

DATE SUBMITTED 8-16-93

BUILDING PERMIT NO. 45992

FEE \$ -0-

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Grand Junction Department of Community Development**

BLDG ADDRESS 271 Laura Lee

SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

SUBDIVISION TOWNS

SQ. FT. OF EXISTING BLDG(S) NA

FILING BLK 1 LOT 14

TAX SCHEDULE NO. \_\_\_\_\_

NO. OF FAMILY UNITS 1

OWNER J.K. Mautz

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 271 Laura Lee Ave.

DESCRIPTION OF WORK AND INTENDED USE:  
Patio Roof over existing slab

TELEPHONE 241-8432

**REQUIRED:** Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSE-8

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

SETBACKS: Front 20' from property line or from center of ROW, whichever is greater

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

Side 5' from property line

CENSUS TRACT 13 TRAFFIC ZONE 80

Rear 20' from property line

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

Maximum Height 35'

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval [Signature]  
Date Approved 8-16-93

Applicant Signature [Signature]  
Date 8-16-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

Sunshine Ave

house

Alley

Aurora Ave

Ditch

211 Lauralee

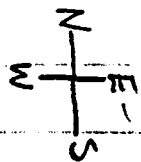
New 14' x 44' Mono Slab

Drive way

100' front of house to street

76' From house to end of yard

Patio over cover entire slab



ACCEPTED MP 8-16-93  
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.