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Date Submitted: 11/18/96



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: Dorothy C. Green

Address: 655 GRAND MESA AVENUE GRAND JUNCTION CO. 81503

Telephone: (970) 241-9106

Applicant's Name: Dorothy C. Green

Address: 655 GRAND MESA AVE GRAND JUNCTION, CO. 81503

Telephone: (970) 241-9106

Location of Property: Orchard Mesa

Tax Parcel No. 2945-233-06-022

Existing Use: Single family Residential

Proposed Use: duplex

Other: _____

FOR OFFICE USE ONLY				
Zone: <u>RMF-16</u>	Setbacks	F: <u>20'</u>	S: <u>10'</u>	R: <u>20'</u>
Special Conditions:				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

Dorothy C. Green
Applicant's Signature

11/18/96
Date

Antony J. Albrecht
Community Development Department Approval

12/3/96
Date

11/18/96

My home is small 1120 square feet.

My son has been living here the past few months.

He has been diagnosed with Hepatitis C.
Dr. Pacini is treating him with Interferon,
Three x a week

If this doesn't work and he gets worse he needs a place to stay. That is why the small apartment was planned.

Sincerely,
Dorothy Green

REVIEW COMMENTS

Page 1 of 1

FILE # COU-96-4.27

TITLE HEADING: Change of Use - Single Family Residence
to Duplex

LOCATION: 655 Grand Mesa Avenue

PETITIONER: Dorothy Green

PETITIONER'S ADDRESS/TELEPHONE: 655 Grand Mesa Avenue
Grand Junction, CO 81503
241-9106

PETITIONER'S REPRESENTATIVE: Dorothy Green

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

COMMUNITY DEVELOPMENT DEPARTMENT 11/28/96
Kristen Ashbeck 244-1437

1. Parking requirement for multifamily use is 2 spaces per unit. Revise Site Plan to show 4 parking spaces--they may not be lined up in the driveway. 2 rows of 2 spaces side-by-side is acceptable provided there is enough driveway width (minimum 20 feet).

2. All requirements of the Building Department must be satisfied prior to issuing a Planning Clearance for a revised Building Permit.

CITY DEVELOPMENT ENGINEER 11/29/96
Jody Kliska 244-1591

Transportation Capacity Payment of \$400.00 will be required upon Planning Clearance approval.

CITY UTILITY ENGINEER 11/22/96
Trent Prall 244-1590

Please contact Jodi Romero at the City's Customer Service Section at 244-1520 for information regarding sewer plant investment fees.

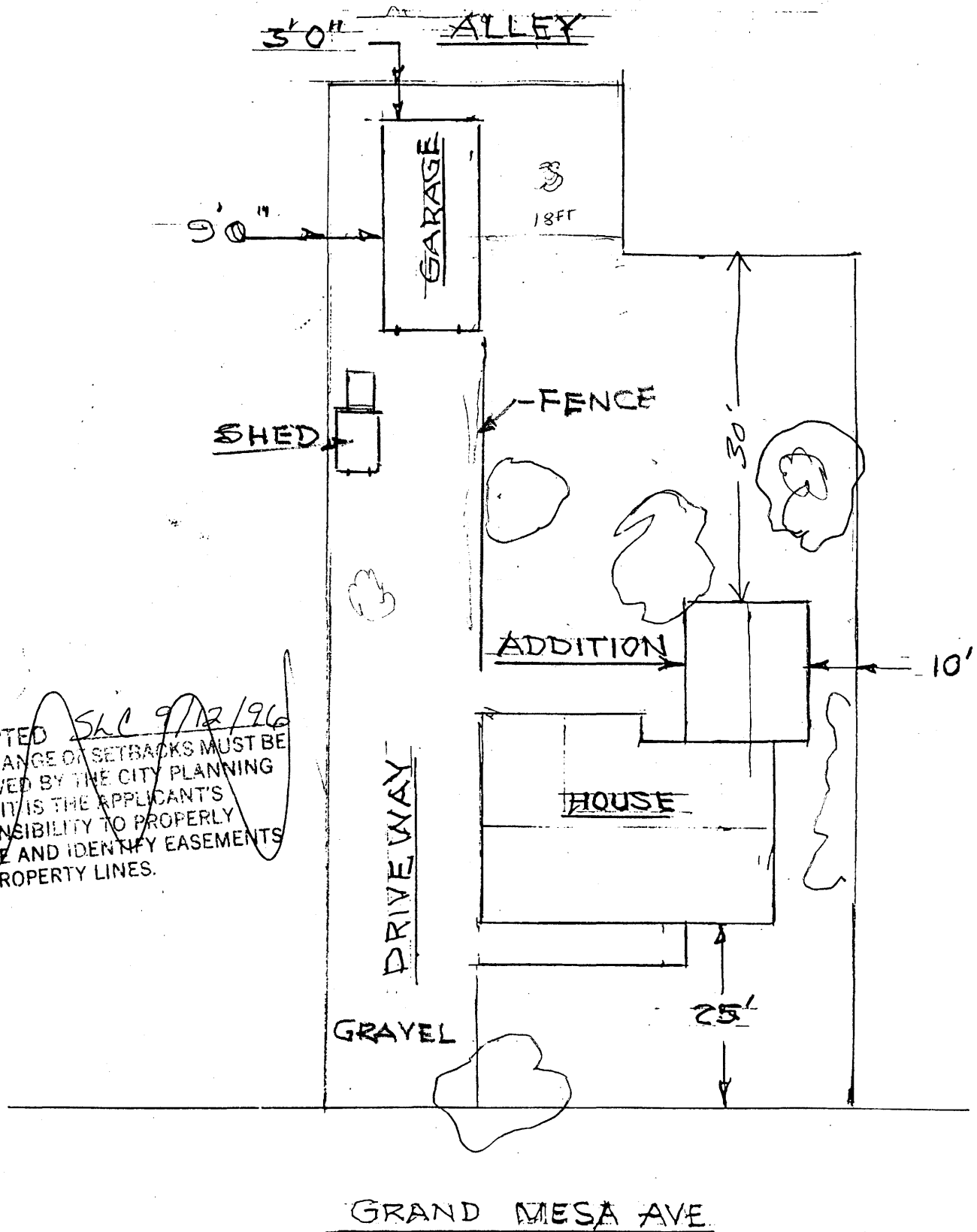
CITY FIRE DEPARTMENT 11/25/96
Hank Masterson 244-1414

The Fire Department has no problem with a planning clearance for this change of use.

MESA COUNTY BUILDING DEPARTMENT 11/21/96
Bob Lee 244-1656

A one-hour fire-wall must be provided between apartment and the existing house. We may need to meet with the petitioner to discuss this matter. Our permit must be updated if proposal is granted.

5



ACCEPTED SLC 9/12/96
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

SITE PLAN
655 GRAND MESA

SCALE 1"=20'

7/27/96

