



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A

Receipt 4885
 Date 3/6/92
 Rec'd By [Signature]

File No. 13-92

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

13 92

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			<u>11000 West 8th</u>	<u>R-4-8</u>	<u>Residential</u>
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

CHARLES FERRIS AND JACQUELINE LIZ RALEY
 Name Name Name

1603 WALNUT AVE
 Address Address Address

Grand Junction, CO 81501
 City/State/Zip City/State/Zip City/State/Zip

245-1073
 Business Phone No. Business Phone No. Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

[Signature] 3-6-92
 Signature of Person Completing Application Date

Jacqueline L Raley
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

2945-122-13-005 Samuel T.-Vickie M. Farmer 2121 N. 17th Circle Grand Junction, CO 81501	2945-122-13-006 Opal E. Boss 2131 N. 17th Circle Grand Junction, CO 81501	2945-122-13-007 Robert A.-Denise K. Manzanarez 2141 N. 17th Circle Grand Junction, CO 81501
2945-122-13-008 Nancy Lane 2145 N. 17th Street Grand Junction, CO 81501	2945-122-13-009 Dacre S. Williams 2151 N. 17th Circle Grand Junction, CO 81501	2945-122-14-001 Lorraine S. McDowell 2122 N. 17th Circle Grand Junction, CO 81501
2945-122-14-013 Gwendolyn I. Taylor 2112 N. 17th Circle Grand Junction, CO 81501	2945-122-14-002 Dan W.-Carol F. Patten 2132 N. 17th Circle Grand Junction, CO 81501	2945-122-14-012 Mark Mlln Harsha 2201 N. 17th Street Grand Junction, CO 81501
2945-122-05-003 Edith E. Franklin 1535 Walnut Avenue Grand Junction, CO 81501	2945-122-05-001 Edward R. Safken 2060 N. 15th Street P.O. Box 2943 Grand Junction, CO 81502	2945-122-05-002 Gary H. Cape 2050 N. 15th Street Grand Junction, CO 81501
2945-122-05-014 Joe-Dalia Rodriguez 2040 N. 15th Street Grand Junction, CO 81501	2945-122-05-015 Sheryle D. Sparks P.O. Box 276 Collbran, CO 81624	2945-122-05-020 Earl Robert Burge, Etal 6216 Vance Street Arvada, CO 80002
2945-122-05-007 Cilford M. Weaver 1625 Walnut Avenue Grand Junction, CO 81501	2945-122-07-001 Shirley M. Palmer 5000 W. Rakeridge Road Denver, CO 80219	2945-122-00-942 School District 51 2115 Grand Avenue Grand Junction, CO 81501
2945-122-00-059 Heritage Elder Care 2324 N. Seville Ct. Grand Junction, CO 81506	2945-122-00-136 Mark & Mary Lee Walker 1630 Orchard Avenue Grand Junction, CO 81501	2945-122-00-137 Robin D.-Miriam-Robin D. Jr. Peckham 1660 Orchard Avenue Grand Junction, CO 81501
2945-122-00-058 Alvin L. Thorpe 1045 23 Road Grand Junction, CO 81505	2945-122-11-941 Housing Authority of the City of Grand Junction 2236 N. 17th Street Grand Junction, CO 81501	2945-122-08-007 James R. Cadez-B.B. Wetherell F.W. Bissinger 2256 Knollwood Lane Grand Junction, CO 81505
	2945-122-05-006 Charles F. & Jacqueline L. Raley 1603 Walnut Ave Grand Junction, Co 81501	

#13 92

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2945-122-05-004
Ray B.-Donna L. Anderson
17905 E. Nassa Dr.
Aurora, CO 80013

2945-122-05-005
Lincoln Simpson
1555 Walnut Avenue
Grand Junction, CO 81501

2945-122-05-008
Nicole A.-Stephen Z. Clark
1282 Moku Place
Hilo, HI 96720

2945-122-05-009
Mary C. Koontz
2021 N. 17th Street
Grand Junction, CO 81501

2945-122-05-010
Warren E.-G.W. Bush
2005 N. 17th Street
Grand Junction, CO 81501

2945-122-05-011
Ruth A. Hjelmstad
1608 Pinyon Avenue
Grand Junction, CO 81501

2945-122-05-012
George W.-Irene Rupe
1604 Pinyon Avenue
Grand Junction, CO 81501

2945-122-05-013
Shirley M. Lindsay
1562 Pinyon Avenue
Grand Junction, CO 81501

2945-122-05-016
Wallace Don-Carol Marie Martin
1552 Pinyon Avenue
Grand Junction, CO 81501

2945-122-05-017
Robert D.-Paula J. Meisna
1542 Pinyon Avenue
Grand Junction, CO 81501

2945-122-05-018
Frank J.-Anna Klemenic
1532 Pinyon Avenue
Grand Junction, CO 81501

2945-122-05-019
Dorothy Jean Robbins
1075 21½ Road
Grand Junction, CO 81505

2945-122-06-004
Ervin P.-Carol F. Lockert
677 24½ Rd.
Grand Junction, CO 81505

2945-122-06-005
William David-Kathleen J.
Pinkelton
1553 Pinyon Avenue
Grand Junction, CO 81501

2945-122-06-007
Thomas A.-Joy L. Thyer
1541 Pinyon Avenue
Grand Junction, CO 81501

2945-122-06-008
Ted E. Dwyer
1531 Pinyon Avenue
Grand Junction, CO 81501

2945-122-06-020
Harry L. Sr.-Barbara A. Link
3043 E¼ Road
Grand Junction, CO 81504

2945-122-06-003
Conley M.-J.D. Campbell
1941 N. 17th Street
Grand Junction, CO 81501

2945-122-06-022
Duane L. Sr.-Linda K. Storey
1615 Pinyon Avenue
Grand Junction, CO 81501

2945-122-06-006
Hazel B.-E.M. Hurd
1931 N. 17th Street
Grand Junction, CO 81501

2945-122-08-005
James R. Cadez-B.B. Wetherell
F.W. Bissinger
2256 Knollwood Lane
Grand Junction, CO 81505

2945-122-08-006
James R. Cadez-B.B. Wetherell
F.W. Bissinger
2256 Knollwood Lane
Grand Junction, CO 81505

2945-122-08-004
James R. Cadez-B.B. Wetherell
Box 459
Grand Junction, CO 81502

2945-122-13-001
Charles N.-Marjorie A. Price
1612 Walnut Avenue
Grand Junction, CO 81501

2945-122-13-002
Lee E. Norman-Wm. L.-M.L. Norman
Irene D. Norman
1622 Walnut Avenue
Grand Junction, CO 81501

2945-122-13-003
A & C Properties
C/O Scott & Company
640 Grand Avenue
Grand Junction, CO 81501

2945-122-13-004
Raymond B. Geraldine F. Reid
1642 Walnut Avenue
Grand Junction, CO 81501

~~2945-122-13-007
Robert A.-Denise K. Manzanarez
2141 N. 17th Circle
Grand Junction, CO 81501~~

~~2945-122-13-006
Opal E. Boss
2131 N. 17th Circle
Grand Junction, CO 81501~~

~~2945-122-13-005
Samuel T.-Vickie M. Farmer
2121 N. 17th Circle
Grand Junction, CO 81501~~

2945-122-05-006
Re: 1603 WALNUT AVE
RESIDENTIAL SUB-UNIT
LOT 12 BLK 2 LOSAVER SUB

March 6, 1992

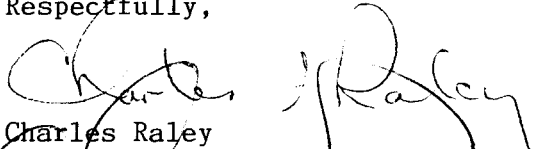
To Whom it May Concern:

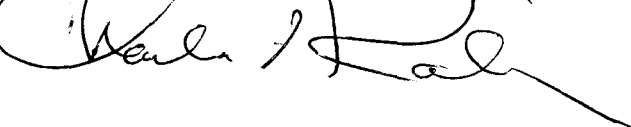
On September 12, 1990, the Raley Family was dealt a hard blow. Our Mom suffered a severe stroke. After 18 months of intensive rehabilitation she is ready to be less reliant on others, and more independant to live out the rest of her years. (She just turned 61). Her therapists say that she can never live completely alone, (for safety reasons) but that she needs her own "Home" again. The rest of her family needs their life to return to more normal ways also. This addition is one of the last steps towards this goal.

Our proposal, and respectfull request, is to grant our family a staff reviewed variance for a sub-unit in our dwelling. We will immediately add an 8' x 35' addition to the East side of our home. This added structure will contain a handicap accessible entry, eating area, kitchen and laundry area. This addition will not substantially alter the appearance of the home, nor, will it add any density or traffic to the neighborhood. The function of the addition is to keep one person from becoming more reliant on the Government and to become more self sufficient!

Thank you in advance for your cooperation in this matter.

Respectfully,


Charles Raley



#13 92

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Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
150 North Fifth Street
Grand Junction, Colorado 81501-2668
303 244-1400 FAX 303 244-1589

March 23, 1992

Charles and Jaqueline Raley
1603 Walnut Ave.
Grand Junction, CO 81501

Dear Mr. and Ms. Raley:

This will confirm that your request for a Special Use Permit for a residential sub-unit at 1603 Walnut Avenue has been approved (file #13-92). The approval is for a 8' x 35' addition to the east side of the house to contain a handicap accessible entry, eating area, kitchen and laundry area. The following conditions must be continued to be met for the Special Use Permit to remain valid (section 4-5-3 of the Zoning and Development Code):

1. The use shall be located in its entirety within a principal dwelling unit occupied by the owner of the property; and
2. The outside appearance of the principal structure shall not be changed from that of a single-family residence. Desired private entrances must be located so that they do not disturb this character.
3. Required parking 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.

A Planning Clearance and Building Permit are required prior to construction.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Senior Planner



ACRES _____
UNITS _____
DENSITY _____

SPECIAL USE

FILE NUMBER 13-92
ZONE R51 S
TAX SCHEDULE # 19415-122 15-150

*Original Remove
3-6-92*

ACTIVITY Handicapped Sidewalk
PHASE Final
COMMON LOCATION 1603 Walnut Ave.

DATE SUBMITTED 3-6-92 DATE MAILED OUT _____ DATE POSTED _____
DAY REVIEW PERIOD RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Engineer	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> Transportation Engineer	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Parks/Recreation	●	●	●													●	●			●	●				●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Fire Department	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Police Department	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> County Planning	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> County Engineer	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> County Health	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> Floodplain Administration	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> G.J. Dept. of Energy	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> Walker Field	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> School District	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> Irrigation	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> Drainage	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> Water (Ute, Clifton)	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> U.S. West	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> Public Service (2 sets)	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Highway Department	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Geological	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Health Department	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Property Agent	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input type="checkbox"/> City Utilities Engineer	●	●														●	●			●	●				●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Attorney	●	●		●												●	●								●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> Building Department	●	●														●	●					●			●	●	●	●	●	●	●	●	
<input type="checkbox"/> DDA	●	●														●	●								●	●	●	●	●	●	●	●	
<input type="checkbox"/> GJPC (7 packets)	●	●														●	●					●		●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> CIC (11 packets)	●	●														●	●							●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Other	●	●														●	●					●		●	●	●	●	●	●	●	●	●	

TOTALS

BOARDS

DATE

Staff 3/23/92 Approved

STAFF

APPLICATION FEE REQUIREMENTS

2,000.00 payable to City of G.J. at time of submittal



IMPROVEMENT LOCATION CERTIFICATE

5

ADDRESS: 1603 Walnut Avenue
Grand Junction, Colorado 81503

TITLE ("LEGAL") DESCRIPTION: Lot Twelve (12) in Block Two (2) of
WEAVER SUBDIVISION, according to the official plat
thereof recorded in Plat Book No. 8 at Page 69,
Official Records of Mesa County, Colorado.

TITLE CO. & #: American Land Title Company #ALTC-4690

ACCOUNT: Charles F. Raley and Jacqueline L. Raley

FLOOD PLANE: Not in flood plane

ACCEPTED

KP 3/27/92

ANY OTHER

AGREEMENTS

OR

RECORDS

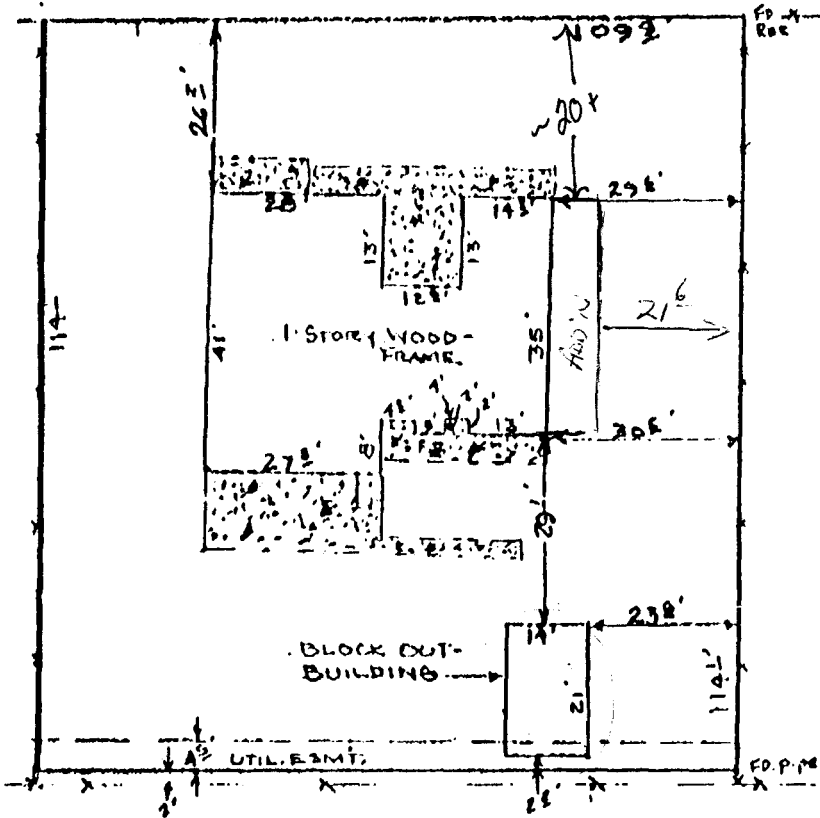
SHOWING

LIENS, EASEMENTS

AND PROPERTY

LINE

WALNUT AVE.

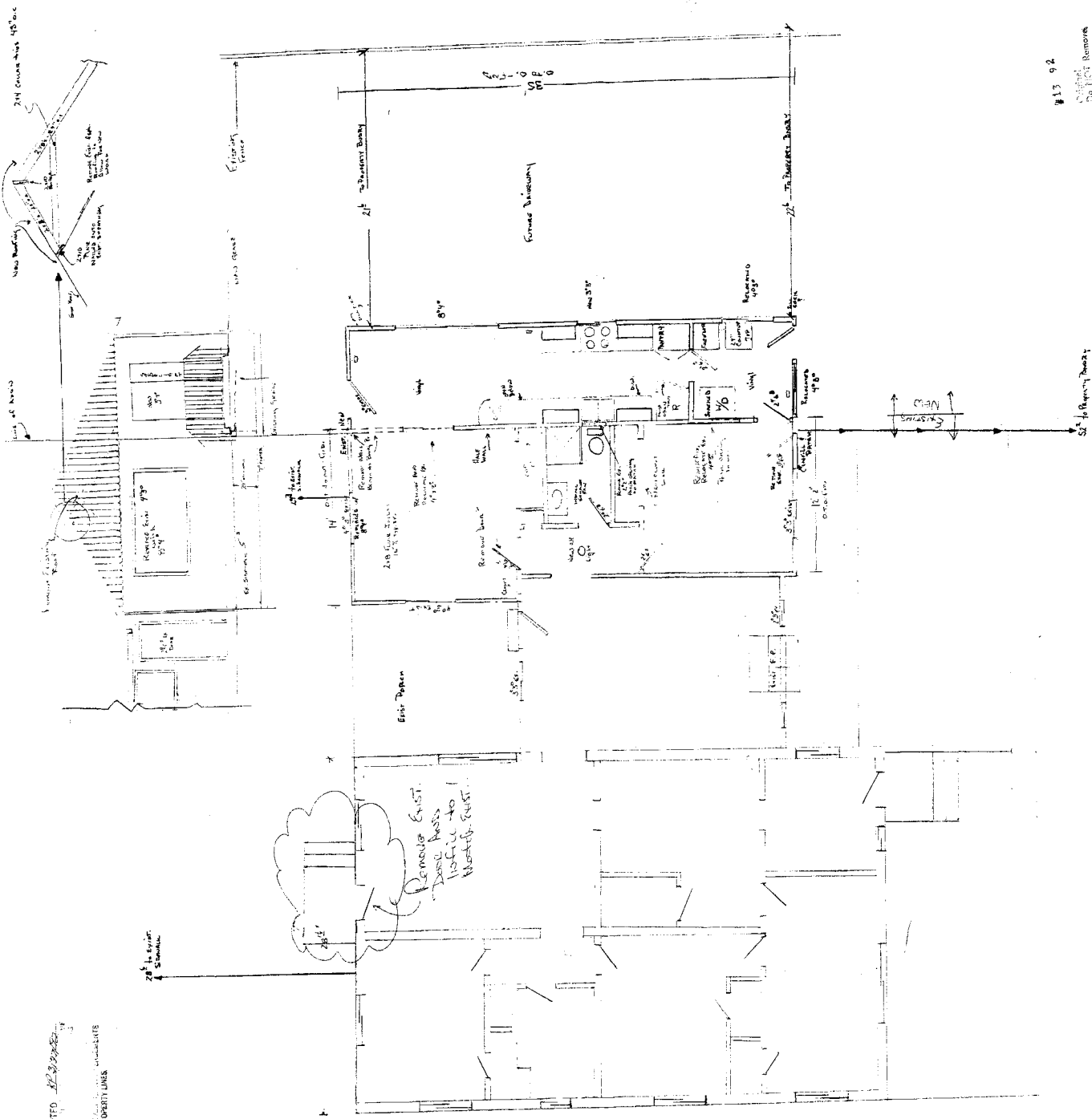


1037
10070
BASIC
RATE

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I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
American Land Title Company, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY
PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER
FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED
PARCEL ON THIS DATE 3/28/91 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE
BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS UPON THE
DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND
THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART
OF SAID PARCEL, EXCEPT AS NOTED.

[Handwritten signature]



ACCEPTED 12/3/2012
 DE
 AND PROPERTY LINES

#13 94

Submitted Pursuant
 From Office

RILEY FAMILY ADDITION 2-24-91
 DRAWN BY C.F.R.
 1603 WILLOW AVE.
 LOT 12-BLK 2-LEASING SUB

- 2" x 4" STUDS @ 16" ON CENTER
- 2" x 6" STUDS @ 16" ON CENTER @ 8" TO 10"
- 2" x 8" STUDS @ 16" ON CENTER @ 10" TO 12"
- 2" x 10" STUDS @ 16" ON CENTER @ 12" TO 14"
- 2" x 12" STUDS @ 16" ON CENTER @ 14" TO 16"
- 2" x 14" STUDS @ 16" ON CENTER @ 16" TO 18"
- 2" x 16" STUDS @ 16" ON CENTER @ 18" TO 20"
- 2" x 18" STUDS @ 16" ON CENTER @ 20" TO 22"
- 2" x 20" STUDS @ 16" ON CENTER @ 22" TO 24"
- 2" x 22" STUDS @ 16" ON CENTER @ 24" TO 26"
- 2" x 24" STUDS @ 16" ON CENTER @ 26" TO 28"
- 2" x 26" STUDS @ 16" ON CENTER @ 28" TO 30"
- 2" x 28" STUDS @ 16" ON CENTER @ 30" TO 32"
- 2" x 30" STUDS @ 16" ON CENTER @ 32" TO 34"
- 2" x 32" STUDS @ 16" ON CENTER @ 34" TO 36"
- 2" x 34" STUDS @ 16" ON CENTER @ 36" TO 38"
- 2" x 36" STUDS @ 16" ON CENTER @ 38" TO 40"
- 2" x 38" STUDS @ 16" ON CENTER @ 40" TO 42"
- 2" x 40" STUDS @ 16" ON CENTER @ 42" TO 44"
- 2" x 42" STUDS @ 16" ON CENTER @ 44" TO 46"
- 2" x 44" STUDS @ 16" ON CENTER @ 46" TO 48"
- 2" x 46" STUDS @ 16" ON CENTER @ 48" TO 50"
- 2" x 48" STUDS @ 16" ON CENTER @ 50" TO 52"
- 2" x 50" STUDS @ 16" ON CENTER @ 52" TO 54"
- 2" x 52" STUDS @ 16" ON CENTER @ 54" TO 56"
- 2" x 54" STUDS @ 16" ON CENTER @ 56" TO 58"
- 2" x 56" STUDS @ 16" ON CENTER @ 58" TO 60"
- 2" x 58" STUDS @ 16" ON CENTER @ 60" TO 62"
- 2" x 60" STUDS @ 16" ON CENTER @ 62" TO 64"
- 2" x 62" STUDS @ 16" ON CENTER @ 64" TO 66"
- 2" x 64" STUDS @ 16" ON CENTER @ 66" TO 68"
- 2" x 66" STUDS @ 16" ON CENTER @ 68" TO 70"
- 2" x 68" STUDS @ 16" ON CENTER @ 70" TO 72"
- 2" x 70" STUDS @ 16" ON CENTER @ 72" TO 74"
- 2" x 72" STUDS @ 16" ON CENTER @ 74" TO 76"
- 2" x 74" STUDS @ 16" ON CENTER @ 76" TO 78"
- 2" x 76" STUDS @ 16" ON CENTER @ 78" TO 80"
- 2" x 78" STUDS @ 16" ON CENTER @ 80" TO 82"
- 2" x 80" STUDS @ 16" ON CENTER @ 82" TO 84"
- 2" x 82" STUDS @ 16" ON CENTER @ 84" TO 86"
- 2" x 84" STUDS @ 16" ON CENTER @ 86" TO 88"
- 2" x 86" STUDS @ 16" ON CENTER @ 88" TO 90"
- 2" x 88" STUDS @ 16" ON CENTER @ 90" TO 92"
- 2" x 90" STUDS @ 16" ON CENTER @ 92" TO 94"
- 2" x 92" STUDS @ 16" ON CENTER @ 94" TO 96"
- 2" x 94" STUDS @ 16" ON CENTER @ 96" TO 98"
- 2" x 96" STUDS @ 16" ON CENTER @ 98" TO 100"