

April 12, 1984

Michael Whittington
2862 Bunting
Grand Jct. CO 81501

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 support 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 plumbing. 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.

Sincerely Yours,


Michael Whittington

~~I WILL ROOF & COVER~~

UNIT WILL BE ATTACHED TO EXISTING HOUSE
~~WITH~~ AS SHOWN IN EXHIBIT "A"

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 sub-unit would create no known impact on adjacent property owners. The only proposed visual change would be the removal of garage 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 property 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 congestion to streets or roads. The rightful peace, quiet, and enjoyment of adjacent property owners would not be violated or infringed upon.

SCALE .5CM = 1 FOOT

— EXISTING IMPROVEMENTS

- - - PROPOSED IMPROVEMENTS

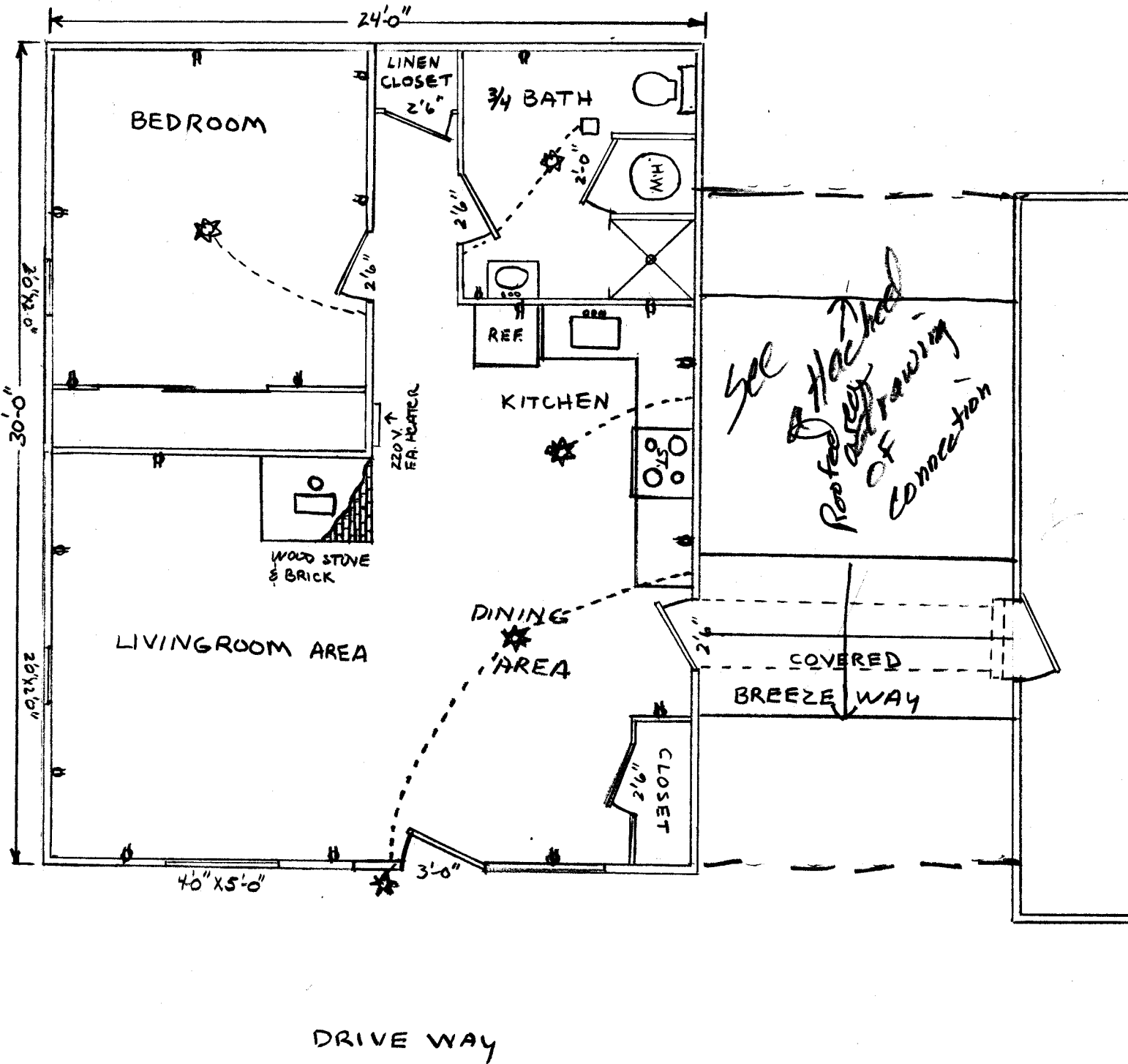


Exhibit #1

JOE SARNAC

2860 BUNTING AVE

FOR MARK KRAFT
THIS DRAWING REPLACES BREEZEWAY

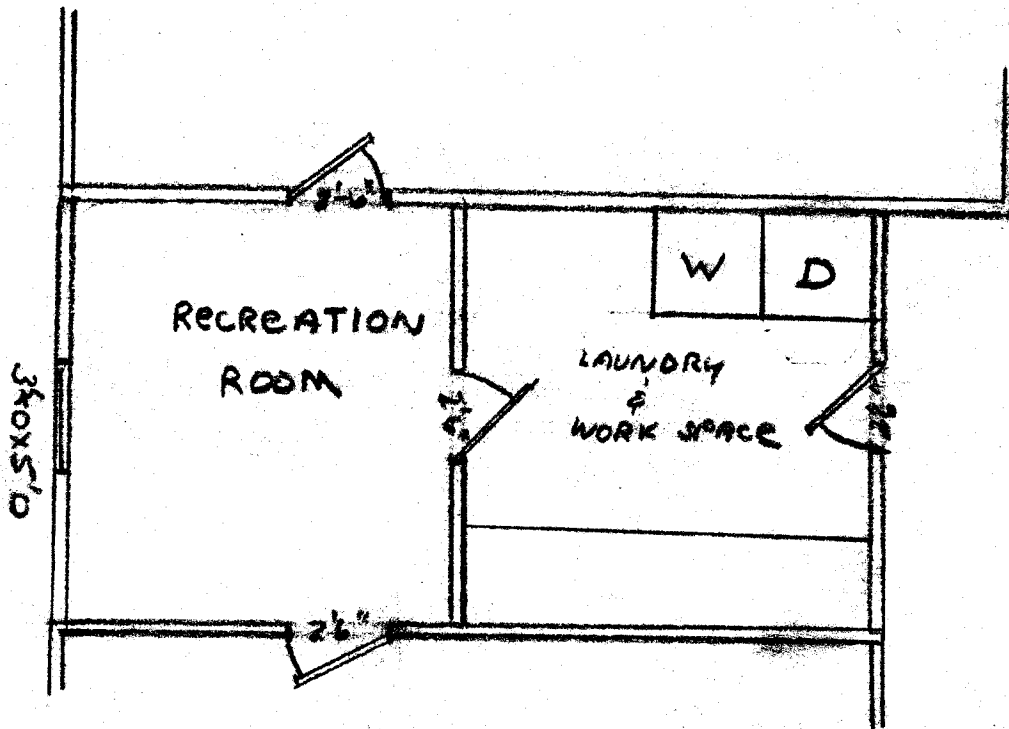


Exhibit #2



Grand Junction, Colorado
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2446
(303) 244-1400 FAX (303) 244-1401

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,

A handwritten signature in cursive script, appearing to read "Katherine M. Portner", is written over a horizontal line.

Katherine M. Portner
Senior Planner