

22

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ 10 <sup>00</sup>
Bldg Permit #
File #

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 1224 N 25<sup>th</sup> Street  
 Parcel No. 2495-124-00-030  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 5000 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

### OWNER INFORMATION:

Name L&B Inc. dba Fast Eddy's  
 Address 2650 N Ave #108  
 City/State/Zip Co. 81501

### DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Other: Plumbing, Electrical, ~~tile~~ fill & concrete interior walls, build.
- Change of Use (\*Specify uses below)
- Change of Business

\* FOR CHANGE OF USE:

### APPLICANT INFORMATION:

Name Brian Chesney  
 Address 888 Glenwood Ave.  
 City/State/Zip Co 81505  
 Telephone 970 250-1352

**PAID**  
**DEC 03 2008**  
**RB**

Existing Use: Theatre  
 Proposed Use: Pool hall, rest, Tavern  
 Estimated Remodeling Cost \$ 190k  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 PLANNING STAFF

ZONE C-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES X NO \_\_\_\_\_  
 Side 0 from PL Rear 10' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40' Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_ Special Conditions: For basic improvements only  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Brian Chesney Date 11-26-08

Planning Approval Mehell Hoshel Date 11-26-08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. see attached copy of 5/5

Utility Accounting Done Date 12/3/08