

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

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

BLDG PERMIT NO.
FILE #

①

6871-4270

Building Address 2882 North Ave  
 Parcel No. 2943-074-00-064  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name Karen Pincock  
 Address 2431 S. Buffalo Dr Ste 145  
 City / State / Zip Las Vegas, NV  
702-232-2930 89117

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

**APPLICANT INFORMATION:**

Name PAUL LIEBE JR.  
 Address 2812 Elm Ave  
 City / State / Zip G.J. Co. 81501  
 Telephone 970-245-3007

**\*FOR CHANGE OF USE:**  
 \*Existing Use: Retail  
 \*Proposed Use: Retail-Nitelife Billiards  
 Estimated Remodeling Cost \$ 3,000  
 Current Fair Market Value of Structure \$ 62,730

**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 n/a  
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES  NO \_\_\_\_\_  
 Side 0' from PL Rear 10' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40' 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 1-26-05  
 Department Approval [Signature] Date 1/26/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/26/05</u>		