



**City of Sutherlin
Planning Commission Meeting
Tuesday, March 17, 2015
7:00 p.m. – Sutherlin Civic Auditorium**

Agenda

- **Pledge of Allegiance**
- **Welcome and Introductions**
- **Introduction of Media**
- **Approval of Minutes:**
February 17, 2015
- **Transportation**
Pavement Management Program: Adam Heberly and Aaron Swan
- **Economic Development report**
- **Monthly Activity report**
- **Public Comment**
- **Commission Comments**
- **Adjournment**

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
COMMUNITY CENTER MEETING ROOM – 7PM
TUESDAY, FEBRUARY 17, 2015**

COMMISSION MEMBERS PRESENT: John Lusby, Patricia Klassen, Mike Flick, Adam Sarnoski, Floyd Van Sickle and Michelle Sumner

COMMISSION MEMBERS EXCUSED: Karlene Clark

COMMISSION MEMBERS ABSENT: None

CITY STAFF: Jerry Gillham, City Manager, Vicki Luther, Community Development Director and Kristi Gilbert, Community Development Specialist

AUDIENCE: Denny and Pam Cameron, Frank and Bertha Egbert and John Klassen

Meeting called to order at 7:00 pm by Chair Lusby.

FLAG SALUTE

INTRODUCTION OF MEDIA: None

APPROVAL OF MINUTES

A motion made by Commissioner Klassen to approve the minutes of the January 20, 2015 Planning Commission meeting; second made by Commissioner Flick.

In favor: Commissioners Klassen, Flick, Sarnoski, Van Sickle, Sumner and Chair Lusby

Opposed: None

Motion carried unanimously.

MONTHLY ACTIVITY REPORT

Luther provided a report in an effort to keep the Planning Commission apprised of recent land use and other relevant activities. (See Attached). Discussion ensued relating to the postponement of Valentine Improvements for the consideration of improvements to North Comstock, when Valentine is a highly travelled street. It was noted that North Comstock potentially could have a higher safety concern due to the location of the school.

PUBLIC COMMENT – Denny Cameron asked for clarification regarding the striping and crosswalks near Abby's. Luther verified that ODOT would not restripe the crosswalk near that location; however, the City could if they so choose. Mr. Cameron then inquired about the absence of the new Commissioner, Karlene Clark. Luther indicated that she was out of the Country when she was appointed and she had a prior obligation that had been on her schedule for several months prior to her appointment that she was unable to reschedule. Commissioner Clark anticipated being able to attend the next regular meetings.

COMMISSION COMMENTS – None

ADJOURNMENT

With no further business the meeting was adjourned at 7:07 pm.

Respectfully submitted,

Kristi Gilbert

APPROVED BY COMMISSION ON THE _____ DAY OF _____, 2015

John Lusby, Commission Chair

**CITY OF SUTHERLIN
PLANNING COMMISSION WORKSHOP
COMMUNITY CENTER MEETING ROOM – 7PM
TUESDAY, FEBRUARY 17, 2015**

COMMISSION MEMBERS PRESENT: John Lusby, Patricia Klassen, Mike Flick, Adam Sarnoski, Floyd Van Sickle and Michelle Sumner

COMMISSION MEMBERS EXCUSED: Karlene Clark

COMMISSION MEMBERS ABSENT: None

CITY STAFF: Jerry Gillham, City Manager, Vicki Luther, Community Development Director and Kristi Gilbert, Community Development Specialist

AUDIENCE: Denny and Pam Cameron, Frank and Bertha Egbert and John Klassen

Workshop called to order at 7:08 pm by Chair Lusby.

Gillham briefed the Commission on the status of the Economic Opportunity Analysis (EOA) and the subsequent work and role of the Planning Commission. He indicated that now that the economists and engineers have provided their expertise, there are two follow-up actions.

We have asked the consultant team to give us a cost for producing specialized market data and recruiting tools/materials that we could, in turn, use to go after new development interest on the Exit 136 lands (Site #19A in EOA). We are seeking funds from the Douglas County Industrial Development Board (DCIDB) to help pay for this additional work. If we are able to obtain the funding, we would like to share the concepts with the Commission and receive ideas and input in the final product.

Gillham then introduced a draft Sutherlin Economic Development Plan (SEDP). He expressed that this could be the driving force of hopeful action, using the EOA as the basis, for further economic development opportunities. Gillham noted that there was potential to revisit the possibilities of having a spec building on the County property on Taylor Road.

Commissioner Klassen indicated that the City needs to keep moving forward with the Economic Development.

Commissioner Sarnoski indicated that he felt the SEDP would help keep the process moving.

Commissioner Sumner indicated that we need a step by step plan to get to where we need to be.

Commissioner Van Sickle expressed concerns with the process of building a spec building and then looking for someone to lease it.

Gillham asked for three volunteer Commissioners to work with Gilbert on creating or refining the draft SEDP. Commissioners Klassen and Sarnoski volunteered and by consensus of the commission, Commissioner Clark was appointed to the group. Gillham indicated that he would like to have the SEDP completed within the next six to eight months. Gilbert will coordinate the meetings and provide updates to the Commission on Economic Development.

ADJOURNMENT

With no further business the workshop was adjourned at 7:48 pm.

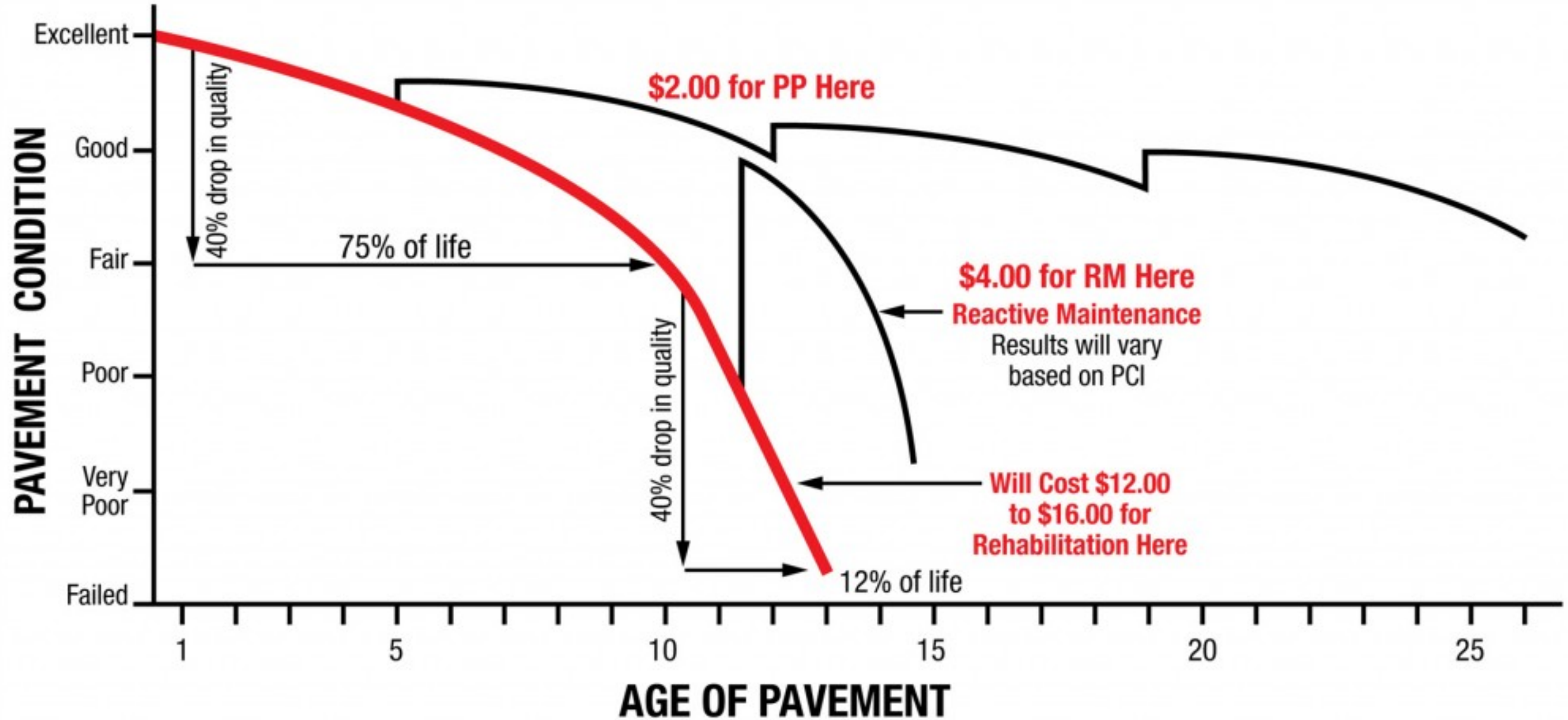
Respectfully submitted,

Kristi Gilbert

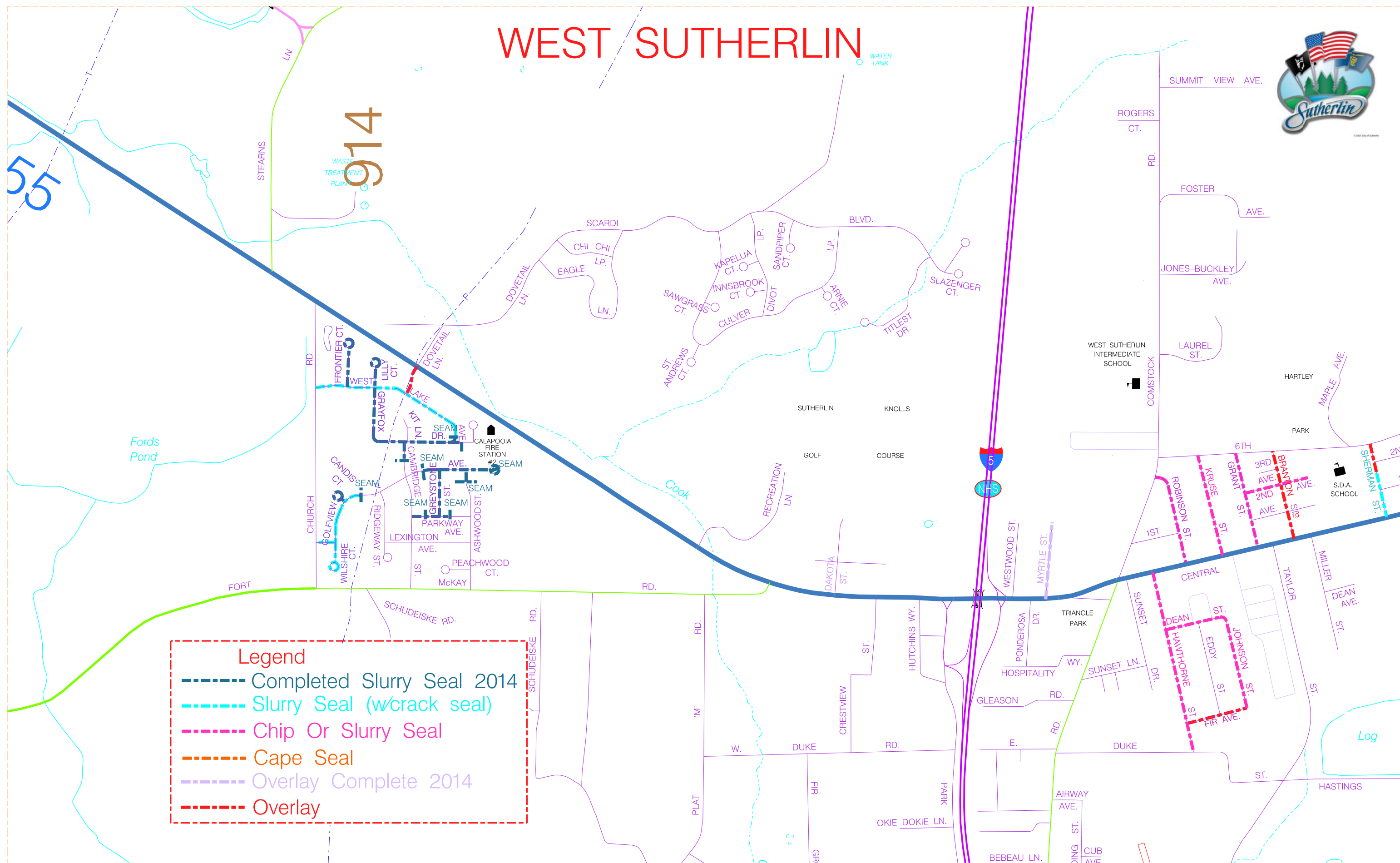
APPROVED BY COMMISSION ON THE _____ DAY OF _____, 2015

John Lusby, Commission Chair

PAVEMENT CONDITION INDEX

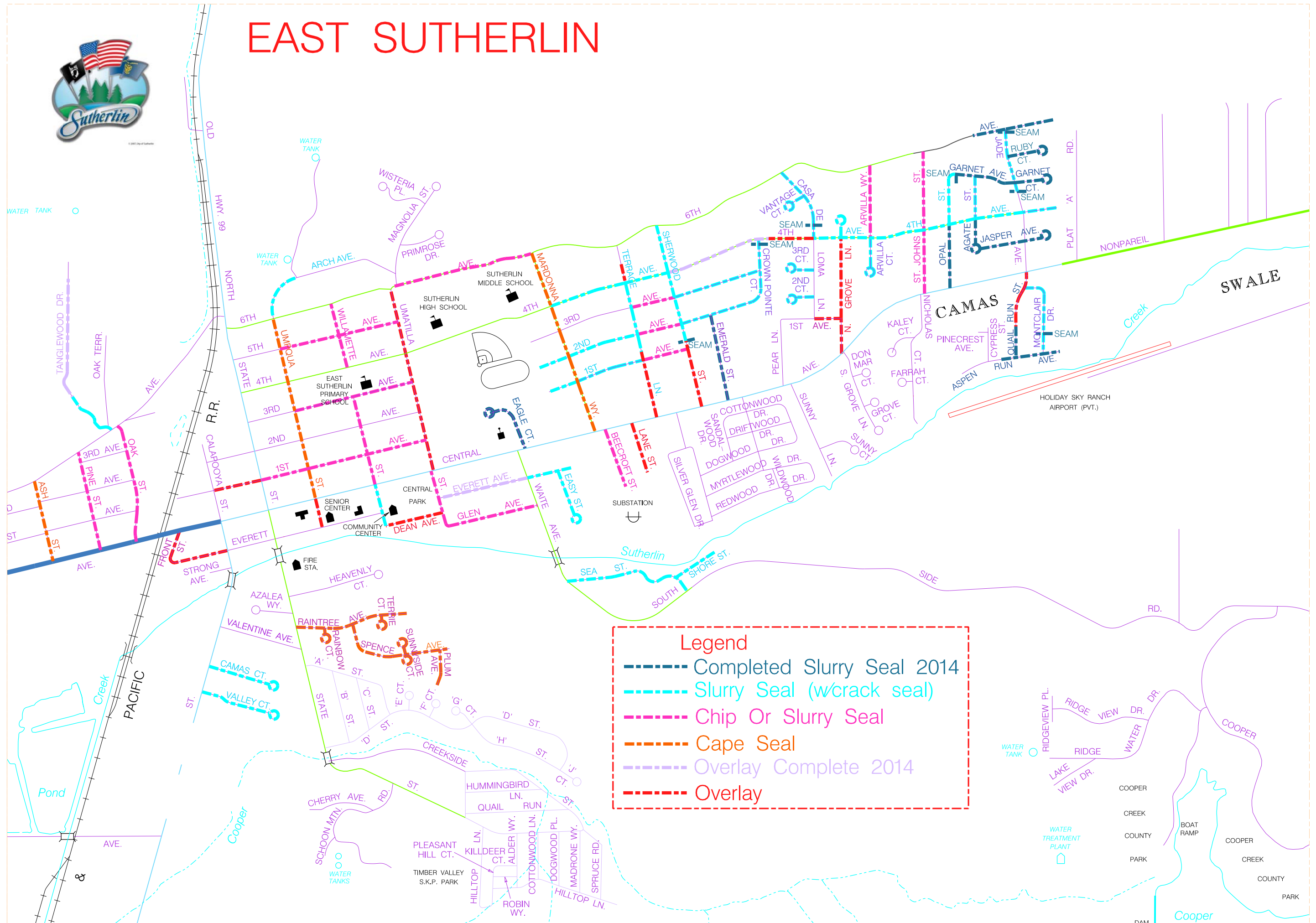


PP = Pavement Preservation RM = Reactive Maintenance





EAST SUTHERLIN



CITY OF SUTHERLIN
SLURRY SEAL QUANTITIES FOR STREET SELECTION FY15, 16

AARON S AND ADAM H TABULATION 2-4-15

STREET NAME	CURB SECTION Y/N *	WIDTH CURB TO CURB	LENGTH (ft)	LINEAR LENGTH AREA SUBTOTAL (sqft) **	CUL-DE-SAC RADIUS (ft) ***	CUL-DE-SAC AREAS SUBTOTAL (sqft) ****	SUB TOTAL (sqft)	TOTAL (sqyd)	COST PER STREET SECTION (\$2/SQYD)	COMMENTS
WEST OF I-5										
GOLF VIEW AVE (WILSHIRE CT TO CANDIS CT. TO SEAM)	Y	35	940	30,080			30,080	3,342	\$6,684	
GOLF VIEW AVE ENT. OFF CHURCH	Y	35	155	4,960			4,960	551	\$1,102	
WILSHIRE CT.	Y			0	34	3,317	3,317	369	\$737	WILSHIRE CT RESIDES ON THE SOUTH TERMINUS OF GOLVVIEW AVE
WEST LAKE AVE (CHURCH RD. TO GRAYFOX LN.)	Y	40	1,550	57,350			57,350	6,372	\$12,744	
EAST OF I-5 AND NORTH OF CENTRAL										
ROBINSON ST.	N	22	900	19,800			19,800	2,200	\$4,400	
KRUSE ST.	N	22	940	20,680			20,680	2,298	\$4,596	
GRANT ST.	N	22	870	19,140			19,140	2,127	\$4,253	
W 2ND AVE (GRANT ST. TO EAST END)	N	22	610	13,420			13,420	1,491	\$2,982	
SHERMAN ST. (CENTRAL TO 1ST AVE)	Y	30	310	8,370			8,370	930	\$1,860	
PINE ST.	N	22	900	19,800			19,800	2,200	\$4,400	
TANGLEWOOD DR. (6TH AVE. TO PREV PAVING SEAM)	Y	22	370	7,030			7,030	781	\$1,562	
OAK ST.	N	22	1,100	24,200			24,200	2,689	\$5,378	
E 1ST AVE.(N STATE ST. TO UMATILLA ST.)	N	22	1,100	24,200			24,200	2,689	\$5,378	
E 3 RD. AVE. (UMPQUA ST. TO UMATILLA ST.)	Y	25	1,100	27,500			27,500	3,056	\$6,111	EAST SUTHERLIN PRIMARY SCHOOL
E 5TH AVE. (UMPQUA ST. TO UMATILLA ST.)	N	22	1,100	24,200			24,200	2,689	\$5,378	
WILLAMETTE ST. (CENTRAL TO 3RD AVE)	N	22	810	17,820			17,820	1,980	\$3,960	
WILLAMETTE ST. (4TH AVE TO 6TH AVE)	N	22	610	13,420			13,420	1,491	\$2,982	
E 6TH AVE. (UMATILLA TO MARDONNA WY.)	N	22	1,040	22,880			22,880	2,542	\$5,084	
E 1ST AVE (WEST OF MARDONNA WY. TO TERRACE LN.)		34	622	19,282			19,282	2,142		
E 2ND AVE (WEST OF MARDONNA WY. TO TERRACE LN.)	Y	38	1,000	35,000			35,000	3,889	\$7,778	
E 4TH AVE (MARDONNA WY. TO SHERWOOD)	Y	40	1,200	44,400			44,400	4,933	\$9,867	
TERRACE LN. (1ST AVE TO 4TH AVE)	Y	38	730	25,550			25,550	2,839	\$5,678	
SHERWOOD ST. (1ST AVE. TO 6TH AVE.)	N	22	1,160	25,520			25,520	2,836	\$5,671	
E. 2 ND. AVE. (SHERWOOD ST. TO CROWN POINTE ST.)	Y	34	830	25,730			25,730	2,859	\$5,718	
E 3 RD. AVE. (SHERWOOD ST. TO CROWN POINTE ST.)	Y	34	825	25,575			25,575	2,842	\$5,683	
CROWN POINTE ST (E. 2 ND. AVE TO 4 TH. AVE)	Y	34	566	17,546			17,546	1,950	\$3,899	
E. 2 ND. CT.	Y	34	138	4,278	40	4,654	8,932	992	\$1,985	
3 RD. CT.	Y	34	168	5,208	41.5	5,024	10,232	1,137	\$2,274	
CASA DE LOMA LN.	Y	34	670	20,770			20,770	2,308	\$4,616	
VANTAGE CT.	Y	36	120	3,960	80	19,349	23,309	2,590	\$5,180	
N. GROVE LN. (CULDESAC)	Y	36	104	3,432	80	19,349	22,781	2,531	\$5,063	
ARVILLA WAY. CT.	Y	34	255	7,905	40.0	4,654	12,559	1,395	\$2,791	
OPAL (4 TH. AVE. TO GARNET AVE.)	Y	32	430	12,470			12,470	1,386	\$2,771	
AGATE ST. (4 TH. AVE. TO GARNET AVE.)	Y	34	360	11,160			11,160	1,240	\$2,480	
JADE (GARNET AVE SEAM TO 6TH AVE)	Y	32	600	17,400			17,400	1,933	\$3,867	
4TH AVE. (CASA DE LOMA LN. TO EAST END PAST JADE AVE.)	Y	38	2,400	84,000			84,000	9,333	\$18,667	
SOUTH OF CENTRAL AVE										
HAWTHORNE ST.	N	20	1,711	34,220			34,220	3,802	\$7,604	
DEAN ST. (HAWTHORNE TO JOHNSON ST.)	N	23	550	12,650			12,650	1,406	\$2,811	
JOHNSON ST.	N	21	945	19,845			19,845	2,205	\$4,410	
CAMAS CT.	Y	34	580	17,980	80.0	19,349	37,329	4,148	\$8,295	
VALLEY CT.	Y	34	650	20,150	80.0	19,349	39,499	4,389	\$8,778	
WILLAMETTE ST. (CENTAL TO GLEN AVE)	Y	46	400	17,200			17,200	1,911	\$3,822	
UMATILLA ST. (CENTAL TO GLEN AVE)	Y	43	550	22,000			22,000	2,444	\$4,889	
GLEN AVE.	N	22	865	19,030			19,030	2,114	\$4,229	
E. EVERETT AVE (WAITE WY. TO EAST END PAST EASY ST.)	Y	46	430	18,490			18,490	2,054	\$4,109	
EASY ST.	Y	46	473	20,339	80.0	19,349	39,688	4,410	\$8,820	
SEA ST.	Y	34	1,260	39,060			39,060	4,340	\$8,680	
SHORE ST.	Y	30	300	8,100			8,100	900	\$1,800	
BEECROFT ST.	Y	20	360	6,120			6,120	680	\$1,360	
MONTCLAIR DR.	Y	32	645	18,705		4,400	23,105	2,567	\$5,134	ACCOUNTS FOR EXTRA WIDTH NEAR QUAL RUN ST.

* = NONE CURBED SECTIONS CAN BE CHIP SEALED
** = AREA SUBTRACTS GUTTER PAN DIMENSION
*** = CUL-DE-SAC RADIUS SHOWN TO CURB FACE
**** = CUL-DE-SAC AREA SUBTRACTS GUTTER PAN DIMENSION

TOTAL: 1,136,721 126,302 \$248,320
SEE ATTACHED MAP FOR EASE OF VIEWING

CITY OF SUTHERLIN**OVERLAY QUANTITIES FOR STREET SELECTION FY15, 16**

AARON S AND ADAM H TABULATION 2-4-15

STREET NAME		WIDTH	LENGTH	LINEAR LENGTH	CUL-DE-SAC	CUL-DE-SAC	SUB TOTAL	TOTAL	COST	COMMENTS
	CURB SECTION Y/N	CURB TO CURB		AREA SUBTOTAL	RADIUS	AREAS SUBTOTAL			PER STREET SECTION	
		(ft)	(ft)	(sqft) **	(ft) ***	(sqft) ****	(sqft)	(sqyd)	(\$9/SQYD)	
WEST OF I-5										
DOVETAIL LN.	Y	38	250	8,750			8,750	972	\$8,750	OVERLAY PLUS 2' SO DOUBLE COSTS SHOWN TO LEFT(18K)
EAST OF I-5 AND NORTH OF CENTRAL										
BRANTON ST.	N	26	815	21,190			21,190	2,354	\$21,190	
SHERMAN ST. (1ST AVE TO 6TH AVE.)	N	12	420	5,040			5,040	560	\$5,040	GRIND AND INLAY EAST SIDE OF STREET
1ST AVE.(CALAPOOYA ST. TO N. STATE ST.)	N	20	420	8,400			8,400	933	\$8,400	MAJOR WATER PROBLEMS MAY CHOOSE TO FIX WATER BEFORE OL
UMATILLA ST. (CENTRAL TO 6 AVE.)	Y	38	1,750	61,250			61,250	6,806	\$61,250	11 OUT OF 12 PEDESTRIAN CURB RAMPS NEED UPGRADED TO MEET CURRENT ADA LAWS ADD 20K FOR RAMPS
TERRACE LN.(CENTRAL TO 1ST AVE)	Y	36	647	21,351			21,351	2,372	\$21,351	
TERRACE LN.(4TH AVE. TO 1/2 BLOCK UP STREET)	Y	36	170	5,610			5,610	623	\$5,610	
4TH AVE.(CROWN POINT SEAM TO SASA DE LOMA LN)	Y	38	435	15,225			15,225	1,692	\$15,225	
1ST AVE.(LOMA LN. TO N. GROVE LN.)	Y	34	220	6,820			6,820	758	\$6,820	
N. GROVE LN.(CENTRAL TO 4TH AVE.)	Y	38	1,050	36,750			36,750	4,083	\$36,750	UPDATE ADA RAMPS ADD 5K
SOUTH OF CENTRAL AVE										
FIR AVE	N	22	560	12,320			12,320	1,369	\$12,320	
FRONT ST & EVERETT AVE.	N	22	830	18,260			18,260	2,029	\$18,260	
DEAN AVE.	N	42	500	21,000			21,000	2,333	\$21,000	
UMPQUA ST. (CENTAL TO EVERETT)	Y	48	240	10,800			10,800	1,200	\$10,800	
LANE ST.	N	14	590	8,260			8,260	918	\$8,260	
QUAL RUN ST.	Y	32	500	14,500			14,500	1,611	\$14,500	
TOTAL:							275,526	30,614	\$275,526	

OVERLAY PRICES ARE APPROXIMATE AND WILL NEED FURTHER DETAIL IN DESIGN

SEE ATTACHED MAP FOR EASE OF VIEWING

** = AREA SUBTRACTS GUTTER PAN DIMENSION

*** = CUL-DE-SAC RADIUS SHOWN TO CURB FACE

**** = CUL-DE-SAC AREA SUBTRACTS GUTTER PAN DIMENSION

CITY OF SUTHERLIN**CAPE SEAL QUANTITIES FOR STREET SELECTION FY15, 16**

AARON S AND ADAM H TABULATION 2-4-15

STREET NAME		WIDTH	LENGTH	LINEAR LENGTH	CUL-DE-SAC	CUL-DE-SAC	SUB TOTAL	TOTAL	COST	COMMENTS
	CURB SECTION Y/N	CURB TO CURB		AREA SUBTOTAL	RADIUS	AREAS SUBTOTAL			PER STREET SECTION	
		(ft)	(ft)	(sqft) **	(ft) ***	(sqft) ****	(sqft)	(sqyd)	(\$/SQYD)	
EAST OF I-5 AND NORTH OF CENTRAL										
ASH ST (CENTAL TO 6TH AVE.)	N	22	730	16,060			16,060	1,784	\$8,922	
UMPQUA ST.(CENTRAL TO 6TH AVE.)	N	22	1,450	31,900			31,900	3,544	\$17,722	
MARDONNA WY. (CENTRAL TO 6TH AVE.)	N	36	1,800	64,800			64,800	7,200	\$36,000	UPDATE ADA RAMP ADD 5K
SOUTH OF CENTRAL AVE										
RAINTREE AVE.	Y	36	1,130	37,290			37,290	4,143	\$20,717	
RAINBOW CT.	Y	38	40	1,400	80.0	19,349	20,749	2,305	\$11,527	
TERRIE CT.	Y	36	40	1,320	80.0	19,349	20,669	2,297	\$11,483	
SPENCE AVE.	Y	36	1,100	36,300			36,300	4,033	\$20,167	
SUNNYSIDE CT.	Y	80	110	8,470	80.0	19,349	27,819	3,091	\$15,455	
PLUME AVE	Y	26	360	8,280			8,280	920	\$4,600	
TOTAL:							263,868	29,319	\$146,594	

CAPE SEAL PRICES ARE APPROXIMATE AND WILL NEED FURTHER DETAIL IN DESIGN

SEE ATTACHED MAP FOR EASE OF VIEWING

** = AREA SUBTRACTS GUTTER PAN DIMENSION

*** = CUL-DE-SAC RADIUS SHOWN TO CURB FACE

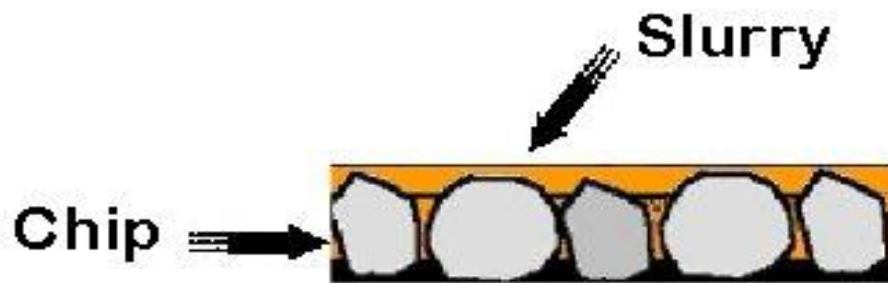
**** = CUL-DE-SAC AREA SUBTRACTS GUTTER PAN DIMENSION

What is cape seal?http://www.virginiadot.org/projects/resources/Fredericksburg/Cape_Seal_Presentation.pdf<http://www.cityofsalem.net/Departments/PublicWorks/TransportationServices/Street%20Maintenance/Pages/CapeSeal.aspx>

Cape seal uses the advantages of two sealing and rehabilitation methods combined. It is the application of a chip seal followed within a few weeks by a slurry seal.

Why a cape seal?

A cape seal is applied when the pavement deterioration is greater than what a slurry seal is designed to correct, yet has not deteriorated to the point of requiring an expensive asphalt overlay. A cape seal prevents water penetration reducing subsequent damage to the road bed, along with providing a new wearing surface. Cape seals are used on residential streets due to its ability to provide the strength of a chip seal with the smoothness of a slurry seal. Used with crack sealing and surface patching, a cape seal significantly extends the life of a neighborhood street.



Cape Seal Composition

FOR YOUR INFORMATION

LAND USE ACTIVITY WORKSHEETS

2015-06 – 309 RIDGEWAY

2015-07 – 1230 W CENTRAL

2015-08 – 115 W CENTRAL




Community Development
126 E Central Avenue
Sutherlin, OR 97479
(541) 459-2856


CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-06	APPLICANT DAVID OWEN 309 RIDGEWAY SUTHERLIN, OR 97479 417-389-3283	OWNER DAVID AND JEAN OWEN 309 RIDGEWAY SUTHERLIN, OR 97479
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SITE INFORMATION

SITE ADDRESS 309 RIDGEWAY	TAX ACCOUNT NUMBER R118475	M-TL 25-06-24BA03000	SIZE (ACRES) 0.16
IMPROVEMENT GARDEN SHED			
EXISTING STRUCTURES (NUMBER AND TYPE) SFD W/ ATTACHED SHED		DISTANCE OF BUILDING SITE FROM SURFACE WATER > 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE WEST ON FORT MCKAY TO CAIMBRIDGE, TURN RIGHT, LEFT ON WINCHESTER, TO RIDGEWAY			
As, for, or on behalf of, all property owners:			
Applicant Signature 		Date: <u>2-18-15</u>	

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT	EXT. SIDE 15FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 20FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
MUST MEET ZONE/SETBACK REQS. AUTHORIZED TO CONSTRUCT 8 X 10 SHED.				
APPROVED BY 		DATE FEBRUARY 18, 2015	EXPIRATION DATE FEBRUARY 18, 2016	
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	




Community Development
126 E Central Avenue
Sutherlin, OR 97479
(541) 459-2856


CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-07	APPLICANT SIGNCRAFT 20 ROYAL OAKS ROSEBURG OR 97471 541-672-3170	OWNER SARBJIT KAUR 1230 W CENTRAL SUTHERLIN OR 97479 503-931-6187
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SITE INFORMATION

SITE ADDRESS 1230 W CENTRAL	TAX ACCOUNT NUMBER R57570	M-TL 25-05-19AA-04100	SIZE (ACRES) 0.38
IMPROVEMENT ADDITION TO EXISTING SIGN (2 LED READER BOARDS)			
EXISTING STRUCTURES (NUMBER AND TYPE) MARKET, EXISTING SIGN		DISTANCE OF BUILDING SITE FROM SURFACE WATER NA	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL TO 1230 W CENTRAL			
As, for, or on behalf of, all property owners: Applicant Signature:  Date: 2-25-2015			

PLANNING DEPARTMENT INFORMATION

ZONING C3		OVERLAYS None		
SETBACKS				
FRONT GARAGE N/A	FRONT PROPERTY LINE N/A	REAR N/A	SIDE N/A	EXT. SIDE N/A
SIGN CODE	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 20FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		
CONDITIONS OF APPROVAL: AUTHORIZED TO ADD 2 LED READER BOARDS TO EXISTING SIGN POLE. MAXIMUM SQUARE FOOTAGE OF SIGNAGE NOT TO EXCEED 150 SQ. FT. SIGNS NOT TO PROJECT INTO THE PUBLIC RIGHT-OF-WAY.		REFER TO: Douglas County		
APPROVED BY 	DATE FEBRUARY 25, 2015	EXPIRATION DATE FEBRUARY 25, 2016		
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	




Community Development
126 E Central Avenue
Sutherlin, OR 97479
(541) 459-2856


CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-08	APPLICANT CARRIE MCCOY 115 W CENTRAL SUTHERLIN OR 97479 541-537-0311	OWNER STAN MCKNIGHT 1750 EAST CENTRAL SUTHERLIN OR 97479 541-817-2774
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SITE INFORMATION

SITE ADDRESS 115 W CENTRAL	TAX ACCOUNT NUMBER R55981	M-TL 25-05-17DC-07100	SIZE (ACRES) 0.11
IMPROVEMENT INTERIOR REMODEL OF EXISTING COMMERCIAL BLDG TO ACCOMMODATE RETAIL & INCLUDE LIVING QTRS			
EXISTING STRUCTURES (NUMBER AND TYPE) COMMERCIAL BLDG		DISTANCE OF BUILDING SITE FROM SURFACE WATER N/A	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL TO 115 W CENTRAL			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: 2.26.15	

PLANNING DEPARTMENT INFORMATION

ZONING C1		OVERLAYS None		
SETBACKS				
FRONT GARAGE N/A	FRONT PROPERTY LINE N/A	REAR N/A	SIDE N/A	EXT. SIDE N/A
SIGN CODE	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 20FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
INTERIOR REMODEL OF EXISTING COMMERCIAL BLDG TO ACCOMMODATE RETAIL UPHOLSTRY SHOP AND TO INCLUDE LIVING QTRS. LIVING QTRS NOT TO EXCEED 50% OF THE BUILDING FLOOR AREA. THE COMMERCIAL USE IS TO REMAIN THE PRIMARY USE.				
APPROVED BY 	DATE FEBRUARY 26, 2015	EXPIRATION DATE FEBRUARY 26, 2016		
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	