



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

A

Receipt # 112
 Date 3/22/93
 Rec'd By _____
 File No. 134 93

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

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			535 Bookcliff	RSF-4	Residential
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>KAREN HAYASHI-TRAYLOR</u> Name TRUSTEE	<u>KAREN HAYASHI-TRAYLOR</u> Name TRUSTEE	<u>ROBERT TRAYLOR</u> Name
<u>780 ELM AVE</u> Address	<u>780 ELM AVE</u> Address	<u>443 N. 6TH ST.</u> Address
<u>GRAND JCT. CO 81501</u> City/State/Zip	<u>GRAND JCT. CO 81501</u> City/State/Zip	<u>GRAND JCT. CO 81501</u> City/State/Zip
<u>244 7232</u> Business Phone No.	<u>244 7232</u> Business Phone No.	<u>242 2636</u> 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.

X Robert Traylor Signature of Person Completing Application 3-15-93 Date

X Karen Hayashi Traylor, Trustee Signature of Property Owner(s) - Attach Additional Sheets if Necessary 3/15/93

PROJECT NARRATIVE

The proposal is to build a single family home including an apartment for my mother. A single 2,000 square foot structure will be built, 500 square feet of which will be an apartment.

The structure will be located at 535 Bookcliff Avenue, Grand Junction, Colorado. Development is planned to commence in the spring of 1993.

Impact, if any, will occur only in the immediate adjacent lots. The proposal is compatible with the surrounding area because the structure will not differ in appearance from surrounding structures. Although including an apartment, the structure will be a single family home.

The proposal meets the criteria for special use under Section 4-5-3 because the use will be located in its entirety within a principle dwelling unit occupied by the owner of the property. The outside appearance of the only structure on the lot will not be different from that of a single family residence. Only one private entrance will be located on the south side of the structure (the front) and the apartment entrance is located in the garage of the proposed structure. The required parking for the sub-unit is located on the property of the structure in the same two car garage used by the principle structure.

M. A. and A. Cornelison 500 Cedar Avenue Grand Junction, CO 81501	Shari E. and James L. Sjerven 510 Cedar Avenue Grand Junction, CO 81501	Robert W. and Carol L. Hasse 526 Cedar Avenue Grand Junction, CO 81501
David E. and L. P. Flatt 536 Cedar Avenue Grand Junction, CO 81501	Donald R. & Carol Burkholder 540 Cedar Avenue Grand Junction, CO 81501	Central Bank of Grand Jct., N.A., Trustee P. O. Box 608 Grand Junction, CO 81502 (550 Cedar Avenue, GJ)
Lynn W. Hamilton 560 Cedar Avenue Grand Junction, CO 81501	Gary and Elizabeth Johnson 570 Cedar Avenue Grand Junction, CO 81501	Arthur W. Arney 402 Bookcliff Drive Grand Junction, CO 81501 (406 Bookcliff Drive, GJ)
Arthur W. Arney 402 Bookcliff Drive Grand Junction, CO 81501	Virgina C. Raso 507 Bookcliff Drive Grand Junction, CO 81501	Sisters of Charity Health Services 4200 S. 4th Street Leavenworth, KS 66048
Leland A. and E. Schmidt 536 Bookcliff Drive Grand Junction, CO 81501	Larue Olsen - Marital Trust c/o Central Bank P. O. Box 608 Grand Junction, CO 81501 (510 Bookcliff Dr., GJ)	Russell K. and Catherine Soderquist 539 Cedar Avenue Grand Junction, CO 81501
Albert C. Scorup 580 Bookcliff Ave. Unit 1 Grand Junction, CO 81501-2016	William and Janet Pomrenke 710 Victor Drive Grand Junction, CO 81506-1854 (580 Bookcliff Ave. #2)	Marie B. Pfander H. G. & Joydale H. 580 Bookcliff Ave. Unit 3
Marjorie A. Bristol Jean Stutler, Co-Trustees 1006 21 Road Fruita, CO 81521 (580 Bookcliff Ave. #4)	Nina Wire Life Estate - Inge M. Fleming 580 Bookcliff Ave. Unit 5 Grand Junction, CO 81501-2071	Ellen L. Cowen 580 Bookcliff Ave. Unit 6 Grand Junction, CO 81501-2071
Marguerite A. Mulvihill 580 Bookcliff Ave. Unit 7 Grand Junction, CO 81501-2016	W. F. and Elinor Bergman 580 Bookcliff Ave. Unit 8 Grand Junction, CO 81501-2071	Lawrence D. Capps, Trustee 636 Horizon Drive #603 Grand Junction, CO 81506-1985 (580 Bookcliff Ave. #9)
Amy M. Cherp P. O. Box 3371 Grand Junction, CO 81502-3371 (580 Bookcliff Ave. #10)	Janet and William Pomrenke 710 Victor Drive Grand Junction, CO 81506-1854 (580 Bookcliff Ave. #11)	M. Stella Shanks 2606 Kelley Drive Grand Junction, CO 81506-8381 (580 Bookcliff Ave. #12)
Vera L. Gregory 580 Bookcliff Ave. Unit 16 Grand Junction, CO 81501-2020	Walter C. Davis 3060 Sheridan Court Grand Junction, CO 81504-2548 (580 Bookcliff Ave. #17)	Robin D. and Miriam A. Peckham 629 26 Road Grand Junction, CO 81506-1968 (580 Bookcliff Ave. #18)

Alex and Donna Matheson
P.O. Box 1146
Basalt, CO 81621-1146
(580 Bookcliff Ave. #19)

Buster and Doris Gillman
P.O. Box 1620
Lake Havasu City, AZ 86405
(580 Bookcliff Ave. #22)

Marilyn M. Schorn
1360 Rood Avenue
Grand Junction, CO 81501-4525
(580 Bookcliff Ave. #25)

Bookven
P.O. Box 40
Grand Junction, CO 81502-0040
(580 Bookcliff Ave. #28)

Buster and Doris Gillman
P.O. Box 1620
Lake Havasu City, AZ 81502-0040
(580 Bookcliff Ave. #20)

Marcus and Elaine Lang
1708 Hall Avenue
Grand Junction, CO 81501-6330
(580 Bookcliff Ave. #23)

Wendell and Lyndall Johnson
580 Bookcliff Ave. Unit 26
Grand Junction, CO 81501-2072

Lucile M. Buchanan
Larry and Patricia Stull
580 Bookcliff Drive Unit 14
Grand Junction, CO 81501-2038

Eric G. Schoenhaar
Elsie M. Trustees
1730 83rd Ave.
Greeley, CO 80634-9011
(580 Bookcliff Ave. #21)

Leslie and Carol Nichols
580 Bookcliff Ave. Unit 24
Grand Junction, CO 81501

Joseph and Judith Chmielewski
580 Bookcliff Ave. Unit 27
Grand Junction, CO 81501-2073

Joann M. Graham
2988 Brookwood
Grand Junction, CO 81504
(580 Bookcliff Ave. #15)

REVIEW COMMENTS

Page 1 of 1

FILE NO. # 34-93

TITLE HEADING: Special Use Permit/Site Plan Review
Residential Sub-Unit

LOCATION: 535 Bookcliff Avenue

PETITIONER: Karen Hayashi-Traylor

PETITIONER'S ADDRESS/TELEPHONE: 780 Elm Avenue
Grand Junction, CO 81501
242-2636

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., , 1993.**

FIRE DEPARTMENT 3/22/93
George Bennett 244-1400

No requirements at this time.

BUILDING DEPARTMENT 3/23/93
Bob Lee 244-1656

No objections. The residence must comply to all applicable codes.

DEVELOPMENT ENGINEER 3/23/93
Gerald Williams 244-1591

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT 4/2/93
Kristen Ashbeck 244-1437

1. The application fee of \$270.00 has not been paid.
2. The proposed structure with sub-unit meets the Special Use review criteria as specified in section 4-5-3 of the Grand Junction Zoning and Development Code.
3. The structure must not encroach into any building setback. As shown, the building is within the rear yard setback and possible within the front yard setback. Please revise the site plan to eliminate this encroachment.
4. The City Engineer recommends a second driveway cut on Bookcliff Avenue so there is a circle drive and vehicles do not have to back out the length of the driveway onto Bookcliff Avenue at the east end of the lot.

GRAND JUNCTION DRAINAGE
John Ballagh

4/8/93
242-4343

The proposed improvement appears to be sited off of the Grand Junction Drainage District easement. There should be no permanent improvements placed within the District's easement.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
APR 13 1993

April 12, 1993

To: Grand Junction Planning Department
City of Grand Junction, Colorado

Reference: File # 34-93

We have phoned your office for information pertaining to the above referenced file and are opposed to any type of dwelling other than a single family home. The applicant has made a previous application, approximately eight years ago, for a multi-family structure and it was also opposed by owners of the neighboring properties.

The ^{F04P} ~~three~~ undersigned own property adjoining the property involved in File # 34-93.

<u>Carol L. Hasse</u> Carol L. Hasse 570 Cedar Robert W. Hasse Robert W. Hasse	<u>Lucile P. Flatt</u> Lucile P. Flatt 536 Cedar David E. Flatt David E. Flatt	<u>Carol Burkholder</u> Carol Burkholder 540 Cedar Donald R. Burkholder Donald Burkholder
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Other Property Owners Who Received Notification

<u>Jessell K. Sargent</u> 539 Cedar	<u>For 1 Ches</u> 550 Cedar ave	<u>Lynn W. Hamilton</u> 560 Cedar Ave 407 Boothcliff
<u>Catherine Soderquist</u>	<u>Sandra L. Ches</u>	<u>Arthur W. Arney</u> 221014 in 6



October 22, 1993

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Ms. Karen Hayashi-Traylor
780 Elm Avenue
Grand Junction, Colorado 81501

Dear Karen,

I have reviewed the revised/updated plans you brought in today, and it appears that all criteria for the Special Use Permit for a residential sub-unit have been met except for meeting bulk requirements of the RSF-4 zone. It appears that, although sited outside of the drainage easement, the proposed home is within the 30-foot required rear yard setback (see attached drawing). As you mentioned, there is adequate space on the western side to shift the building over enough to avoid this situation. Please provide me with a revised drawing when available. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner



November 23, 1993

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Ms. Karen Hayashi-Traylor
780 Elm Avenue
Grand Junction, Colorado 81501

Dear Karen,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use permit for a residential sub-unit to be located at 535 Bookcliff Avenue. This approval is subject to the home being constructed on the property per the site plan and general floor plan filed and approved by the Community Development Department (reference file #34-93).

Please call if you have any questions regarding this Special Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

*Planning Clearance
issued 3/25/94*





City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

September 30, 1993

Ms. Karen Hayashi-Traylor
780 Elm Avenue
Grand Junction, Colorado 81501

Dear Karen,

This letter is in regards to the Special Use Permit application you filed in March 1993 for a residential sub-unit to be located at 535 Bookcliff Avenue. Following initial review of the application, comments were forwarded to you in mid-April. To date, we have not received any response to those comments. Unless we hear otherwise from you by October 15, 1993, we will consider the file closed and any further pursuit of the project will require re-application to the Community Development Department.

Should you have questions regarding this matter, please do not hesitate to contact me at 244-1437.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner



G

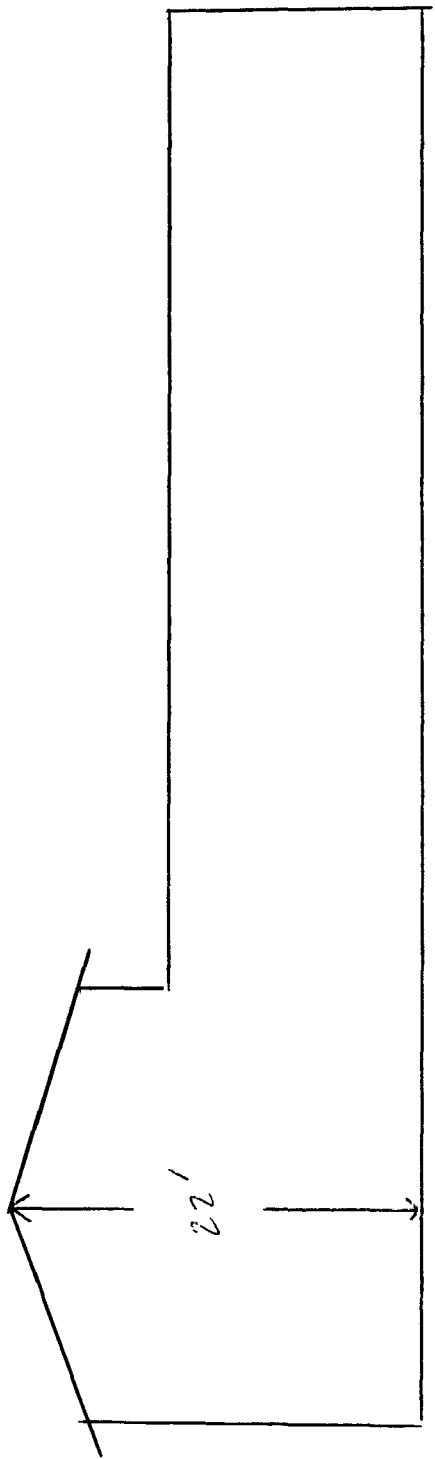
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Lot 7 of Bookcliff Heights, according to the recorded platt thereof, in the City of Grand Junction, Mesa County, Colorado.

1000
0000

444 93

STATION 10+00
PLAN



ELEVATION

N

93 434 808

BOOKCLIFF AVE.

RESIDENTIAL (RSF-4)

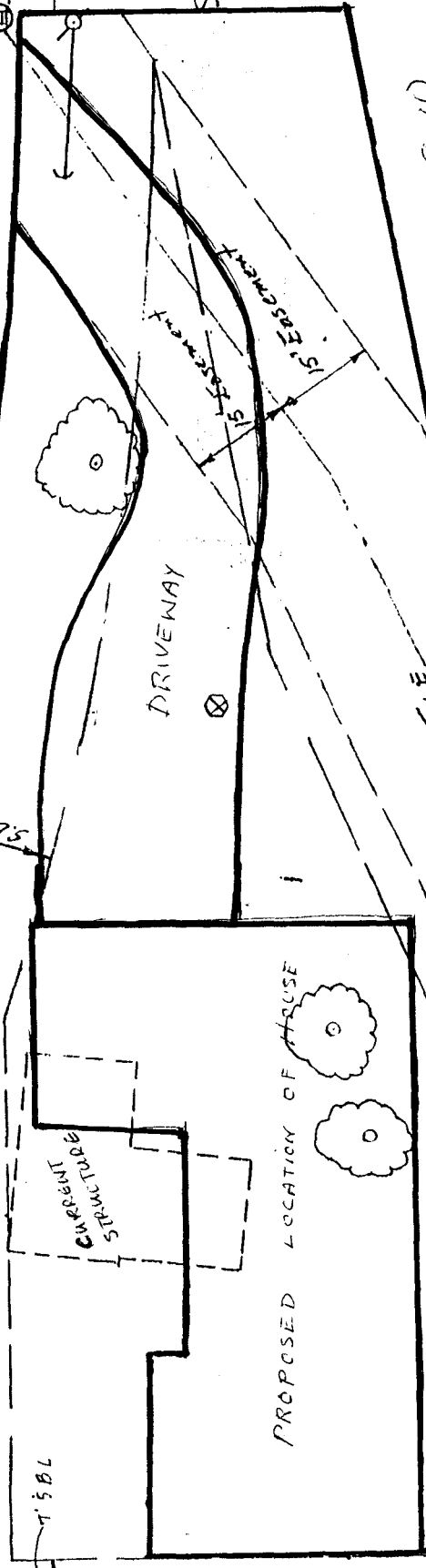
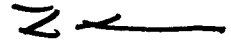
RESIDENTIAL (RSF-4)

RESIDENTIAL (RSF-4)

RESIDENTIAL (RSF-4)

RESIDENTIAL (RSF-4)

DARWAYNE MARTIN
243-7365



SURVEY OF LOT 7,
BOOKCLIFF HEIGHTS,
MESA COUNTY, COLORADO

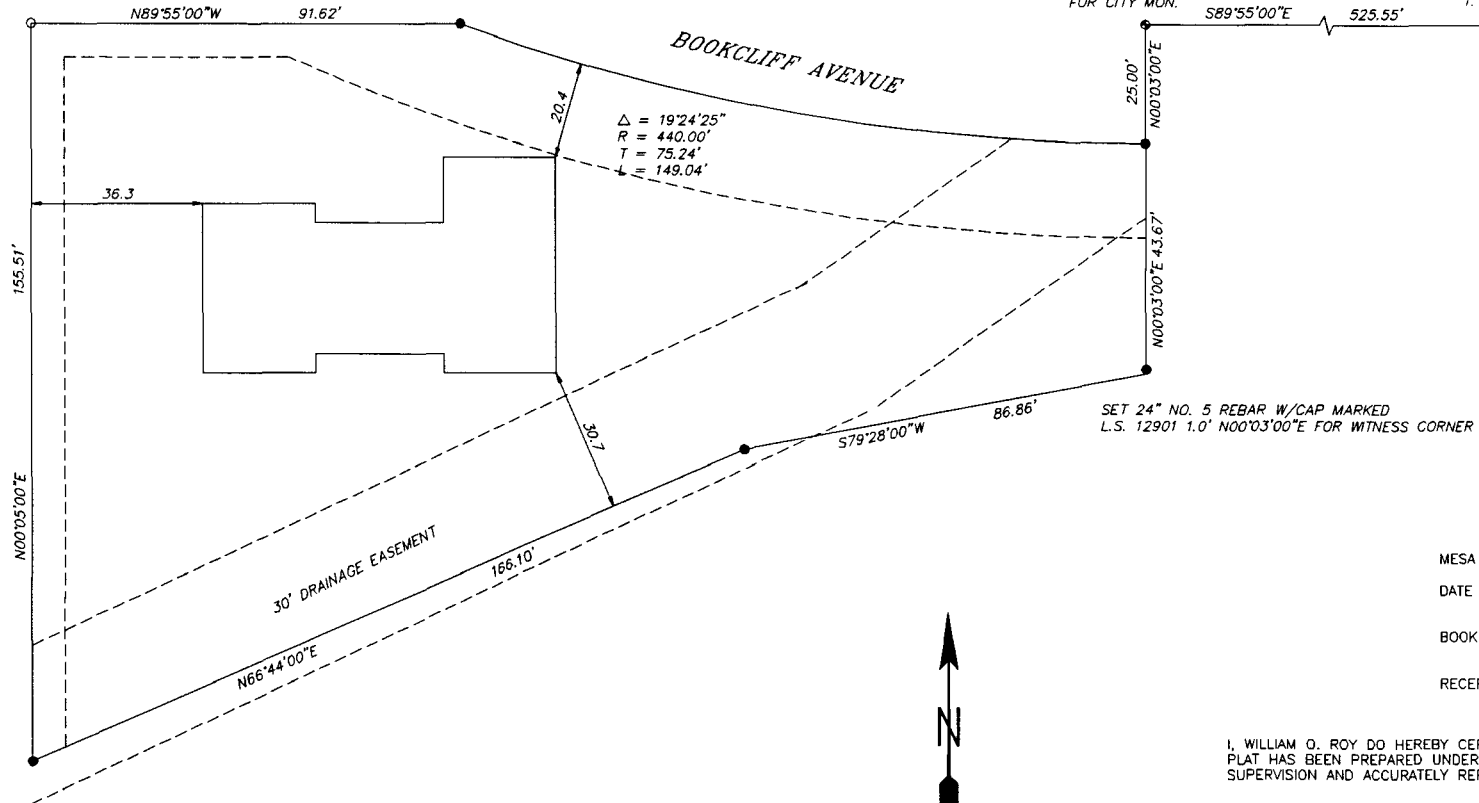
RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

Approved

FOUND NO. 5 REBAR W/CAP
BY WESTERN ENGINEERS

FOUND IRON BAR IN
MONUMENT BOX
FOR CITY MON.

FOUND HINGE NAIL 0.1'
DOWN FOR N.E. COR.
S.E. 1/4 N.W. 1/4 SEC. 11,
T. 1 S., R. 1 W., U.M.



LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

DATE _____

BOOK _____ PAGE _____

RECEPTION NO. _____

I, WILLIAM O. ROY DO HEREBY CERTIFY THAT THE ACCOMPANYING
PLAT HAS BEEN PREPARED UNDER MY DIRECT RESPONSIBILITY AND
SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

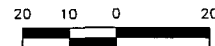
WILLIAM O. ROY P.L.S. 12901

DATED THIS _____ DAY OF _____, 19 ____

FOUND 1.25" PIPE FOR S.W. COR.
LOT 7. SET 24" NO.5 REBAR W/CAP
MARKED L.S. 12901 INSIDE PIPE.

THERE MAY OR MAY NOT BE EASEMENTS OR RIGHT-OF-WAYS
NOT SHOWN ON THIS PLAT. CLIENT DID NOT WISH TO CONDUCT
A TITLE SEARCH AS PART OF THIS SURVEY.

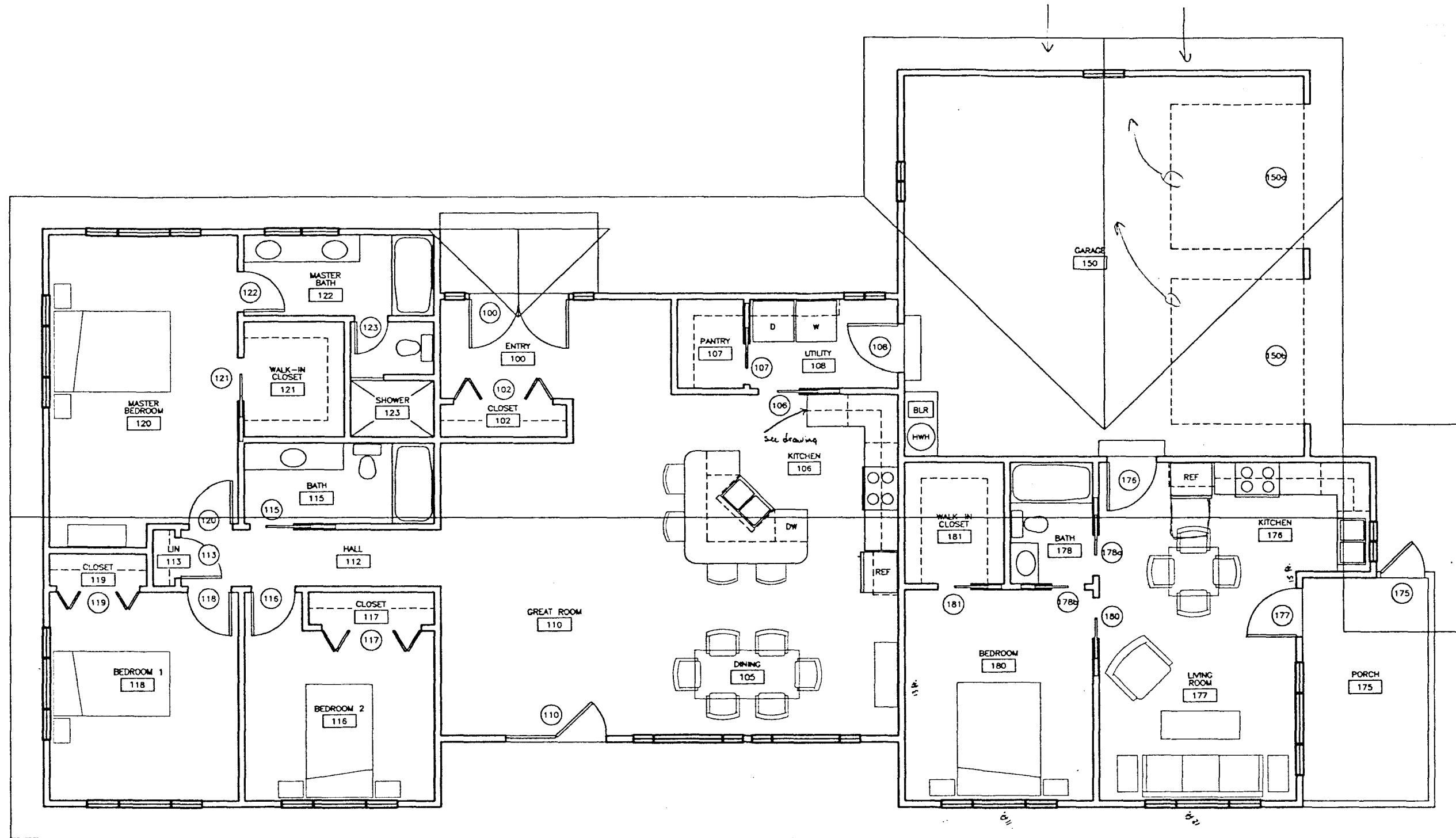
SCALE: 1"=20'



- = FOUND MONUMENT AS NOTED
- = FOUND PROPERTY CORNER AS NOTED
- = SET 24" NO. 5 REBAR W/CAP MARKED L.S. 12901

NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL
ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU
FIRST DISCOVERED SUCH DEFECT. IN NO EVENT WILL ANY ACTION BRINGS UPON
ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE
DATE OF THE CERTIFICATION SHOWN HEREON.

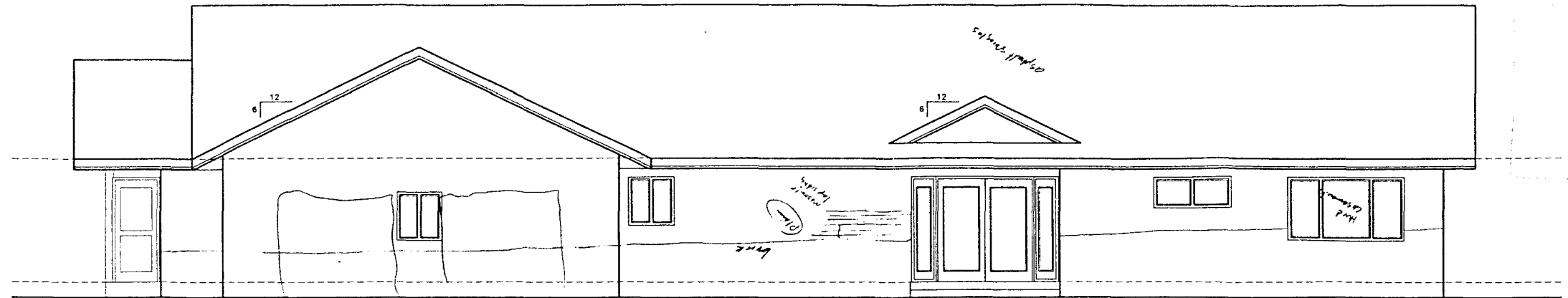
CENTURY SURVEYING P.O. BOX 356, GRAND JCT., CO 81502 303-241-2667	
SURVEY OF LOT 7, BOOKCLIFF HEIGHTS, MESA COUNTY, CO LOCATED IN THE NW 1/4 SEC. 11, T. 1 S., R. 1 W., UTE MERIDIAN PREPARED FOR: KAREN HAYASHI	
JOB NO. 8040	SHEET 1 OF 1



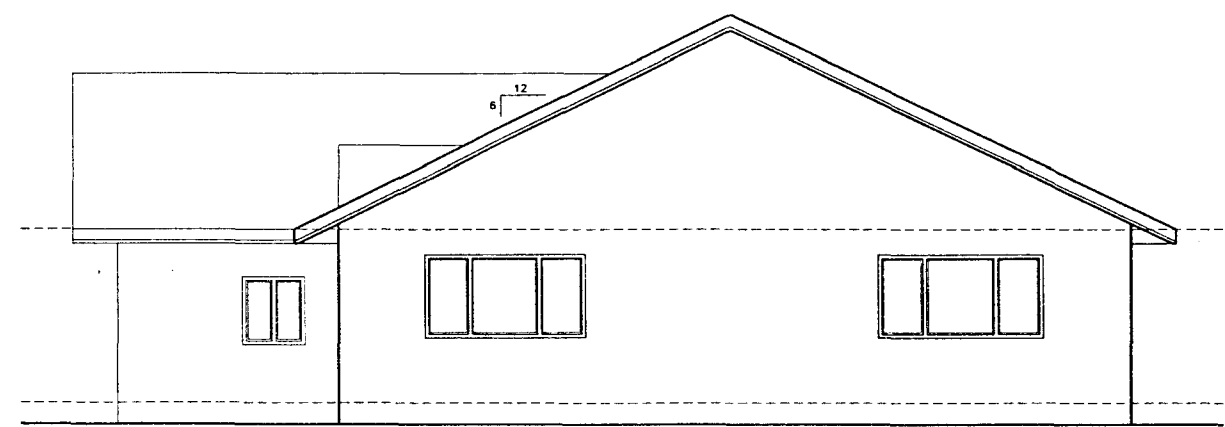
1
A3.1  FLOOR PLAN
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: MAIN HOUSE 1824.6 sf
MOTHER-IN-LAW APT 561.9 sf
GARAGE 597.0 sf
PORCH 114.6 sf

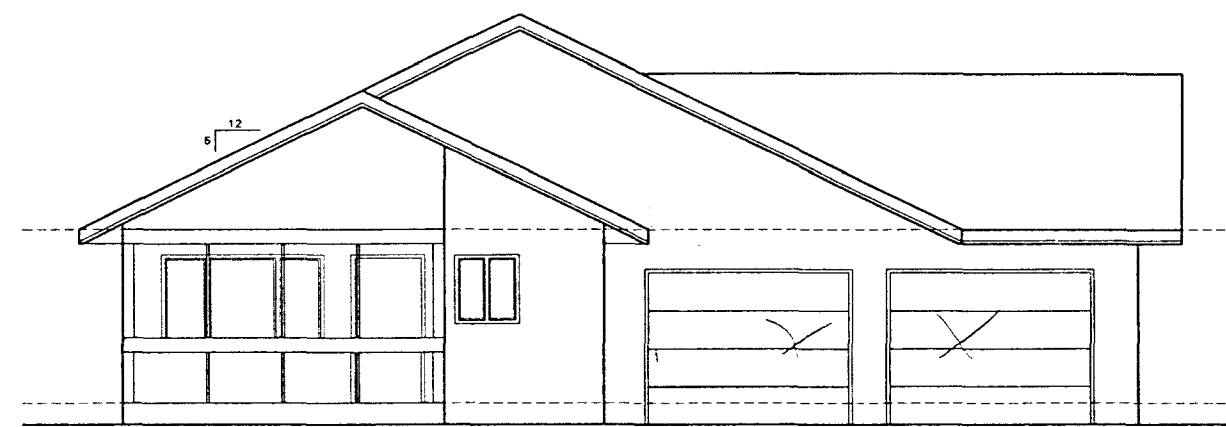
TOTAL GROSS SQUARE FOOTAGE: 2898.1 sf



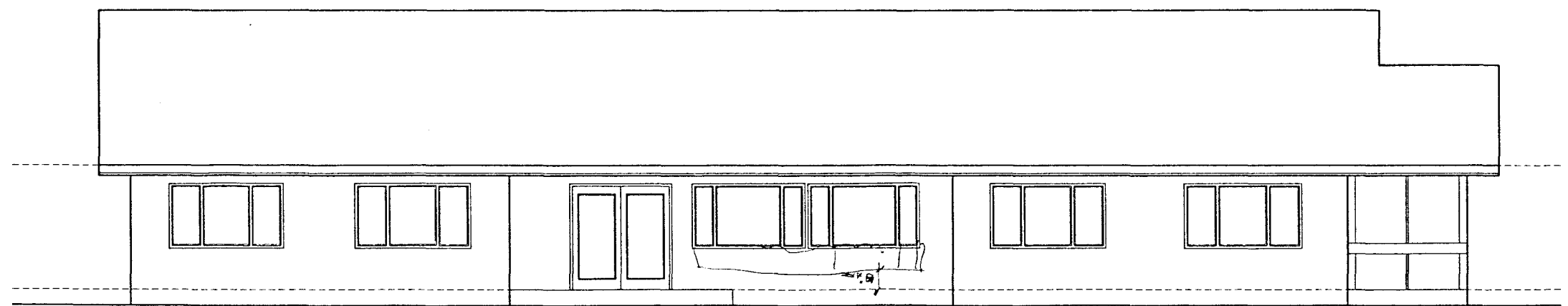
1 ^{North} SOUTH ELEVATION
A4.1 1/4" = 1'-0"



2 WEST ELEVATION
A4.1 1/4" = 1'-0"



3 EAST ELEVATION
A4.1 1/4" = 1'-0"



4 ^{South} NORTH ELEVATION
A4.1 1/4" = 1'-0"

CHAMBERLIN
ARCHITECTS
457 MAIN STREET
GLENWOOD SPRING, CO 80540
PHONE: 970.749.4000

TRAYLOR RESIDENCE
Grand Junction, Colorado

Date
09/22/93

Revisions

Sheet No.

A4.1

TRAYLOR