

Planning \$ <u>Paid</u>	Drainage \$ <u>716.04</u>
TCP \$ <u>800.00</u>	School Impact \$ <u>584.00</u>

BLDG PERMIT NO. <u>82521</u>
FILE # <u>SPR-2001-051</u>

**PLANNING CLEARANCE**  
(multifamily and non-residential remodels and change of use)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1430 BUNTING AVE.  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-123-00-046  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 90,000.-  
ESTIMATED REMODELING COST \$ \_\_\_\_\_

OWNER DAVID K. & BETHANY R. HOFFMAN  
ADDRESS 3155 HORIZON GLEN CT.  
TELEPHONE 970-243-9564  
APPLICANT DAVID HOFFMAN  
ADDRESS SAME  
TELEPHONE SAME

NO. OF DWELLING UNITS: BEFORE 1 AFTER 3  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS RESIDENCE  
DESCRIPTION OF WORK & INTENDED USE: ADDITION  
OF 2 DWELLING UNITS (DUPLEX) TO  
A SITE WITH AN EXISTING SINGLE  
FAMILY RESIDENCE

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-16  
PARKING REQUIREMENT: 4 additional spaces  
LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_  
TB  
CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature David Hoffman  
Department Approval Lyn V. Bowen

Date 12.4.00  
Date Aug. 28, 2001

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14399</u>
Utility Accounting <u>T. Beusley</u>			Date <u>11/30/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldendred: Utility Accounting)