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|-------------|-----|
| Planning \$ | 500 |
| TCP \$ | |
| Drainage \$ | |
| SIF\$ | |

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

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|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Building Address 2472 F Road Unit 1
Parcel No. 2945 044-00-004
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 3000 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Patrick Unverferth
Address 2472 Patterson unit 1
City / State / Zip Grand Jct, CO 81504

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: Tenant Finish

APPLICANT INFORMATION:

Name ON TRACK BLDG.
Address 965 E. Otley Ave.
City / State / Zip Fruta CO 81521
Telephone 201-1752

* FOR CHANGE OF USE:
*Existing Use: New Bldg
*Proposed Use: Retail Store
Estimated Remodeling Cost \$ \$30,000
Current Fair Market Value of Structure \$ New Building

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 C-1 Maximum coverage of lot by structures _____
SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X
Side _____ from PL Rear _____ from PL Parking Requirement N/A
Maximum Height of Structure(s) _____ Special Conditions: Interior remodel only
Voting District _____ Ingress / Egress 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 [Signature] Date 12/12/06
Department Approval [Signature] Date 12/12/06

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. No change sewer water
Utility Accounting [Signature] Date 12-12-06

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr
Date: 11/28/2006 2:16 PM
Subject: RE: Bamboo City

11/28/06

Based on information submitted to this office, Bamboo City, located at 2472 F Road, will be required to install a grease interceptor having a minimum capacity of 1000 gallons and having a minimum of two compartments.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.