

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

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

BLDG PERMIT NO. 79749



Your Bridge to a Better Community

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

TAX SCHEDULE NO. 2943-294-19-013 SQ. FT. OF EXISTING BLDGS N.A. (0)

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1800

FILING 1 BLK 1 LOT 12

(1) OWNER James Cagle, Jr. NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) ADDRESS 2203 DAKOTA Dr. NO. OF BUILDINGS ON PARCEL:
Before: 0 After: 1 this Construction

(1) TELEPHONE 970-241-6811 USE OF EXISTING BUILDINGS N.A.

(2) APPLICANT James Cagle, Jr. DESCRIPTION OF WORK & INTENDED USE Build Town Home

(2) ADDRESS 2203 DAKOTA Dr. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(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 _____

Maximum Height approved per plan Special Conditions _____

CENSUS 13 TRAFFIC 82 ANN# _____

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).

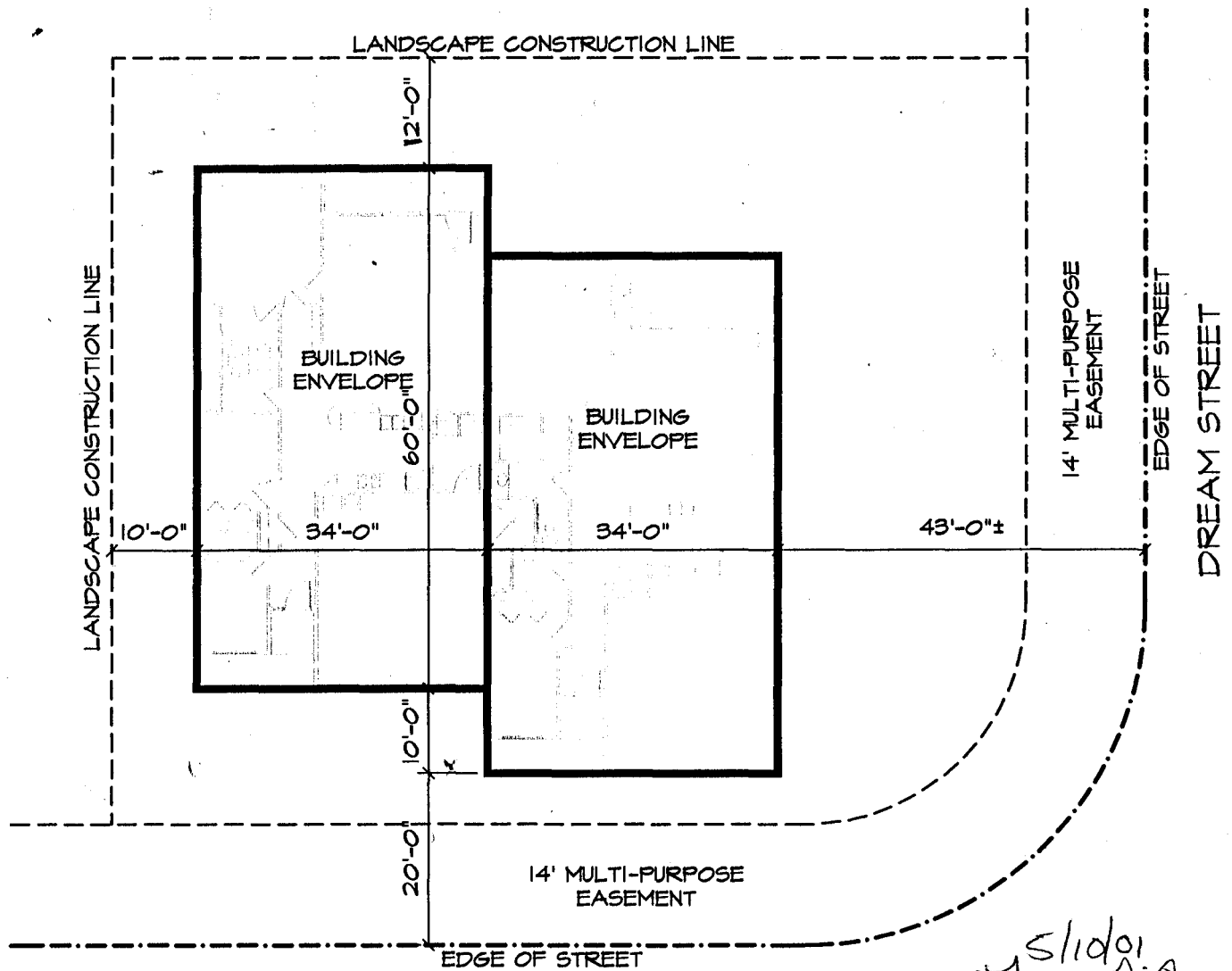
Applicant Signature James Cagle, Jr. Date 5-9-01

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

| | | | |
|--|---|-----------------------------|-------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>TAP 4280</u> |
| Utility Accounting | <u>Retact</u> | Date | <u>5/10/01</u> |

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. J. [Signature]
 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

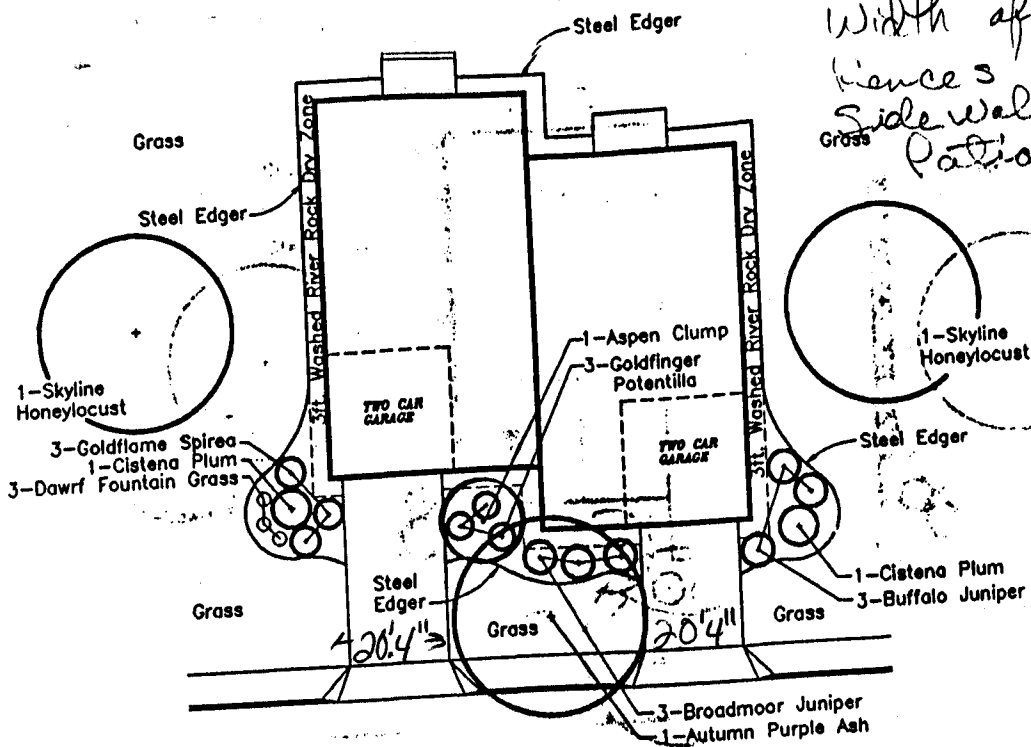
Sheet No.

C1

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0047

03/09/01



BACKFILL
1/3 HOUR
SITE SOI
MIX THO
BACKFIL:

30'
FLUS

TYPICAL TOWNHOME LOT- LANDSCAPE LAYOUT

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

DRIVEOK
David R. [Signature]
5/10/01

~~DIMENSION DRIVES~~

