

|             |      |
|-------------|------|
| Planning \$ | 5.00 |
| TCP \$      | /    |
| Drainage \$ | /    |
| SIF\$       | /    |

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

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

A

6690-4167

Building Address 1015 North Ave

Parcel No. 2945-141-05-022

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_

Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Sq. Ft. of Lot / Parcel 150' x 144'

Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 150' x 140'

**OWNER INFORMATION:**

Name Valero dba TPI Petroleum, Inc

Address 5590 Havana St B

City / State / Zip Denver, CO 80239

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition

Change of Use (\*Specify uses below)

Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Brent Steadman

Address 5590 Havana St B

City / State / Zip Denver, CO 80239

Telephone 303-320-1582

**\* FOR CHANGE OF USE:**

\*Existing Use: Gas Station

\*Proposed Use: Gas station

Estimated Remodeling Cost \$ ~~100,000~~ 112,900.00

Current Fair Market Value of Structure \$ ~~100,000~~  
<sup>2590=17,170</sup> 118,180.00

**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 \_\_\_\_\_ 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

Voting District \_\_\_\_\_ Ingress / Egress Location Approval only  
 (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 B Stead Date 11/12/04

Department Approval Aisha Magon Date 11/12/04

|  |                      |    |         |
|--|----------------------|----|---------|
| Additional water and/or sewer tap fee(s) are required: | YES                  | NO | W/O No. |
| Utility Accounting                                     | Date <u>11/12/04</u> |    |         |