

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

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

BLDG PERMIT NO.
FILE #

Building Address 2578 Broadway St. B10
Parcel No. 2945-153-05-003
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only: 0
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 Western Exposures
Address 2578 Broadway St B10
City / State / Zip G.T. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JOHN GIANCANELLI
Address 258 THISTLE ST.
City / State / Zip G.T. Co. 81503
Telephone 242 1354

* FOR CHANGE OF USE:

*Existing Use: _____
*Proposed Use: Office
less than 20 employees
Estimated Remodeling Cost \$ 30 000
Current Fair Market Value of Structure \$ 281,340.00

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
SETBACKS: Front 15'/25' from property line (PL)
Side 0'/0' from PL Rear 10'/10' from PL
Maximum Height of Structure(s) 40'
Voting District _____ Ingress / Egress
Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _____
Landscaping/Screening Required: YES NO
Parking Requirement NO
Special Conditions: per approved plan

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 John Giancanelli Date 6-9-05
Department Approval Bayleen Henderson Date 6-9-05

Additional water (and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>D Overholt</u>	Date <u>6/9/05</u>		