# **Table of Contents**

| Fil      | e        | COU-1996-04.27 Name: Single Family to Duplex – 655 Grand Avenue – Conditional Use Permit                                   |
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| D        | S        |  |
| P<br>r   | c        | A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS          |
| e        | a        | retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development |
| s        | n        | file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will      |
| e        | n        | be found on the ISYS query system in their designated categories.  |
| n<br>t   | e<br>d   | Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  |
| L        | u        | Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for |
|          |          | the contents of each file.   |
|          |          |  |
| X        | X        | Table of Contents  |
|          |          | *Review Sheet Summary  |
| X        | X        | *Application form  |
|          |          | Review Sheets  |
|          |          | Receipts for fees paid for anything  |
| X        | X        | *Submittal checklist   |
|          |          | *General project report  |
|          | $\neg$   | Reduced copy of final plans or drawings  |
| X        | X        | Reduction of assessor's map.   |
|          | $\dashv$ | Evidence of title, deeds, easements  |
|          | $\dashv$ | *Mailing list to adjacent property owners  |
| -        | $\dashv$ | Public notice cards  |
|          |          |  |
|          |          | Record of certified mail   |
| _        |          | Legal description  |
| _        |          | Appraisal of raw land  |
|          | _        | Reduction of any maps – final copy   |
|          |          | *Final reports for drainage and soils (geotechnical reports)   |
|          |          | Other bound or non-bound reports   |
|          |          | Traffic studies  |
| X        | X        | *Review Comments   |
|          |          | *Petitioner's response to comments   |
|          |          | *Staff Reports   |
|          |          | *Planning Commission staff report and exhibits   |
|          |          | *City Council staff report and exhibits  |
|          |          | *Summary sheet of final conditions   |
|          |          | DOCUMENT DESCRIPTION:  |
|          |          |  |
|          |          |  |
| X        |          | Deed of Trust – 3/21/86 – B 1581 / Pg 207 – not conveyed to  |
|          |          | City   |
| X        | X        | Site Plan  |
| X        | X        | Surveying Map  |
|          |          |  |
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Date Submitted: 11(18/96

Property Owner: Dorothy C. Green



# **CHANGE OF USE**

### **DEVELOPMENT APPLICATION**

| Address: 655 GRAND MESA AVENUE GRAND JUNCTION CO. 81503 |   |                                       |         |              |                  |  |  |  |  |  |
|---|---|---------------------------------------|---------|--------------|------------------|--|--|--|--|--|
| Telephone: (970) 241-9                                  | Telephone: (970) 241-9106                             |                                       |         |              |                  |  |  |  |  |  |
| Applicant's Name: Docoth                                | Applicant's Name: Docoth y C. Green                   |                                       |         |              |                  |  |  |  |  |  |
| •   | Address: 655 GRAND Mesa Ave GRAND JUNCTION, Co. 81503 |                                       |         |              |                  |  |  |  |  |  |
| Telephone: (970) 341-0                                  | Telephone: (970) 341-9106                             |                                       |         |              |                  |  |  |  |  |  |
| Location of Property: Och Ac                            |   |                                       |         |              |                  |  |  |  |  |  |
| Tax Parcel No. 2945-23                                  | 33-06-  | 022                                   |         |              |                  |  |  |  |  |  |
| Existing Use: Single for                                | amily   | Residen-                              | tial    | /            |                  |  |  |  |  |  |
|   | •   |                                       |         |              |                  |  |  |  |  |  |
| Other:  |   |                                       |         |              |                  |  |  |  |  |  |
|   |   |                                       |         |              |                  |  |  |  |  |  |
| Fo  | OR OFFIC  | E USE ONLY                            |         |              |                  |  |  |  |  |  |
|   |   | · · · · · · · · · · · · · · · · · · · |         |              |                  |  |  |  |  |  |
| Zone: RMF-16  | Setbacks  | F: "W"                                | S:      | 10'          | R: 70'           |  |  |  |  |  |
| Special Conditions:                                     |   |                                       |         |              |                  |  |  |  |  |  |
|   |   |                                       |         |              |                  |  |  |  |  |  |
| I hereby acknowledge that I have r                      | ead this app  | olication and th                      | ne abo  | ve is correc | t and I agree to |  |  |  |  |  |
| comply with all requirements. Fail                      | ure to comp   | oly shall result                      | in lega | l action.    |                  |  |  |  |  |  |
|   |   |                                       |         |              |                  |  |  |  |  |  |
| Donati C A  |   |                                       |         |              |                  |  |  |  |  |  |
| Applicant's Signature    11/18/96   Date                |   |                                       |         |              |                  |  |  |  |  |  |
|   | Applicant s dignature Date                            |                                       |         |              |                  |  |  |  |  |  |
| Willey & and 3/96                                       |   |                                       |         |              |                  |  |  |  |  |  |
| Community Development Depart                            | artment Ap  | proval                                |         | I            | Date Date        |  |  |  |  |  |
|   |   |                                       |         |              |                  |  |  |  |  |  |

White - Community Development Dept.

Yellow - Customer

| <b>WIBMITT</b> | AL | CHE | CKL |  |
|----------------|----|-----|-----|--|

## CHANGE OF USE REVIEW

| Location: 655 Grand Mesa Ave. Type of Use: Single family to 2 Family  |   |     |        |                     |   |               |                 |   |                              |               |           |                |         |                       |   |   |   |  |  |  |  |  |   |   |              |
|---|---|-----|--------|---------------------|---|---------------|-----------------|---|------------------------------|---------------|-----------|----------------|---------|-----------------------|---|---|---|--|--|--|--|--|---|---|--------------|
| ITEMS   | DISTRIBUTION                            |     |        |                     |   |               |                 |   |                              |               |           |                |         |                       |   |   |   |  |  |  |  |  |   |   |              |
| Date Received <u>/1-31-96</u> Receipt #  File # COU-96-4.27   | City Community Development              |     | Utilit | City Property Agent | Parks/Re                                | City Attorney | City Sanitation | City Fire Dept.                         | ity rollce<br>Vater District | ewer District | U.S. West | Public Service | GVRP    | Other Building Permit | • |   |   |  |  |  |  |  |   |   | TOTAL REQ'D. |
| DESCRIPTION   | )<br>•                                  | •   | 0      |                     |   | •             |                 |   |                              | 0 S           | 0         | O              | 0       | 9                     |   | l |   |  |  |  |  |  |   | ١ |              |
| Application Fee     Submittal Checklist *     Application Form* v     Review Agency Cover Sheet *     Planning Clearance*     Reduction of Assessor's Map     General Project Report     11" x 17" Site Plan     O Sketch of Proposed Signage     Evidence of Title | 1 | 1 1 | 1      | 1 1 1 1             | 1 | 1 1 1         | 1 1 1 1 1 1     | 1 | 1 1 1 1 1 1 1 1 1 1 1        | 1 1 1         | 1 1 1 1   | 1 1 1 1        | 1 1 1 1 | 1                     |   |   |   |  |  |  |  |  |   |   |              |
|   |   |     |        |                     |   |               |                 |   |                              |               |           |                |         |                       |   |   |   |  |  |  |  |  |   |   |              |
|   |   |     |        |                     |   |               |                 | 1                                       |                              |               |           |                |         |                       |   |   | 1 |  |  |  |  |  | 1 |   |              |

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

My home is small 1120 square fut.
My son has been living here the fast few months.

He has been deagnosed with Hepatetis C. Dr. Pacini is treating him with Interferon, "

Three × a week

If this down I work and he gets worse he needs a place to stay, That is why the small agastment was planned.

Swenily, 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

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

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

### MESA COUNTY BUILDING DEPARTMENT

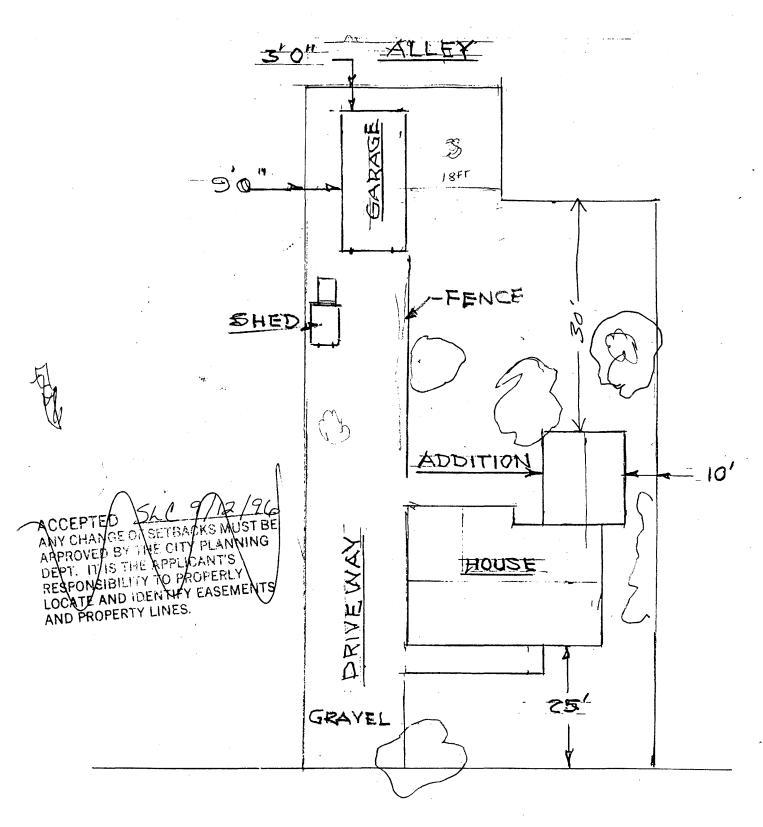
11/21/96

**Bob Lee** 

244-1656

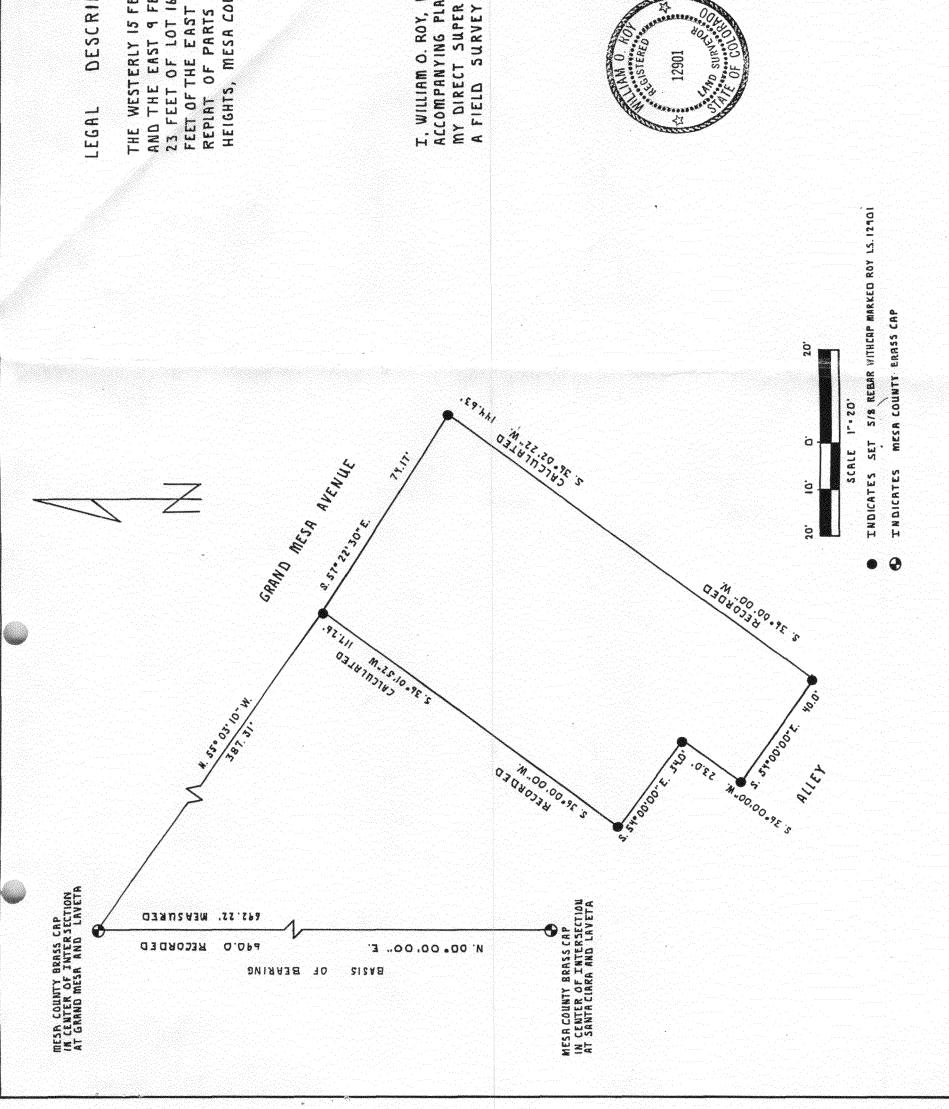
A one-hour fire-wall must be provided between apartment and the existing house. We may need to meet with the petitioner to discuss this matter. Our permit must be updated if proposal is granted.





GRAND MESA AVE

SITE PLAN 655 GRAND MESA SCALE 1"=20'



# DESCRIPTION

AND THE EAST 9 FEET OF 10T 17, EXCEPT THE SOUTHERLY 23 FEET OF LOT 16, AND EXCEPT THE SOUTHERLY 23 REPLAT OF PARTS OF BLOCKS I AND 2, ORCHARD MESA THE WESTERLY IS FEET OF LOT 14, AII OF LOTS IS AND 16, FEET OF THE EAST 4 FEET OF LOT 11, OF GIFFORD'S HEIGHTS, MESA COUNTY, COLORRDO.

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

MARCH 20TH, 1986 WILLIAM O. ROY L.S. 12901



# SURVEYING GENTUR RY

GRAND JUNCTION, COLORADO 303-241-2667 PHONE P.O. BOX 356 SURVEYED-BY G.N. + R.F.

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