

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

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

BLDG PERMIT NO.
FILE #

Building Address 2575 6<sup>th</sup> St. Jct Co 81501  
 Parcel No. 2945-151-00-074  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 2,800 Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel 1,452 AC  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name CLINT JANOWITZ  
 Address 2224 SADDLEHORN RD  
 City / State / Zip GA. JCT CO 81507

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAM G  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 260-1041

\* FOR CHANGE OF USE:  
 \*Existing Use: Retail  
 \*Proposed Use: SAME

Estimated Remodeling Cost \$ 21,000  
 Current Fair Market Value of Structure \$ 136,840

**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 X  
 Side 0' from PL Rear 10' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40' Special Conditions: Interior remodel  
 Ingress / Egress Location Approval only  
 Voting District \_\_\_\_\_ (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 Clint Janowitz Date 9/7/04  
 Department Approval Wishu Mage Date 9/7/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>D</u>	Date <u>9/7/04</u>		