

DATE SUBMITTED 3/4/94

BUILDING PERMIT NO. 47826

FEE \$ N/C

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

VILLAGE FAIR SHOPPING CENTER

BLDG ADDRESS 12^E S PATTERSON
1133 Patterson Rd
SUBDIVISION VILLAGE FAIR Sub Amend

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6000

FILING BLK LOT 3

SQ. FT. OF EXISTING BLDG(S)

TAX SCHEDULE NO. 2945-111-27-003

NO. OF FAMILY UNITS
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION

OWNER G.V. INC.

USE OF EXISTING BLDGS VIDEO RENTAL

ADDRESS 201 COMMERCIAL DR.
FT COLLINS, CO 80524

DESCRIPTION OF WORK AND INTENDED USE:
REMODEL (INTERIOR only)

TELEPHONE 303 484 4320

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE PB

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side from property line

CENSUS TRACT 4 TRAFFIC ZONE 27

Rear from property line

Parking Req'mt

Maximum Height

File Number

Maximum coverage of lot by structures

Special Conditions:

Landscaping/Screening Req'd

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval [Signature] (KP)

Applicant Signature [Signature]

Date Approved 3/4/94

Date 3-4-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) Grand Junction Zoning & Development Code)

(White. Planning)

(Yellow. Customer)

(Pink. Building Department)