

TCP \$
Drainage \$
SIF\$
Inspection \$

1720-0

Planning \$ 5.00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 200 ROOD AVE
 Parcel No. 2945-143-12-016
 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 KING SCOPERS/CITY MARKETS, INC.
 Address 65 TEJON ST
 City / State / Zip DENVER, CO 80223

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business

Other: INTERIOR REMODEL ONLY
NO EXTERIOR CHANGES - switch out deli cases; new cabinetry by Floral; new sink
 * FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____

APPLICANT INFORMATION:

Name MITCHELL PLUS ASSOCIATES
CONTACT: TINO MEDINA
 Address 2680 18TH ST. SUITE #100
 City / State / Zip DENVER, CO 80211
 Telephone 303.477.2770
FAX: 303.477.4750

Estimated Remodeling Cost \$ 244,246.00
 Current Fair Market Value of Structure \$ 2,474,410.00

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 PLANNING STAFF

ZONE B2 Maximum coverage of lot by structures N/A
 SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 0/0 from PL Rear 0/0 from PL Parking Requirement _____
 Maximum Height of Structure(s) 65 Floodplain Certificate Required: YES _____ NO _____
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) _____
 Special Conditions: _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 [Signature] Date 9/28/09
 Planning Approval [Signature] Date 9/29/09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>9/29/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)