

DATE SUBMITTED: 10-17-85

PERMIT # 24277

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2802 UNAWEEP AVE.

SQ. FT. OF BLDG: 1094 EXISTING ^{1889 PROPOSED TOTAL}

SUBDIVISION: _____

SQ. FT. OF LOT: 2.5 ACRES

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2943-193-00-075

2

PROPERTY OWNER: MARY JENKINS

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2806 UNAWEEP AVE

COMMERCIAL + RESIDENTIAL

PHONE: 242-4735

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:

REMODEL FOR RESIDENTIAL

FOR OFFICE USE ONLY

ZONE: AS RSE-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 5' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 8

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: As Per

Agreement to remain Residential

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10-17-85

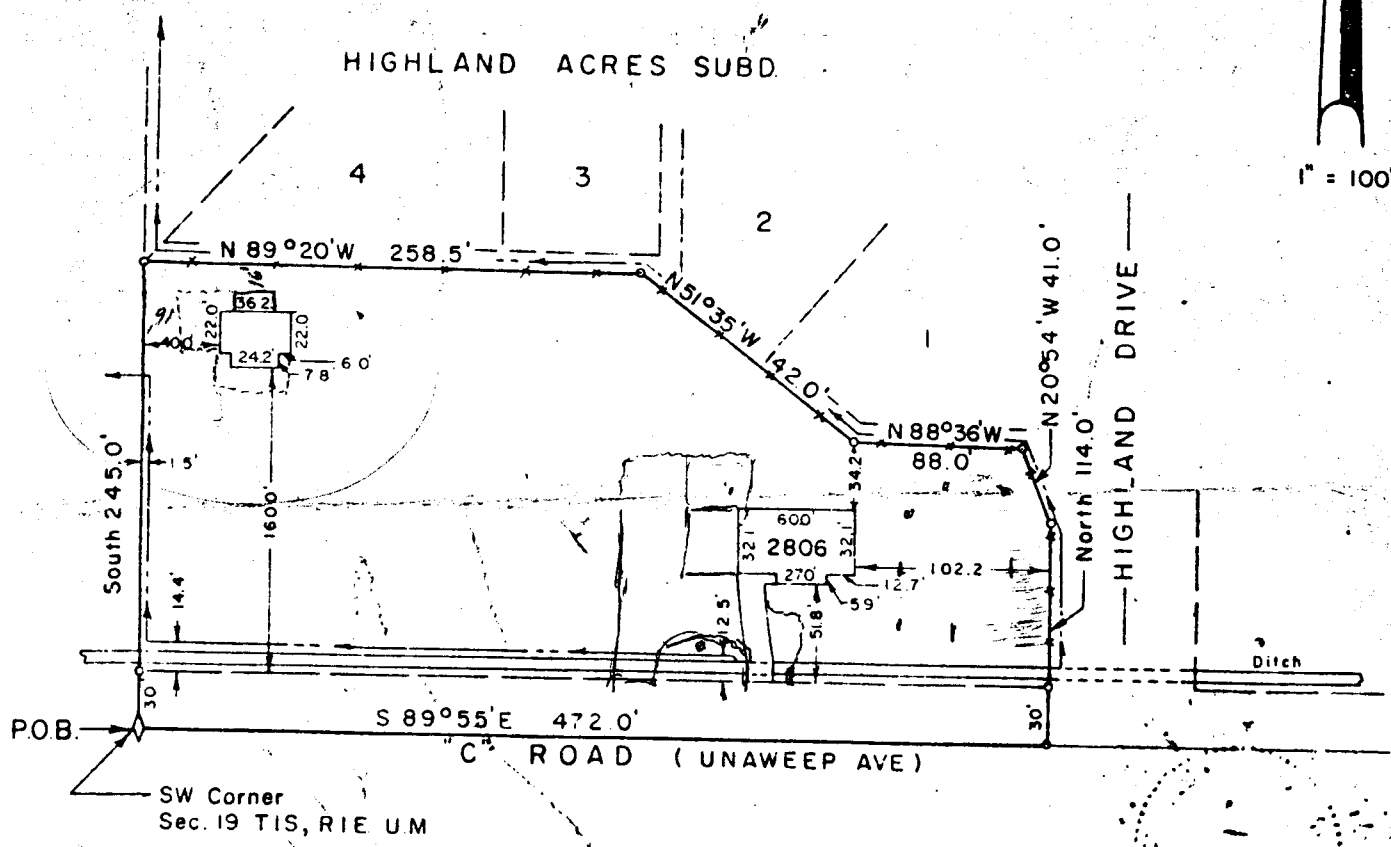
APPROVED BY: Linda Witzel (SKM)

Robert Alexander
SIGNATURE

- lot layout of existing / proposed
- setbacks from all prop lines of existing & proposed (res. only)
- sq' of existing / proposed - res. only
- letter of commitment from prop owners res only - no expansion is intended.
- setbacks to be provided will be RSF & zoning.
- layout of lot coverage - %²/₁₀
- name - phone # of who to contact

LEGAL DESCRIPTION

Beginning at the Southwest corner of Section 19, T1S, R1E, Ute Meridian, thence S 89°55'E 472.0 feet, thence North 114.0 feet, thence N 20°54'W 41.0 feet, thence N 88°36'W 88.0 feet, thence N51°35'W 142.0 feet, thence N89°20'W 258.5 feet, thence South 245.0 feet to the point of beginning.



This is to certify that on this 8th day of June, 1967, I supervised a survey of _____ (See Legal Description) _____, City of _____ County of Mesa, State of Colorado, and found the Houses and other improvements to be located entirely within the boundary lines of the above described property as shown on this plat. The location and dimensions of all buildings, improvements, easements, and rights of way in evidence or known to me, and encroachments by or on the premises are accurately shown

William J. Quinn
 Registered Land Surveyor

WESTERN ENGINEERS INC.	
IMPROVEMENT PLAT	
2806 C ROAD	
PART OF SW 1/4 SW 1/4	
SEC. 19, T1S, R1W, UTE M.	
MESA COUNTY, COLORADO	
SURVEYED	<u>W.F.O.</u>
DRAWN	<u>G.L.A.</u>
GRAND JCT. COLO.	6/8/67

2802 UNAWEEP JENKINS ADDITION

SQ' EXISTING 1094

PROPOSED ADDITION 793

PROPOSED TOTAL 1887

WORK TO COVER APPROX 28 OF 605

OWNER: MARY JENKINS 242-4735

BUILDER: ROBERT HILGENFELD 434-8820

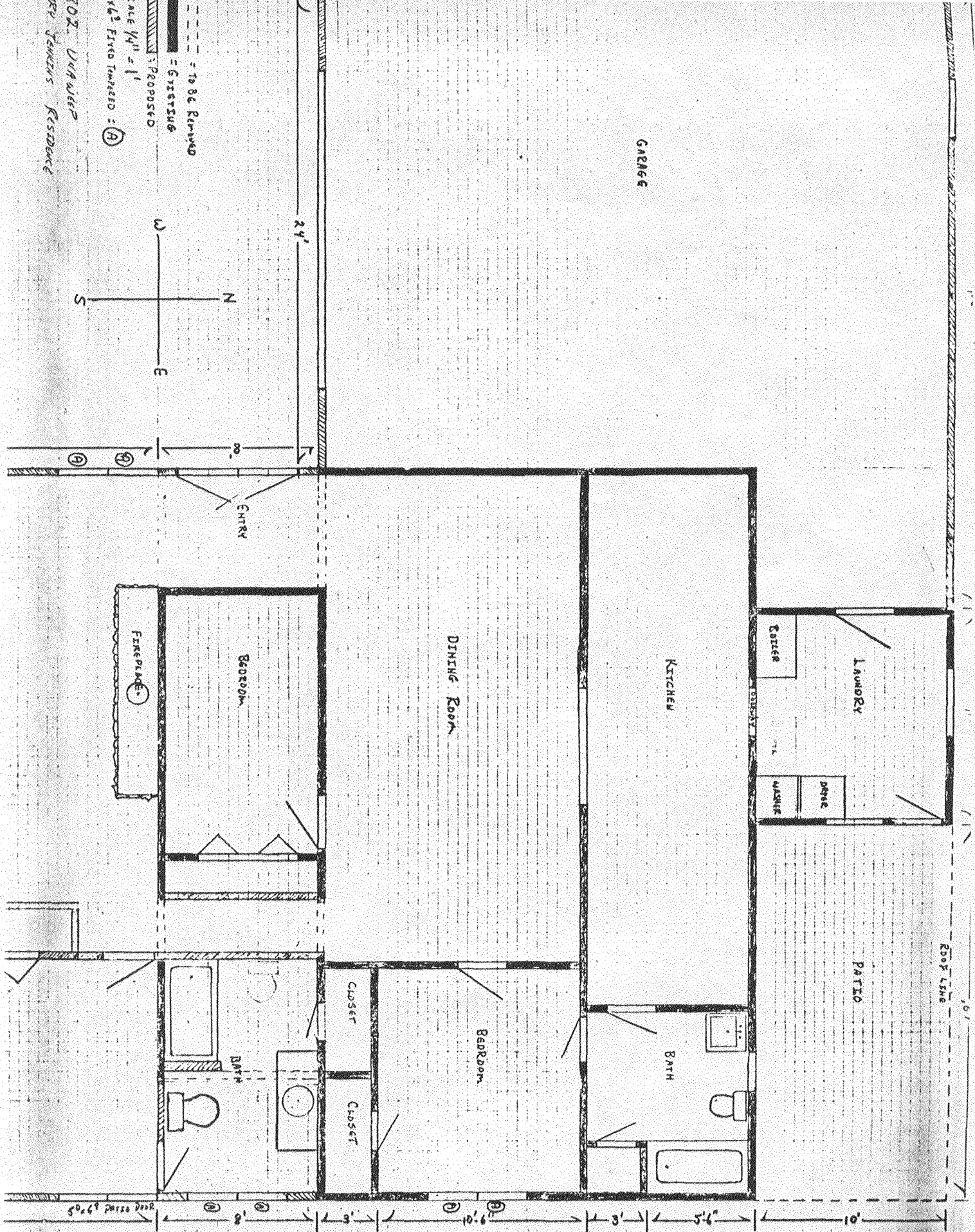
10-17-85

2802 UNAWEEP

THE INTENDED USE FOR THIS HOUSE
IS TO REMAIN RESIDENTIAL AS IT IS NOW,
THERE WILL BE NO EXPANSION OF BUSINESS
AT THIS RESIDENCE.

PROPERTY OWNER

Mary Luella Jenkins



DR. VAN WISE
 FOR JANKINS RESIDENCE

5
BY ROBERT HILGEMAN
434-8920

WITH WIFE
TINKER'S RESIDENCE
1" = 4'
PROPOSED
EXISTING
TO BE REMOVED
1" = 4'
EXISTING
TO BE REMOVED

