

Planning \$	5 ⁰⁰
TCP \$	/
Drainage \$	/
SIF\$	/

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

BLDG PERMIT NO.
FILE #

Building Address 200 POOD AVE.
Parcel No. 2945-143-12-014
Subdivision Town of Grand Junction, First
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 SOOPERS/CITY MARKETS, INC
Address 605 TEJON ST.
City / State / Zip DENVER, CO 80223

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: INTERIOR RESTROOM REMODEL
NO EXTERIOR CHANGES

*** 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 \$ 60,000.00
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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>B-2</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>0</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>80'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

PAID
JUL 01 2010
TB

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 [Signature] Date 6/28/10
Department Approval [Signature] Date 6/30/10

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date	<u>7/1/10</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)