Table of Contents

Fil	e_1	981-0096 Projec	t Na	ıme:	_Residential Sub-unit - Special Use Permit	
Da	te_	4/30/02				
	P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in sor					
r e	c a	instances, not all entries designated to be scanned by the de				
s	n	specific to certain files, not found on the standard list. For this				
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick				
n	e	guide for the contents of each file.				
t	d	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in				
	- }	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.				
X	X *Summary Sheet – Table of Contents					
		Review Sheet Summary				
\Box		Application form				
		Review Sheets				
		Receipts for fees paid for anything				
	\dashv	*Submittal checklist				
X	X	*General project report			11.11.11.11.11.11.11.11.11.11.11.11.11.	
		Reduced copy of final plans or drawings				
	\neg	Reduction of assessor's map				
\vdash		Evidence of title, deeds				
Н		*Mailing list to adjacent property owners				
	_	Public notice cards				
H		Record of certified mail				
		Legal description				
H	_	Appraisal of raw land				
H	_	Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
H		Other bound or nonbound reports				
H		Traffic studies				
Н	\dashv	Individual review comments from agencies				
	-	*Consolidated review comments list				
	\dashv	*Petitioner's response to comments				
		*Staff Reports				
		*Planning Commission staff report and exhibits				
H	\dashv	*City Council staff report and exhibits				
	-	*Summary sheet of final conditions				
Н		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)				
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
DOCUMENTS SI ECITIC TO THIS DEVELOT MENT TIEE.						
H		Action Sheet - BLANK	Т			
		Review Sheet Summary				
		Review Sheets				
X	X	Planning Clearance - ** 3/6/92 and 4/12/84 Development Application				
X	X					
X			T	<u> </u>		
X		Zone Code for Residential Sub-Unit	\vdash			
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April 12, 1984

Michael Whittington 2862 Bunting Grand Jct. CO 815Ø1

Don Warner Planning Dept. Grand Jct. CO 81501

Dear Don.

In April 1982 I purchased the house at 2862 Bunting from Mark Kraft. He had, at that time, a permit to convert the garage into a unit for his father. The reason I had purchased this house from Mark was because the conversion would make a great unit for my mother, Josephine Riordan, who now lives with my sister in California. Not being able to suport herself because she has been unemployed for the last 4 years needs a place to stay. I want to surprise her with this place for herself. I have run into money problems myself with this conversion and that is why it has taken me so long to finish it. We have finished the framing, electrical, and now have just finished the plumming. I need more time to continue the work. I would appreciate it if I could transfer the building permit that I previously had into my name. If you have any questions or need any more information please call me at 245-7171.

Sincerly Yours,

Michael Whittington

I WILL ROOF & COURR

UNIT WILL BE ATTACHED TO EXISTY House

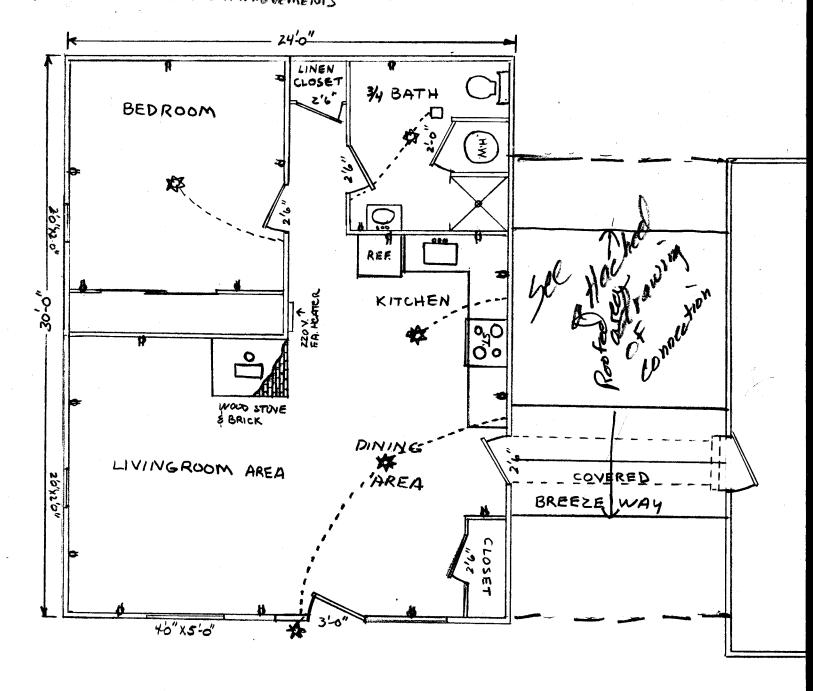
Mark Kraft 2862 Bunting Ave. Grand Junction, Co. 81501

City & County Development Dept. Grand Junction, Co.

Subject: Special Use Permit for property located at street address; 2862 Bunting Ave.

Legal Description: Lot I Blk I Hutt Subdivision

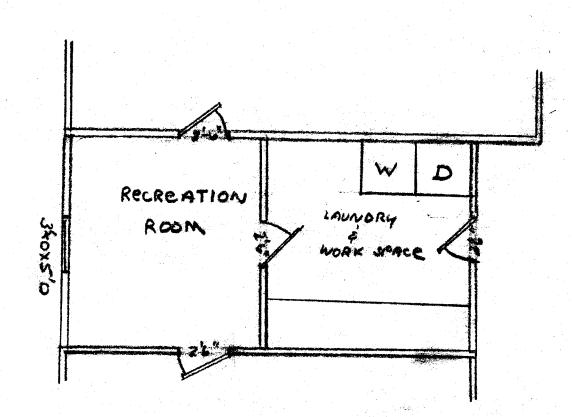
Impact Statement: The proposed special use of said residential subunit would create no known impact on adjacent property owners. The only proposed visual change would be the removal of grarage doors and replaced with a 3 foot front door and a 4' by 5' window. Also, a covered breezeway would connect main unit to sub-unit. The breezeway would cause no visual obstruction for adjacent propperty due to a mature tree that already exists. Underground utilities already exist to sub-unit. (no visual wires will be strung). The proposed improvement would cause no unusual damage or conjestion to streets or roads. The rightful peace, quite, and enjoyment of adjacent property owners would not be violated or infringed upon.



DRIVE WAY

Exhibit #1

FOR MARK KRAFT THIS ORAWING REPLACES BREEZEWAY





Grand Junction Dominus of the entropy Planning • Zoning • Dodae Edition of the 250 North Fifth Street
Grand Junction, Colorado 3150 (255)
(303) 244-1400 FAX 000 (244)

March 6, 1992

Michael Whittington 2862 Bunting Grand Junction, CO 81501

RE: File #96-81 Special Use--Residential Sub-unit

Dear Mr. Whittington:

A Special Use Permit was approved for a residential sub-unit at 2862 Bunting in 1981. An extension was granted in 1984 for completion of the unit (see letter dated April 12, 1984 in File #96-81). At that time it was indicated that the framing, electrical and plumbing was complete and all that remained was the interior finish work. We have determined that the Special Use Permit is still valid. All original conditions of approval must be met, including the improvements of the breezeway connecting the house to the converted garage. I have also attached a copy of the regulations from the Zoning and Development Code governing residential sub-units for your information. If you have any questions please contact me at 244-1446.

Sincerely,

Katherine M. Portner

in 17 Hit.

Senior Planner