAN BE USED FROM THE ALLEY IF NEEDED

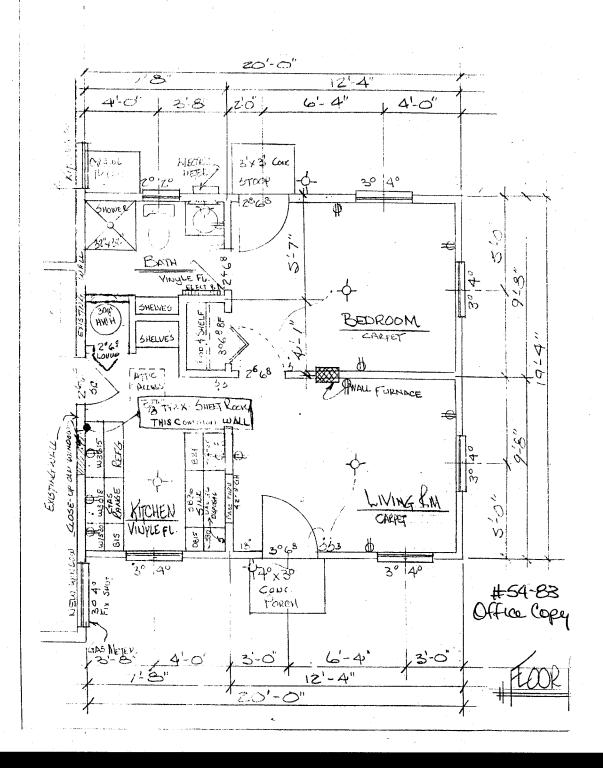
THANK YOU

BSTUM EG

GRIESER CONST. & REMODEL







VACINITY MAP

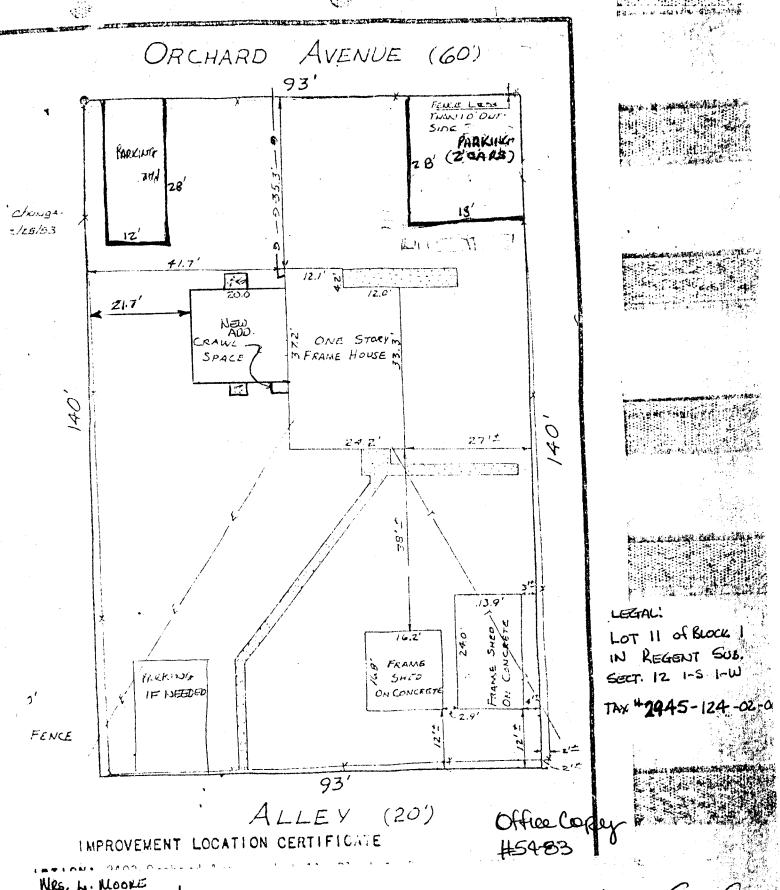
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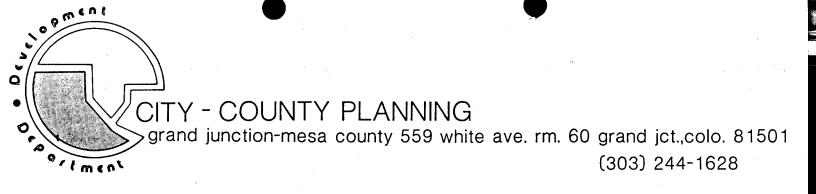
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November 18, 1983

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,

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Janet C.-Stephens City Planner

JC.-S/sw

xc: Loren Greiser, Greiser Construction Co.

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 To qualify for special use permit, a residential sub-unit use shall maintain the following conditions: The use shall be located in its entirety within a principal dwelling unit occupied by the owner of the property. 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. 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. 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 The applicant shall schedule a conference with the Staff prior to a submittal. Applicants shall submit the required materials to the Department (see 4-7). Only complete submittals shall be accepted. 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). 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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