

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Unit 124 ⁸⁻²⁴⁻¹⁰

37478-0 68-96

Building Address 2464 Hwy 69 50
 Parcel No. 2945-091-23-001
 Subdivision GMC REPLAT
 Filing _____ Block _____ Lot 1A

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 GRAND MESA CENTER, LLC
 Address 2127 INNERBELT BUS. CTR. DR
 City / State / Zip ST. LOUIS, MO 63114-5700

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name VITAMIN COTTAGE NATURAL FOOD MARKS, INC.
 Address 12612 W. ALAMEDA PKWY
 City / State / Zip LAKEWOOD, CO 80228
 Telephone 303 986-4600 x161 STEES

*FOR CHANGE OF USE:
 *Existing Use: RETAIL - VITAMIN COTTAGE
 *Proposed Use: RETAIL

Estimated Remodeling Cost \$ 175,000
 Current Fair Market Value of Structure \$ 24,483,310.00

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 C-2 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Floodplain Certificate Required: YES _____ NO _____
 Voting District _____ Ingress / Egress Location Approval _____ Special Conditions: approved per plan
 (Engineer's Initials)

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 02 Aug 2010
 Planning Approval Dayleen Henderson Date 8-2-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer taps</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/2/10</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)