

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 79748



Your Bridge to a Better Community

BLDG ADDRESS 218-B Dreamst SQ. FT. OF PROPOSED BLDGS/ADDITION 1800

TAX SCHEDULE NO. 2943-294-19-012 SQ. FT. OF EXISTING BLDGS N.A. Co

SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1800

FILING 1 BLK 1 LOT 11 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER JAMES CAGLE, JR. USE OF EXISTING BUILDINGS N.A.

(1) ADDRESS 2203 DAKOTA DR. DESCRIPTION OF WORK & INTENDED USE Build TownHome

(1) TELEPHONE 970-241-6811 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) APPLICANT JAMES CAGLE, JR.

(2) ADDRESS 2203 DAKOTA DR.

(2) TELEPHONE 970-241-6811

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

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL  
 Parking Req'mt 2

Maximum Height approved as per plan Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 82 ANNEX# \_\_\_\_\_

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).

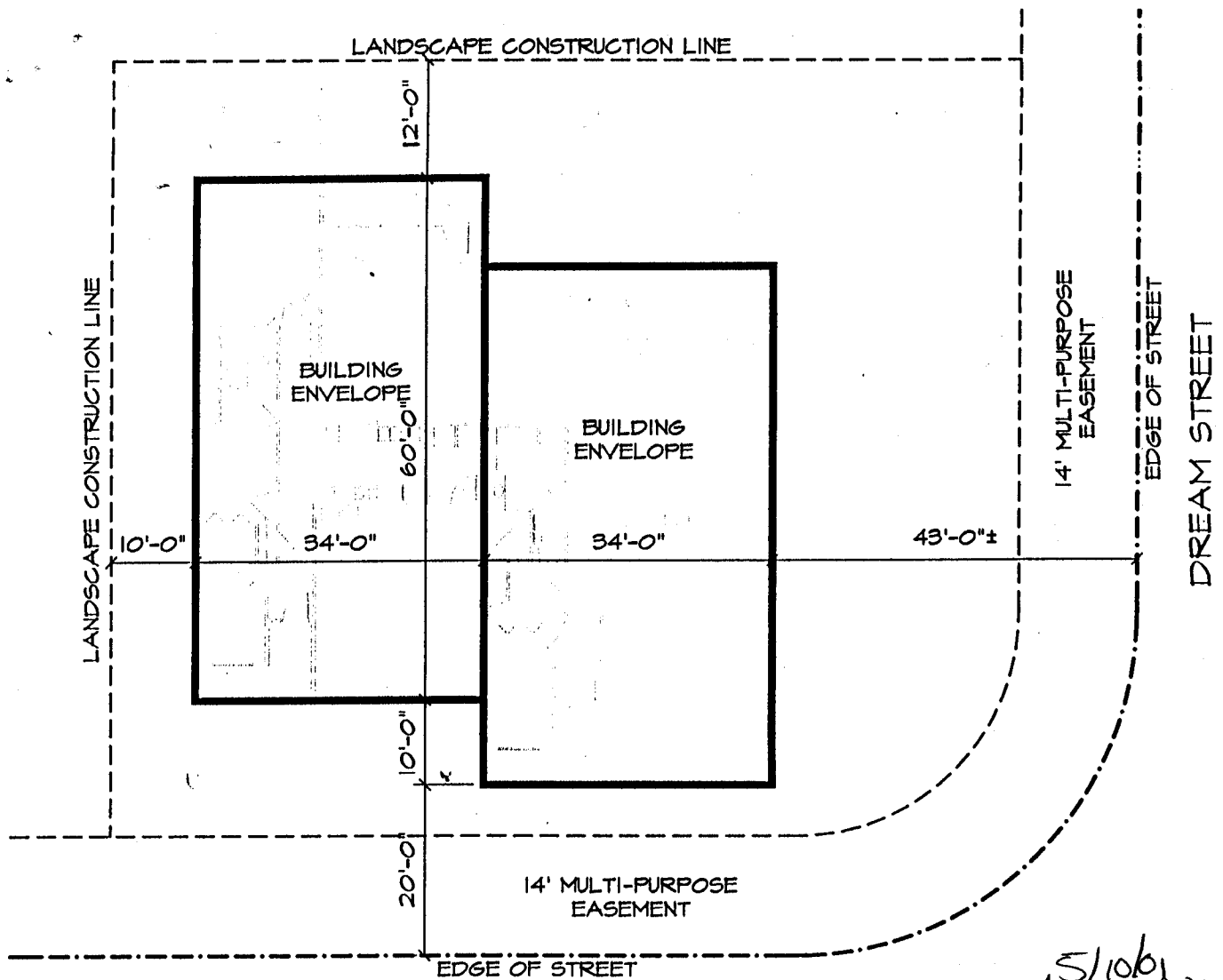
Applicant Signature James Cagle, Jr. Date 5-9-01

Department Approval C. Faye Gibson Date 5/10/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	TAP# 4281 WONA paid @ ONUSD
Utility Accounting	<u>Blank</u>	Date	

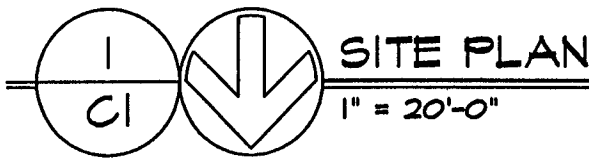
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



DREAM STREET

ACCEPTED *5/10/01 C. Faye Gibson*  
 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.



**DKO**

ARCHITECTURE, PC  
 Grand Junction, CO  
 (970)256-9792

**Cagle Townhome**

218 a&b Dream Street, Chipeta Pines  
 Grand Junction, CO

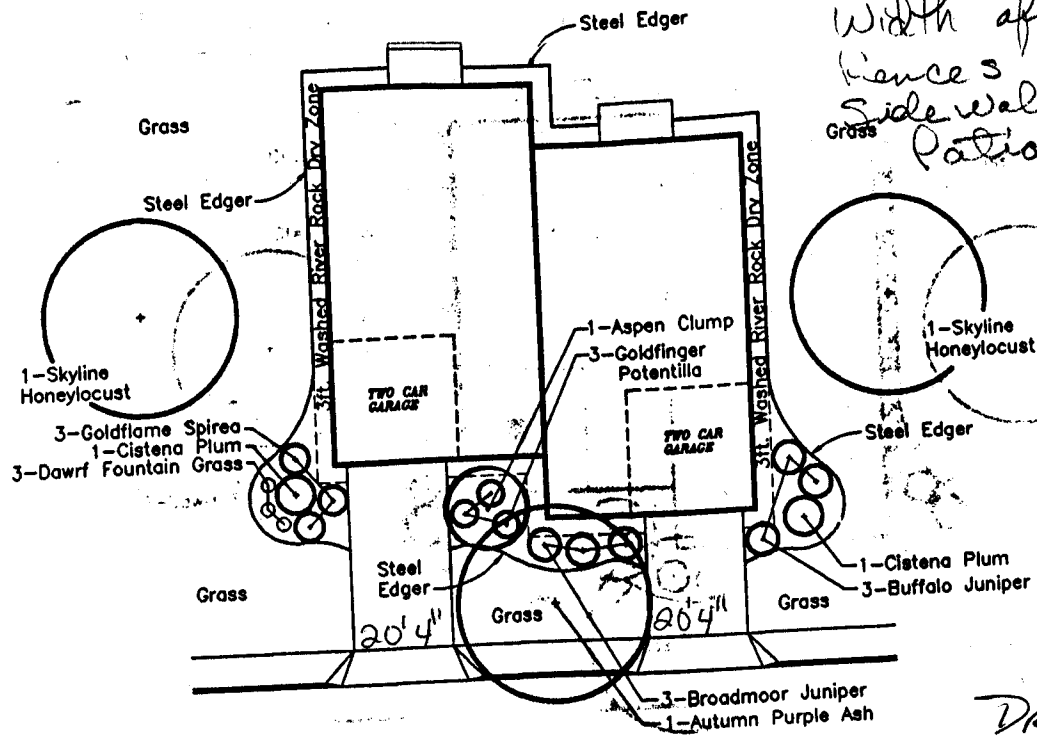
Copyright 2001

0047

03/09/01

Sheet No.

**C1**



width of driveway  
 fence  
 sidewalks  
 patio

BACKFILL  
 1/3 HOUR  
 SITE SOI  
 MIX THO  
 BACKFILL

30'  
 FLUS

**TYPICAL TOWNHOME LOT - LANDSCAPE LAYOUT**

NTS  
 Note: All planting beds shall be installed with cloth type weed fabric and topdressed with 2 inches of P-2 washed rounded  
 four rock.

DRIVE OK  
 DM  
 5/20/01

~~DIAGONAL DRIVES~~

