

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

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

BLDG PERMIT NO.
FILE #

200-163

Building Address 1111 S. 7TH STREET
 Parcel No. 2945-231-16-029
 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 WENDELL THOMPSON
 Address 1111 S. 7TH STREET
 City / State / Zip GJ G 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Interior Remodel

APPLICANT INFORMATION:

Name PNCI CONSTRUCTION
 Address 553 25 1/2 ROAD
 City / State / Zip GJ G 81505
 Telephone 292-3548

* FOR CHANGE OF USE:

*Existing Use: office/warehouse
 *Proposed Use: office/warehouse

Estimated Remodeling Cost \$ 15,000. ^{∞ #}9,000.00
 Current Fair Market Value of Structure \$ 39,830

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: _____
 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 Frank P. D. Jantz Date 12/3/04
 Department Approval Bellie Paulson Date 12/3/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>W</u>	Date <u>12/3/04</u>		