

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

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) \_\_\_\_\_

37478-0 68-96

**OWNER INFORMATION:**

Name GRAND MESA CENTER, LLC  
Address 2127 INNERBELT BUS. CIR. 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: \_\_\_\_\_

AUG 02 2010

**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 <u>C-2</u>	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 _____	Special Conditions: <u>approved per plan</u>
Ingress / Egress Location Approval _____ (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 Daylen 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)