

SMALL COMMERCIAL PROJECT APPLICATION (PRJ)

FOR SMALL COMMERCIAL / RETAIL PROJECTS

A Project Application must be submitted for any project application that requires an intake /in-house for Planning Department review, including but not limited to environmental evaluation or neighborhood notification. A Project Application is also required for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the Project Application Informational Packet.

This Project Application (PRJ) application is for a small scale commercial only project, including but not limited to:

- formula retail,
- changes of use that require a conditional use authorization
- massage uses, or
- cannabis uses.

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

For questions, you can call the Planning counter at 628.652.7300 or email <u>pic@sfgov.org</u> where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文:如果您希望獲得使用中文填寫這份申請表的幫助,請致電628.652.7550。請注意,規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

HOW TO SUBMIT:

Planning Department Approvals: To submit your Project Application (PRJ) materials for a Planning Approval Letter, you have two options:

- 1. Accela Citizen Access (ACA) Public Portal: No need to complete this entire PDF application. Instead, complete the PRJ application online through the public portal. Only complete the PRJ checklist within this application along with any other required documents identified within this PRJ application.
- 2. Email: Submit a completed PDF application and all required documents identified within this application to CPC.Intake@sfgov.org

Once you receive a Planning Approval Letter, you may submit an application for a building permit.

Other: AB-2011 projects, SB-35 projects, SB-9 projects, Unauthorized Dwelling Unit (UDU) screenings, Project Review Meeting (PRV), and Temporary Use Authorization (TUA) application submissions do not need to complete this Project Application. Submit the respective application and any supporting documents to CPC.Intake@sfgov.org.



SMALL COMMERCIAL PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information				
ProjectAddress:				
Block/Lot(s):				
Property Owner's Informa	tion			
Name:				
Address:			Email Address:	
			Telephone:	
Applicant Information				
Same as above				
Name:				
Company/Organization:				
Address:			Email Address:	
			Telephone:	
Please Select Billing Contact:		Owner	Applicant	Other (see below for details)
Name: E	mail:			Phone:
Please Select Primary Project Conta	act:	Owner	Applicant	Billing

PROJECT INFORMATION

PROJECT DESCRIPTION:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals
(e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

PROJECT DETAILS:				
Change of Use	New Construction	Demolition	Facade Alterations	ROW Improvements
Additions	Legislative/Zoning Changes	Lot Line Adjustment- Subdivision	Other:	-
Non-Residential:				
Formula Retail	Medical Canna Dispensary	bis	Massage Establishment	Other:
Financial Service	Cannabis Reta	il	Tobacco Paraphernalia Establishment	Outdoor Activity Area
Fleet Charging	Electric Vehicle	e Charging		
Indicate whether a Pr	eliminary Housing Developr	ment Applicatior	n (SB-330) is or has been subm	nitted: Yes No
Estimated Constru	ction Cost:		-	

SB-1214 Authorization: Senate Bill 1214 allows applications to limit the plans available to the public. You can find more

No, floor plans may not be shared publicly. A reduced plan set with only a massing diagram and site plan has

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Yes, all plans may be shared publicly.

been provided with this submittal for public distribution.

information on our website.

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

		Existing	Proposed
	Parking GSF		
	Residential GSF		
Se	Retail/Commercial GSF		
⊃	Office GSF		
an	Industrial-PDR		
	Medical GSF		
era	Hotel GSF		
Gen	CIE (Cultural, Institutional, Educational)		
	Electric Vehicle (EV) Charging GSF		
	Fleet Charging GSF		

	Dwelling Units - Affordable	
	Dwelling Units - Market Rate	
	Dwelling Units - Total	
	Hotel Rooms	
	Number of Building(s)	
	Number of Stories	
	Parking Spaces	
Sa	Loading Spaces	
Features	Bicycle Spaces	
ea	Car Share Spaces	
뜅	Useable Open Space GSF	
Project	Public Open Space GSF	
P	Roof Area GSF - Total	
	Living Roof GSF	
	Solar Ready Zone GSF	
	Number of EV Chargers	
	Number of Fleet Chargers	
	Percent of Chargers Onsite that are Dedicated to Fleet Charging	
	Other:	

CHECKLISTS

In order for the Planning Department to consider a Project Application as accepted, the application must be accompanied by all required supporting materials and all relevant supplemental applications, as listed below.

Review and complete the checklist to determine if the materials are required as part of your Project Application submission.

	PROJECT SUBMISSION	CHECKLI	ST			
Documents (completed and signed)	When is it required?	Applica is this requ part of your & submit	ired as project	verifica	Planning staff or verification of submiss completeness	
Project Application (PRJ)	Always	Yes	No	Yes	N/A	Missing
Letter of Authorization	Always	Yes	No	Yes	N/A	Missing
Pre Application Meeting including: • A copy of the invitation letter noting a phone number, video conferencing link, and an	Projects subject to 311 Notification that include:	Yes	No	Yes	N/A	Missing
 In-person meeting location A list of the neighborhood organizations and individuals invited to the 	 10 feet or more; and Decks over 10 feet above grade or within the required rear yard. 	Yes	No	Yes	N/A	Missing
 Macopy of the sign-in sheet 	Also, the following projects:Cannabis retail uses;All Formula Retail uses subject to a Conditional	Yes	No	Yes	N/A	Missing
A summary of the discussion from the meeting	 Use Authorization; Community Business Priority Processing (CB3P); 	Yes	No	Yes	N/A	Missing
The affidavit	Projects in PDR-1-B Districts subject to Section	Yes	No	Yes	N/A	Missing
One reduced copy of the plans presented at Pre-App	 313; and Local Program ADU(s) that will be constructed under a cantilevered room or deck in the rear yard 	Yes	No	Yes	N/A	Missing
Electronic copy of the plans in pdf format, formatted to print at 11" x 17". Please see the Department's Plan Submittal Guidelines for more information about the required contents of plan submittals.	Required for paper building permit applications and entitlement only projects.	Yes	No	Yes	N/A	Missing

	PROJECT SUBMISSION	CHECKLIST	
Supplemental Documents (completed and signed)	When is it required?	Applicants: is this required as part of your project & submitted?	Planning staff only: verification of submission & completeness
Reasonable Modification Application	For applicants with a disability that would like to seek a modification to their residence to accommodate their disability.	Yes No	Yes N/A Missing
Entitlement Applications (dependent on scope, consult Planning Information Counter if unsure)	When is it required?	Applicants: is this required as part of your project & submitted?	Planning staff only: verification of submission & completeness
Conditional Use Authorization	Projects that propose a use that is conditionally permitted.	Yes No	Yes N/A Missing
Variance	Projects that seek an exception from Planning Code Standards (such as rear yard or front setback)	Yes No	Yes N/A Missing
Commercial Projects	When is it required?	Applicants: is this required as part of your project & submitted?	Planning staff only: verification of submission & completeness
Community Business Priority Processing Program (CB3P) Checklist	For small business projects that need a Conditional Use Authorization and qualify to use this program.	Yes No	Yes N/A Missing
Formula Retail Conditional Use Supplemental	For change of use projects with 11+ locations worldwide.	Yes No	Yes N/A Missing
Formula Retail Affidavit	Alterations, new construction, tenant improvements, changes of use or signage to commercial businesses subject to Planning Code Section 303.1.	Yes No	Yes N/A Missing
Flexible Retail Screening and Affidavit	Projects that propose a flexible retail use.	Yes No	Yes N/A Missing
Institutional Master Plan Application	Projects that propose a medical institution or post-secondary educational institution.	Yes No	Yes N/A Missing
Wireless Telecommunications Facilities Supplemental	Projects that propose a new wireless facility or add antennas to an existing facility where wireless facilities are conditionally permitted.	Yes No	Yes N/A Missing

PROJECT SUBMISSION CHECKLIST							
Commercial Projects	When is it required?	Applicants: is this required as part of your project & submitted?		required as fyour project verification of submission & completeness			
Massage Use Affidavit	Projects that propose a massage use.	Yes	No	Yes	N/A	Missing	
Cannabis Uses Application	Projects that propose a cannabis use.	Yes	No	Yes	N/A	Missing	
Shadow Analysis Supplemental Application	For Projects over 40 feet in height that will cast shadow on a property under the jurisdiction of the San Francisco Recreation and Parks Department.	Yes	No	Yes	N/A	Missing	
Legislative Amendment	Projects that seek to reclassify a parcel, amend the Planning Code, or modify the General Plan.	Yes	No	Yes	N/A	Missing	
Staff Initiated Discretionary Review	For removal of conditions of approval applied through a previous discretionary review.	Yes	No	Yes	N/A	Missing	
Coastal Zone Authorization	Projects located in the Coastal Zone.	Yes	No	Yes	N/A	Missing	
Transportation Demand Management Supplemental	Projects that propose an addition of: 10 or more dwelling units; or group housing bedrooms, or new construction resulting in more than 10,000 sqft of non-residential use, or change of use of more than 25,000 sqft.	Yes	No	Yes	N/A	Missing	

	PROJECT SUBMISSION CHECKLIST							
Projects Altering Historic Buildings (Marked as A*, Article 10 or 11 on PIM)	When is it required?	Applica is this requ part of your & submi	rired as project	verifica	Planning staff only: rification of submission & completeness			
Major Permit to Alter Application	Projects that seek to alter a building designated under Article 11 of the Planning Code.	Yes	No	Yes	N/A	Missing		
Minor Permit to Alter Application	Projects that seek to alter a building designated under Article 11 of the Planning Code with a scope determined to be minor. Contact PIC to confirm Minor vs. Major.	Yes	No	Yes	N/A	Missing		
Certificate of Transfer of Development Rights Application	Projects that seek to transfer development rights from a preservation lot to another lot.	Yes	No	Yes	N/A	Missing		
Certificate of Appropriateness Application	Projects that seek to alter a building designated under Article 10 of the Planning Code.	Yes	No	Yes	N/A	Missing		
Administrative Certificate of Appropriateness Application	Projects that seek to alter a building designated under Article 10 of the Planning Code with a scope determined to be minor. Contact PIC to confirm Minor vs. Major.	Yes	No	Yes	N/A	Missing		

PLAN SUBMITTAL CHECKLIST

To be reviewed and completed by a design professional

To b	e reviewed and completed by	y a design p	professiona	ıl				
Title Page Requirement			is this required as verification of superior part of your project & complete		is this required as part of your project &		is this required as verification of submission part of your project & completeness	mission &
Written Project Description	Always	Yes	No	Yes	N/A	Missing		
Address, Block, Lot	Always	Yes	No	Yes	N/A	Missing		
Zoning District, Height and Bulk District, any Special Use District	Always	Yes	No	Yes	N/A	Missing		
Number of Commercial Units and Residential Dwelling Units (Existing and Proposed)	Always	Yes	No	Yes	N/A	Missing		
Building square footage and breakdown by units (existing and proposed) as defined by gross floor area in Planning Code Section 102	Always	Yes	No	Yes	N/A	Missing		
Height of existing building/ structures and height of proposed building/structure	Always	Yes	No	Yes	N/A	Missing		
Number of vehicle parking spaces and car share spaces	Always	Yes	No	Yes	N/A	Missing		
Number of bicycle parking spaces	Always	Yes	No	Yes	N/A	Missing		
Square footage of useable open space	Always	Yes	No	Yes	N/A	Missing		
Better roofs ordinance, including total roof area, living roof area, and solar ready zone area	Project subject to Planning Code Section 149	Yes	No	Yes	N/A	Missing		
Describe average slope of the projects site (%)	Projects with exterior expansions	Yes	No	Yes	N/A	Missing		
Licensed design professional stamp and signature- may be electronic	Always	Yes	No	Yes	N/A	Missing		

To b	e reviewed and completed b	y a design p	professiona	al					
Site Survey Requirement	When is it required?	Applicants: is this required as part of your project & submitted?		is this required as verification part of your project & comp			is this required as verification of submission & completeness		mission &
Signed by licensed surveyor, 1/8" or 1" scale, full width of all buildings on adjacent lots, front setback of all adjacent buildings, curb elevation in line with the mid-point of the subject building and adjacent lots, grade elevation at the mid-point of the front wall of adjacent buildings, roof elevations including elevation of eaves/peaks of pitched roofs, contour lines, utility lines, street trees, existing structure on site, north arrow.	New construction, Lot splits or mergers	Yes	No	Yes	N/A	Missing			
Site Plans Requirement	When is it required?	Applicants: is this required as part of your project & submitted?		Planning staff only: verification of submission & completeness		mission &			
Scale: 1/8" = 1' (or 1" = 10' if project is too large).	Always	Yes	No	Yes	N/A	Missing			
Separate existing and proposed site plans: showing all buildings on the lot.	Only if exterior changes proposed	Yes	No	Yes	N/A	Missing			
Adjacent lots showing full width outlines of all buildings on adjacent properties.	Always	Yes	No	Yes	N/A	Missing			
Direction of true north: show project north if it is different from true north.	Always	Yes	No	Yes	N/A	Missing			
Dimensions: show the distance from the existing building walls to property lines and other structures on the lot. Include width of sidewalk from front property line to curb.	Always	Yes	No	Yes	N/A	Missing			

To be reviewed and completed by a design professional								
Site Plans Requirement	When is it required?	Applicants: is this required as part of your project & submitted?		Planning staff only verification of submission completeness		mission &		
Landscape and permeable surface: show/dimension the space to be landscaped/ permeable within the required front setback (include permeability and landscape calculations).	Only if existing front setback	Yes	No	Yes	N/A	Missing		
Curb cuts: existing and proposed curb cuts, curb lines, including both adjacent properties.	If removing or adding parking	Yes	No	Yes	N/A	Missing		
Dimensioned setback requirements: Front setback, rear yard and side yard of the subject and adjacent buildings.	Always	Yes	No	Yes	N/A	Missing		
Street Names	Always	Yes	No	Yes	N/A	Missing		
Street tree: show the location of existing and proposed street trees or add a notation if you pay the in-lieu fee.	Always	Yes	No	Yes	N/A	Missing		

Floor and Roof Plans Requirement	When is it required?	Applicants: is this required as part of your project & submitted?		verifica	ning staf tion of subi completene	mission &
Separate existing and proposed floor and roof plans include adjacent structures	When changes are made to the floor or roof.	Yes	No	Yes	N/A	Missing
Scale: 1/4"= 1' (unless project is too large in which case 1/8' = 1' is acceptable).	Always	Yes	No	Yes	N/A	Missing
North Arrow	Always	Yes	No	Yes	N/A	Missing
On all plan views: label the intended use of rooms and areas.	Always	Yes	No	Yes	N/A	Missing
Toters: show location of dedicated space for trash, recycling and compost carts on private property and screened from public view. Visit www.recology.com/recology-san-francisco for more information.	Always	Yes	No	Yes	N/A	Missing
Laundry and storage: show the locations.	Always	Yes	No	Yes	N/A	Missing
Parking: show dimensions and outlines of all existing and proposed vehicle and bicycle parking.	Always	Yes	No	Yes	N/A	Missing
Electrical Transformers: show the locations.	Always	Yes	No	Yes	N/A	Missing
Roof: Total roof area, living roof area, and/or solar ready zone area in gross square feet (existing and proposed).	Always	Yes	No	Yes	N/A	Missing
Walls: Those to remain and those to be removed or added (with key). If substantial amounts of demolition are proposed, include demolition calculations pursuant to Planning Code Section 317.	Always	Yes	No	Yes	N/A	Missing
Door and Windows: Existing and Proposed.	Always	Yes	No	Yes	N/A	Missing

To be reviewed and completed by a design professional						
Building Elevation Requirement	When is it required?	Applicants: is this required as part of your project & submitted?	Planning staff only: verification of submission & completeness			
Separate existing and proposed elevations: if exterior changes are proposed, provide separate existing and proposed elevations for only the building face(s) related to the work.	Only if exterior changes proposed.	Yes No	Yes N/A Missing			
Profiles of Adjacent Buildings: Show the full outline of each adjacent building/structure. Side elevations should show the full profile of adjacent buildings, window openings, and light wells that face the project. Show the grade plane and heights of buildings. Identify the height limit pursuant to Planning Code Section 260.	Only if exterior changes proposed.	Yes No	Yes N/A Missing			
Exterior materials: if exterior changes are proposed, include existing and proposed exterior materials for new or replacement doors, windows, and exterior finish material. If an elevation is not required, this information can go elsewhere in the plan set.	Only if exterior changes proposed.	Yes No	Yes N/A Missing			
Windows: include dimensions, operation, and material type. Provide plan section detail of new windows.	Only if exterior changes proposed.	Yes No	Yes N/A Missing			
Heights: (in feet and number of stories, calculated as defined in Planning Code Sections 102 and 260) and any difference in elevation due to pitched roofs or steps in building mass.	Always	Yes No	Yes N/A Missing			

Sections Requirement	When is it required?	Applic		Planning staff only:			
·	ciris is required.	is this req part of you submi	r project &	verifica	tion of sub completene	mission &	
At least two sections (longitudinal and latitudinal)	Expansions and projects with excavation.	Yes	No	Yes	N/A	Missing	
Longitudinal: show relation between the street, front property line, subject building, rear yard, and rear property line							
Latitudinal: show relation between subject building and the outline of each adjacent building							
Separate existing and proposed sections	If there is a change in floor to ceiling heights or if excavation is proposed.	Yes	No	Yes	N/A	Missing	
Scale: 1/4"=1' (unless the project is too large)	For all sections.	Yes	No	Yes	N/A	Missing	
Height datum point: Center line of the building, top of curb	For all sections.	Yes	No	Yes	N/A	Missing	
Floor to Ceiling height dimensions	For all sections.	Yes	No	Yes	N/A	Missing	
Existing and Proposed Grade	For all sections.	Yes	No	Yes	N/A	Missing	
Key section location of floor plans and site plans	For all sections.	Yes	No	Yes	N/A	Missing	

Additional Requirement	When is it required?	Applicants: is this required as part of your project & submitted?		Planning staff only: verification of submission & completeness		
Renderings	New construction	Yes	No	Yes	N/A	Missing
Photographs	Always	Yes	No	Yes	N/A	Missing
As Built Plans: In addition to the requirements above, as-built plans are required. This will demonstrate what the current conditions are as differentiated from the existing plans (last legal condition) and the proposed plans (future condition that legalizes unauthorized work and proposes code compliant work.	If permit is to abate an enforcement case (either DBI or PLN).	Yes	No	Yes	N/A	Missing
Demolition Calculations: Pursuant to Planning Code Section 317.	If vertical addition and significant demolition of at least one additional wall OR If horizontal addition with significant demolition of two walls.	Yes	No	Yes	N/A	Missing

ENVIRONMENTAL EVALUATION SCREENING FORM

All projects must complete this section.

Applications (completed and signed)	When is it required?	Applicants: is this required as part of your project & submitted?	Planning staff only: verification of submission & completeness
Provide foundation design type, if applicable (e.g., mat foundation, spread footings, drilled piers, etc.).	Select "N/A" if the information is not applicable.	Yes N/A Foundation type:	Yes N/A Missing
Provide 1. area on site to be excavated in square feet; 2. depth of excavation (including foundation work) in feet; and 3. volume of excavation/disturbance below grade in cubic yards	Projects proposing ground disturbance.	Yes N/A Area (sq. ft): Depth (ft): Volume (yd³):	Yes N/A Missing
Provide section and plan showing area and depth of soil disturbance in feet (including foundation work).	Projects in Archeological Zone 1 (review in PIM) with more than 2 feet and 25 cubic yards of soil disturbance OR Project in Archeological Zone 2 with more than 5 feet and 50 cubic yards of soil disturbance.	Yes N/A	Yes N/A Missing
Historic Resource Review	Projects that involve demolition of a building constructed 45 years ago or more, or a building contributing to a historic district? For demolitions, scope the report by contacting: CPC-HRE@sfgov.org OR Projects that involve complete alteration to a front facade or add a substantial vertical addition visible from public rights-of-way (applicable only to Category A*, A & B).	Yes N/A	Yes N/A Missing

Applications (completed and signed)	When is it required?	Applicants: is this required as part of your project & submitted?	Planning staff only: verification of submission & completeness
Submit copy of an Application for Article 38 Compliance with proof of receipt from the Department of Public Health.	For new construction, major alteration, or change of use projects located in an Air Pollution Exposure Zone (2022) as identified on PIM	Yes N/A	Yes N/A Missing
	THAT ALSO		
	Propose a sensitive use (i.e. childcare, school, senior center, residential uses, and health care facilities).		
Submit copy of the Maher Application with proof of receipt from the Department of Public Health.	Projects on Maher site OR sites suspected of containing potential subsurface soil or groundwater contamination	Yes N/A	Yes N/A Missing
	AND		
	requires more than 50 cubic yards of excavation		
	OR		
	change of use from industrial use to residential or institutional uses		
Phase 1 environmental site evaluation	Projects on Maher site with more than 50 cubic yards of excavation	Yes N/A	Yes N/A Missing
AND	OR		
Documentation of Enrollment in DPH's Maher Program	Projects proposing a change of use from industrial use to residential or institutional uses.		
	Projects on Cortese sites		
	OR		
	Projects on a site with an existing or former gas station, parking lot, auto repair, dry cleaner, manufacturing use, or a site with current or former underground storage tanks		
	OR		
	AB 2011 applications.		

Applications (completed and signed)	When is it required?	Applica is this require part of your p submitte	ired as project &	verificat	ning staf ion of subr ompletene	mission &
Geotechnical Study	Projects located within a Landslide Hazard Zone, Liquefaction Zone as shown on PIM,	Yes	N/A	Yes	N/A	Missing
	OR					
	Projects on a lot with an average slope of 25% or greater					
	AND					
	 Projects involving: construction of a new building; horizontal additions with increases more than 50%; vertical additions with increases more than 500 square feet of new roof area; substantial grading disturbing 5,000 cubic yards of material); substantial cuts for grading (e.g., 10 feet in vertical height or steep slopes); a deep foundation system (e.g., piers, piles); or any grading within a Landslide Hazard Zone or Liquefaction Zone. 					
Consultant prepared shadow fan.	Projects over 40 feet in height	Yes	N/A	Yes	N/A	Missing
	AND					
	If it is known that the Project will cast shadow on a property under the jurisdiction of the Recreation and Parks Department If unknown, this information will be relayed to applicant by Department staff in the					

Applications (completed and signed)	When is it required?	Applicants: is this required as part of your project & submitted?		verifica	ning stat tion of subs completene	mission &
Childcare pickup and drop off management plan and application	If proposing a childcare facility with 30 or more students or 1,500 sqft or more of new space.	Yes	N/A	Yes	N/A	Missing
Major Projects	Projects over 10,000 sqft OR Project proposing more than 25 units.	Yes	N/A	Yes	N/A	Missing
Categorical Exemption Certificate Fee	The project involves: • 25 units or less; • 10,000 square feet or less of non-residential uses (either as change of use or addition); AND does not require an amendment to the General Plan or Planning Code (e.g. special use district).	Yes	N/A	Yes	N/A	Missing

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) i.e. social security numbers, driver's license numbers, bank accounts have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature		Name (Printed)
Date		
Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email

For Department Use Only Application received by Planning Department:	
By:	Date: