

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78627</u>
FILE #

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 421 Montero Ct.
SUBDIVISION Trails West Village
FILING _____ BLK _____ LOT _____
OWNER Richard & Carole Johnson
ADDRESS 421 Montero Ct.
TELEPHONE 257-7887
APPLICANT same as above
ADDRESS _____
TELEPHONE _____

TAX SCHEDULE NO. 2945-183-04-010
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ NA
ESTIMATED REMODELING COST \$ NA
NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS _____
DESCRIPTION OF WORK & INTENDED USE: _____
electrical hookup for
hot tub

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: _____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 1401 TRAFFIC ZONE 63 ANNEX 284

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the Grand Junction Zoning and Development 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 that 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's Signature Carole S Johnson Date 2-8-01
Department Approval [Signature] Date 2-8-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting			Date

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

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