

Planning \$ ϕ	Drainage \$ ϕ
TCP \$ ϕ	School Impact \$ ϕ

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BLDG PERMIT NO. 79075
FILE # MSP 2001-088

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

1800^{sq ft} expansion

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2830 I-70B

TAX SCHEDULE NO. 2943-182-00-048

SUBDIVISION none

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 211,550⁰⁰

FILING N/A BLK N/A LOT N/A

ESTIMATED REMODELING COST \$ ~~XXXXX~~ \$150,000

OWNER Meadowgold Dairys

NO. OF DWELLING UNITS: BEFORE one AFTER one
 CONSTRUCTION structures

ADDRESS 2830 I-70 Business Loop

USE OF ALL EXISTING BLDGS Meadow Gold Dairy Plant

TELEPHONE 243-0643

DESCRIPTION OF WORK & INTENDED USE:

APPLICANT Big "D" Const

Storage/refrigeration

ADDRESS 420 East South Temple

expansion - no increase

TELEPHONE 1-801-415-6000

in employees

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1

SPECIAL CONDITIONS: per approved site plan

PARKING REQUIREMENT: n/a

LANDSCAPING/SCREENING REQUIRED: YES ___ NO X

CENSUS TRACT 7 TRAFFIC ZONE 39 ANNX ___

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the Grand Junction Zoning and Development 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 that 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's Signature Doug Rowe

Date 4/13/01

Department Approval Pat [Signature]

Date 4-24-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>nochg emp</u>
Utility Accounting <u>[Signature]</u>			Date <u>4-24-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)