USE PERMIT
TOWN OF CLIFTON, VIRGINIA

2.	Name of Applicant:	Robin Moser, 571-549-8880; vamercantile@gmail.com
3.	Owner of Property:	NCH Partners II, LLC
4.	Name of Business / Organization:	Virginia Mercantile, LLC
5.	Owner of Business / Organization:	Robin Moser, 6424 John Jackson Ct., Fairfax Station, VA 22039
6.	Address of Premises:	12644 Chapel Rd., #F
7.	Tax Map Number:	075-42-0023A
8.	Attach Copy of Plat for Property:	Plat Attached
9.	Attach Floor Plan (All Non-Residential and Home Business):	Floor Plan Attached
10.	Zoning District of Premises:	Commercial
1.	Type of Use:	Non-Residential Use Permit -- Retail
11.	Purpose of the Application:	Issue Use Permit to indicate retail use at this location, square footage, number of employees, hours of operation, and number of on-site parking spaces.
12.	If Commercial, Home Business, Agricultural or Industrial:	Commercial: Use Permit – Retail
12.1	Operation Description:	Business to operate a general store offering sustainable and locally-made merchandise with delivery and pick-up options within Clifton & Fairfax Station.
12.2	Number of Employees:	2
12.3	Hours of Operation:	Sunday-Saturday 7AM-7PM
12.4	Number of Client visits per Day:	N/A
12.5	Square Footage (Sq. Ft.) of Premises:	762 (net)
12.6	Number of Seats:	N/A
12.7	Number of Off-street Parking Spaces Available:	
12.8	Number of Off-street Parking Spaces Required:	

# Parking Spaces Required		Seat-to-Spot Ratio	Seats	Assigned
4	On-site	N/A	N/A	4/2021

# Parking Spaces Available	
4	On-site

N/A

Specific
Restrictions:

Fee Enclosed: $75

The above use is found to be in conformity with the provisions of the Clifton Town Ordinances.

On the serving of notice by the Town Council of any violation of any such provisions or requirements with respect to any building or the use thereof, or the use of the land, this Use Permit shall become null and void as provided in the Clifton Town Ordinances, Chapter 1, Section 16 and Chapter 9, Section 14 and a new Use Permit shall be required for any further use of such building or land.

(Town Seal)

TOWN OF CLIFTON Official Seal Incorporated 1902 VIRGINIA

Approved by: _____
William Hollaway, Mayor

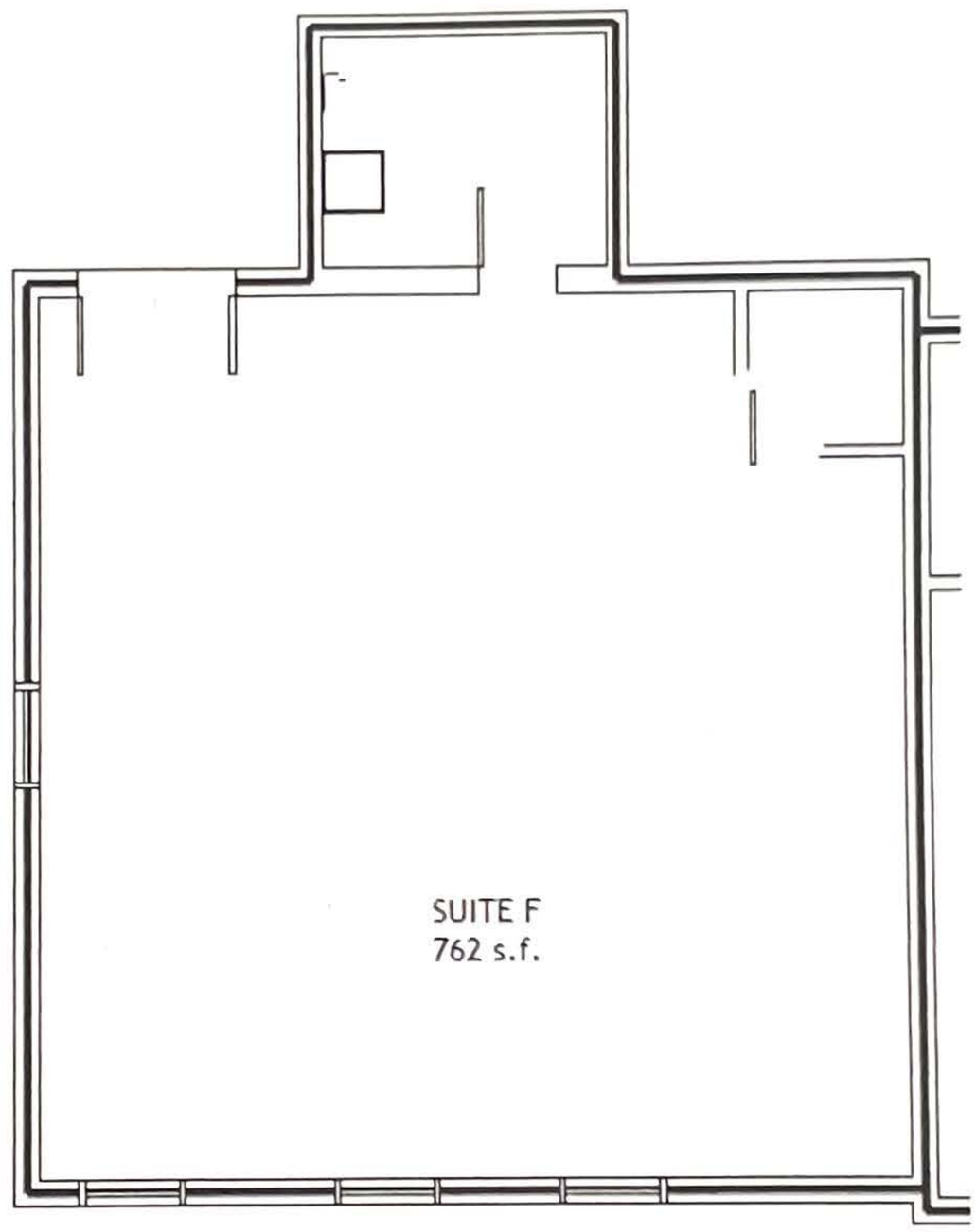
Number Prior Use Permits:	0
Date of Prior Use Permits:	N/A

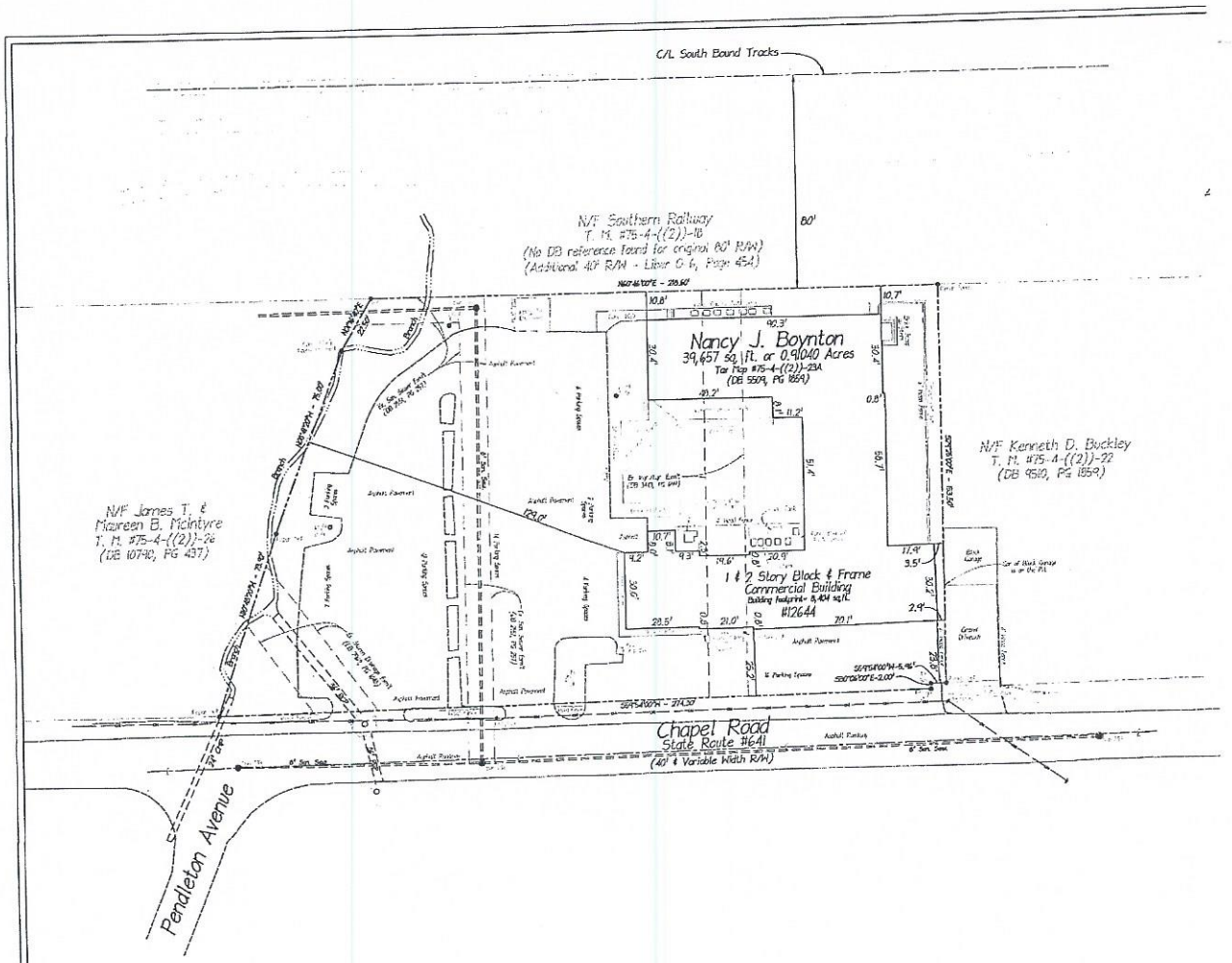
Date: April 6, 2021

Town Council Approval Date:
April 6, 2021
Date of Planning Commission Recommendation:
Mar. 30, 2021
Date of Public Hearing: N/A

EXHIBIT A

Tenant's demised premises measures approximately 762 square feet as shown in the outlined area below.





Surveyor's Certificate

This is to certify that this map or plat and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes items #1, #2, #3, #4, #7, #8, #9, #10, #11A, #13 and #16 of "Table A" thereof. Pursuant to the accuracy standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the minimum angle and distance closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys.

Thomas H. Kendall, LS #711 Date

Graphic Scale

20 0 20 40

(1" = 20')

Town of Clifton

Commercial Parking Tabulation

Property Name: Clifton House
Address: 12644 Chapel Road
Date: 3/30/2021
Building Total Gross Floor Area: 14,616

SUITE #	TENANT NAME	NET FLOOR AREA	USE (Restaurant/Office/ Retail/Other Commercial Use)	Max. # EMPLOYEES (Retail/Restaurant only)	NUMBER OF CUSTOMER SEATS (Restaurant only)	PARKING SPACES Approved	DATE OF USE PERMIT (or Council approval)
A & B	Motier	936	Retail/Restaurant	4	14	11	3/3/2020
C & D	VACANT	856					
E	U.S. Post Office	540	Retail	3	N/A	5	2/5/1992
F	Virginia Mercantile	762	Retail	N/A	N/A	4	pending
107, 108, 109, 111, & 112	Market Financial	976	Office	N/A	N/A	5	1/5/2021
214	Coppermine Realty	956	Office	N/A	N/A	5	1/5/2021
113, 210	Anthony Reid	400	Office	N/A	N/A	2	10/6/2020
114	The Hair Garage, LLC	593	Retail	N/A	N/A	4	7/7/2020
115	GoldensHill Papercrafts	1,536	Retail	1	N/A	7	6/3/2014
200/202	Wheelhouse Pilates	885	Retail	2	N/A	5	1/5/2021
203	VACANT	773					
204, 206, 208	AG Chem/Waterworks	592	Office	N/A	N/A	3	7/5/2016
209, 211	Kohlmark Flach Architects	400	Office	N/A	0	2	10/2/2018
212	America, Inc.	1,075	Office	N/A	0	5	3/1/2016
110	Counseling for Creative	192	Office	N/A	N/A	1	6/2/2020
205, 207	WY Leadership,	425	Office	N/A	N/A	2	5/6/2020
	Total allocated parking based on Town approved	**11897**				**61**	

Total Parking Spaces Provided at 12644 Chapel Rd: **63**