

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 1155 North Ave.
 Parcel No. 2945-141-06-007 & 008 & 021
 Subdivision _____
 Filing _____ Block _____ Lot 14
15
16

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 The Bailey Company
 Address 601 Corporate Circle
 City / State / Zip Golden, CO 80401

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: New fabric on exc. Awning

APPLICANT INFORMATION:

Name Four Seasons Awning LLC
 Address 940 S. Jason St #5
 City / State / Zip Denver, CO 80223
 Telephone 303 722-1200

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 10,000.00
 Current Fair Market Value of Structure \$ 291,870

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 <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
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 8-29-07
 Department Approval Judith A. [Signature] Date 8/29/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO wtr / swr Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/29/07</u>		