

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 03427-12175

Building Address 279 Oak Ct.  
 Parcel No. 2945-252-07-011  
 Subdivision Cyphers  
 Filing \_\_\_\_\_ Block 1 Lot 6

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1245 Sq. Ft. Proposed 130  
 Sq. Ft. of Lot / Parcel 6,185  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1,365  
 Height of Proposed Structure 20"

**OWNER INFORMATION:**

Name Bill Johnson  
 Address 279 Oak Ct.  
 City / State / Zip Grand Jct. CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): uncovered Deck

**APPLICANT INFORMATION:**

Name Gregory Sanders  
 Address 407 N. 7th St.  
 City / State / Zip Grand Jct. CO 81501  
 Telephone 970-314-4680

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

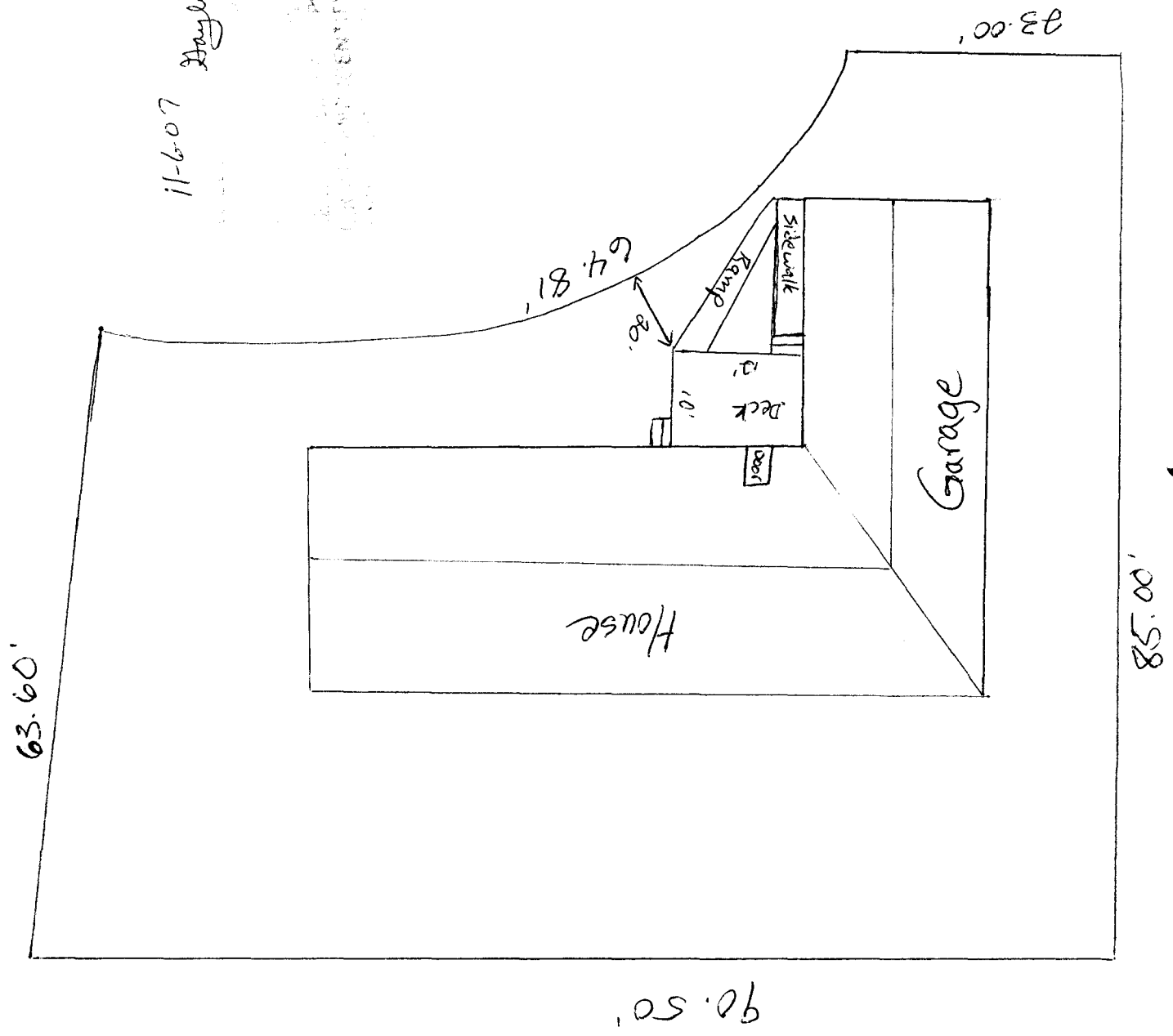
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gregory Sanders Date 11/6/07

Department Approval Daylene Henderson Date 11-6-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-6-07</u>		

279 Oak Ct.



11-6-07  
Hayden Henderson  
LAW OFFICE  
PLANNING  
PROPERTY  
MANAGEMENT SYSTEMS

House

85.00'

90.50'

63.60'

23.00'

2x6"

4x4"

30"

Sidewalk

Ramp

Deck

Garage

House