

DATE SUBMITTED: 9-3-91

PERMIT NO. 39844

FEE \$ 50

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 300 Cedar Ct.

SQ. FT. OF BLDG: 1800

SUBDIVISION: Brookcliff Heights

SQ. FT. OF LOT: 24000

FILING NO. \_\_\_ BLK NO. \_\_\_ LOT NO. 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-112-10-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Ben William D. Christine A. Wegner

USE OF EXISTING BUILDINGS: residence

ADDRESS: 300 Cedar Ct GJ

DESCRIPTION OF WORK AND INTENDED USE: conversion of carport to family room, addition of master bedroom

TELEPHONE: 243-7398

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

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FOR OFFICE USE ONLY

ZONE RSF-4

FLOODPLAIN: YES \_\_\_ NO \_\_\_

SETBACKS: FRONT 45' from center line of R.O.W.

GEOLOGIC HAZARD: YES \_\_\_ NO \_\_\_

SIDE 7' REAR 30'

CENSUS TRACT: 4 TRAFFIC ZONE: 25

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: FRONT YARD SETBACK determined by 1959 Air photo to be off of WALNUT AVENUE ok by BB

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 shall be required.

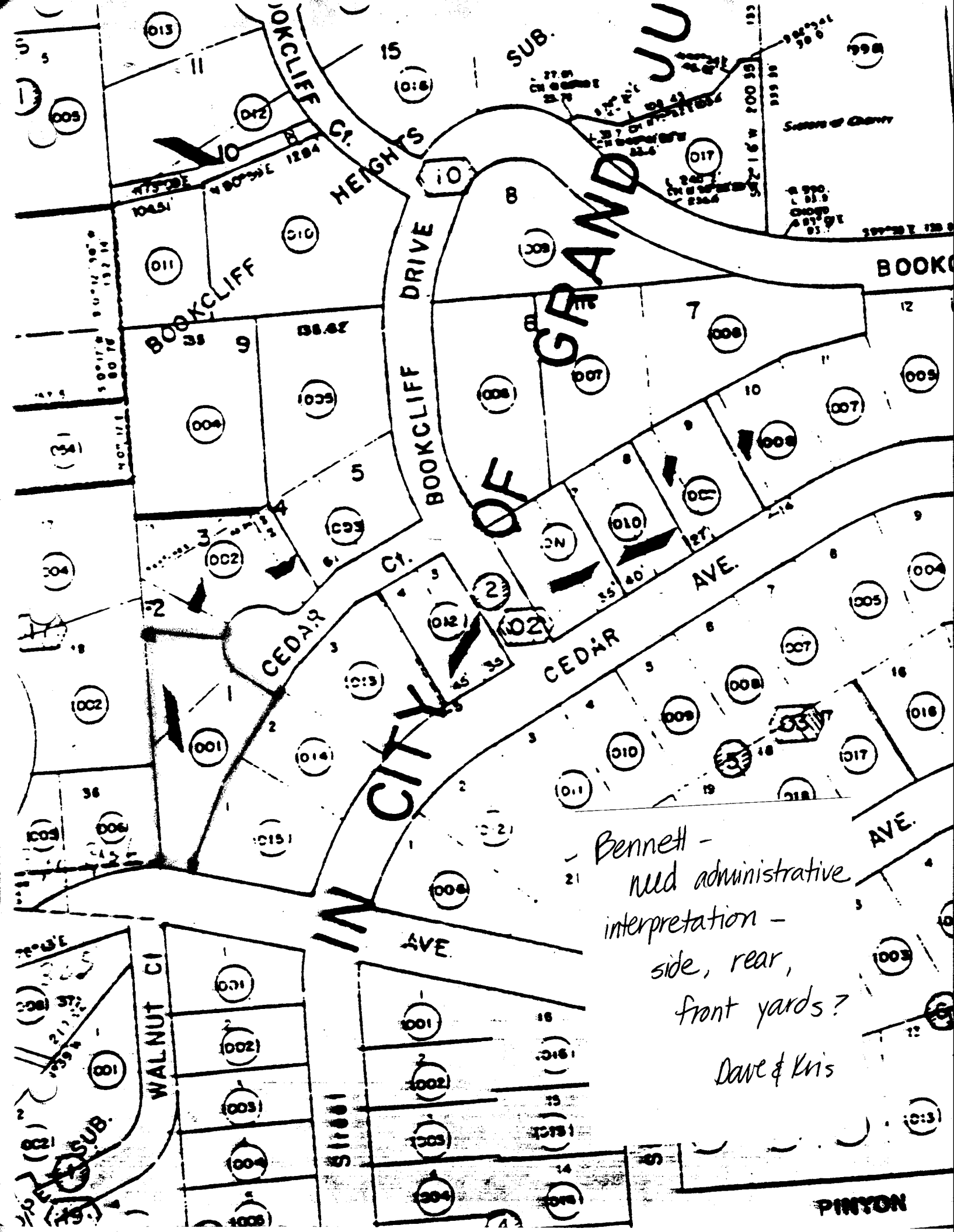
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

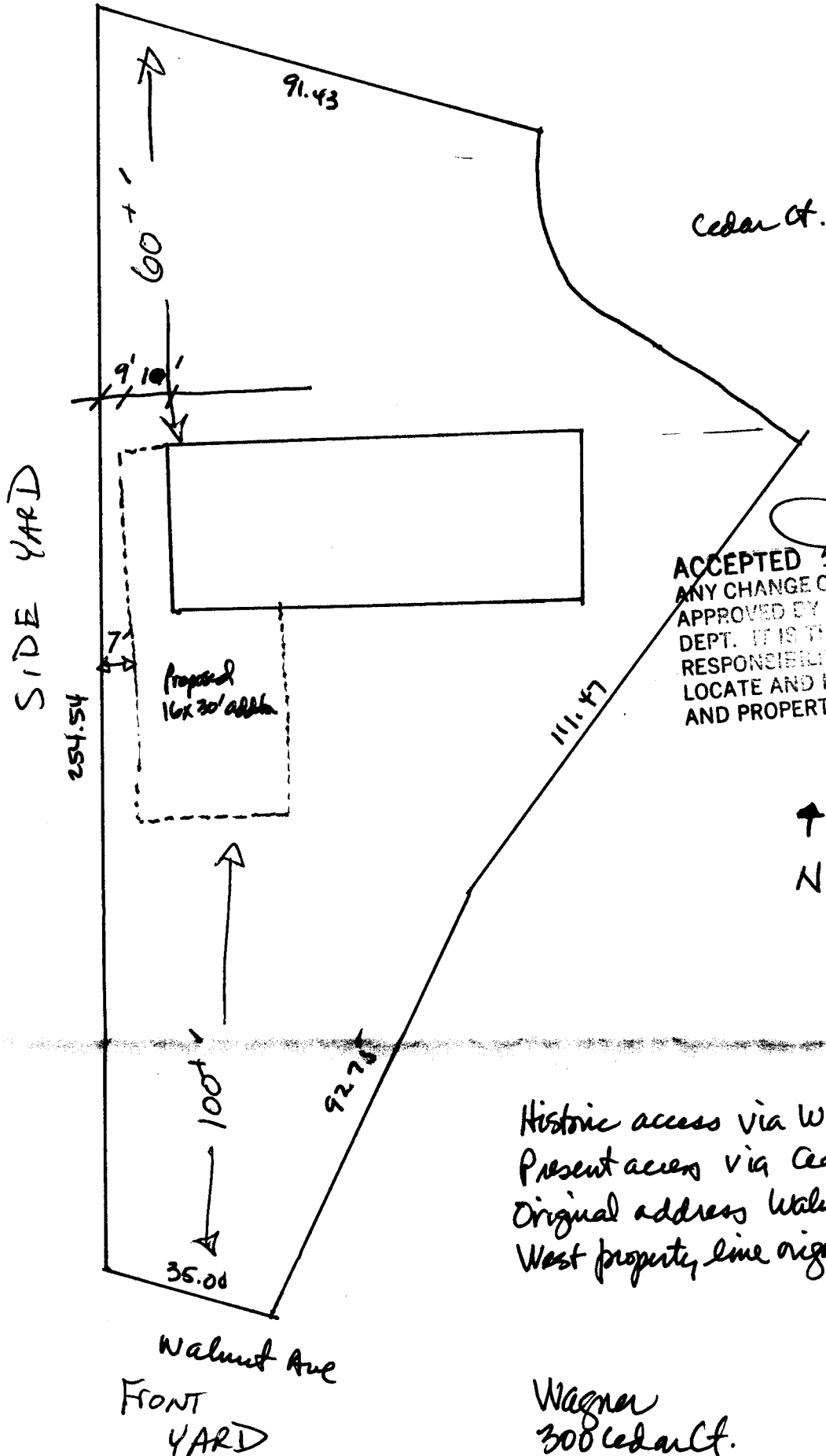
9-3-91  
Date Approved

\_\_\_\_\_  
Date



Bennett -  
 need administrative  
 interpretation -  
 side, rear,  
 front yards?  
 Dave & Kris

My request is that this be determined to be treated as a sideyard as it was originally treated.



ACCEPTED *[Signature]* 9-3-91  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Historic access via Walnut Ave.  
Present access via Cedar Ct.  
Original address Walnut Ave.  
West property line originally sideyard.

Wagner  
300 Cedar Ct.