

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>83894</u>
FILE # <u>MSP-2002-093</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

5874-3663 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2830 I-70 Business Loop

SUBDIVISION —

FILING — BLK — LOT —

OWNER MEADOW GOLD DAIRIES

ADDRESS 2830 I-70 Business Loop

TELEPHONE 970-243-0643

APPLICANT Big D Construction

ADDRESS 420 E. South Temple

TELEPHONE 801-629-2715

TAX SCHEDULE NO. 2943-182-00-048

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2600

SQ. FT OF EXISTING BLDG(S) —

NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
CONSTRUCTION

USE OF ALL EXISTING BLDGS Office & Storage

DESCRIPTION OF WORK & INTENDED USE: Remove old truck dock and build new uncovered truck dock.

✓ **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

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 15' from Property Line (PL) or — from center of ROW, whichever is greater

PARKING REQUIREMENT: —

SIDE: 5' from PL REAR: 10' from PL

SPECIAL CONDITIONS: Per plan

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 200 CENSUS TRACT 8 TRAFFIC ZONE 55 ANNEX —

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.

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 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's Signature Mark Law Date 4/3/02

Department Approval Bob Mays - General Sales Manager Date 4/3/02

Amity Castello Date 4-17-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>no chg use</u>
Utility Accounting	<u>Rethie Kanaver</u>		Date <u>4-17-02</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)

Project Information & Code Review

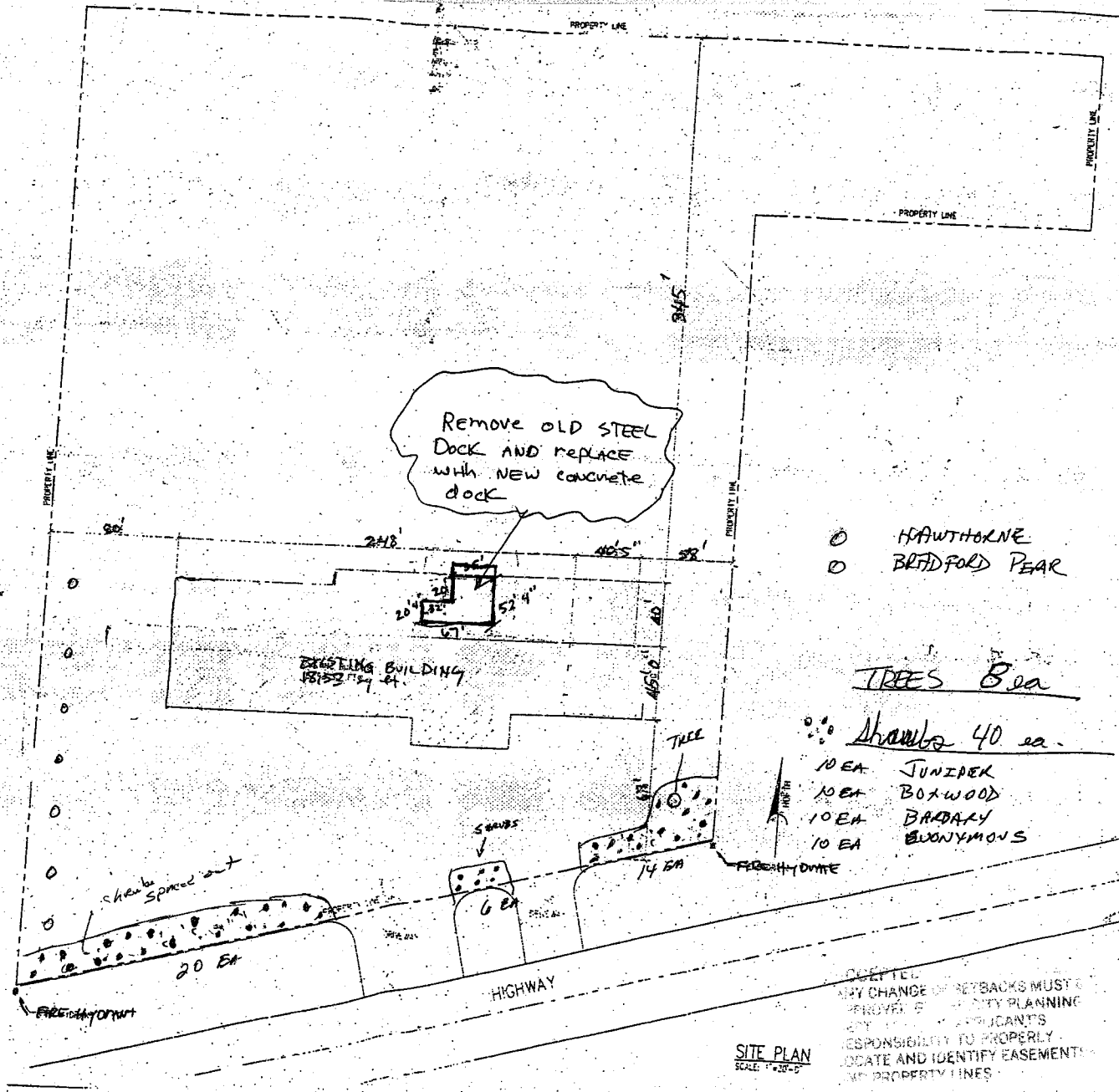
Project: Meadow Gold Addition
 Location: Grand Junction, Colorado
 2830 I-70 B Loop
 Use of Building: Cold Storage and Office
 UBC Occupancies: S-2 and B (UBC Table 3-A)
 Type of Construction: Concrete
 Basic Allowable Area: 12,000 sq ft. (UBC Table 6-B)
 Allowable Area Increases: 100% (UBC 505 separation 3 sides)
 Total Allowable Area: 12,000 X 2 = 24,000 sq ft.
 Allowable Area Increases: 100% (UBC 505 separation 3 sides)
 Total Allowable Area: 12,000 X 2 = 24,000 sq ft.
 Actual Floor Area:
 Area of existing building: 18753 sq ft.
 Area of new addition: 1800 sq ft.
 Total Area: 20553 sq ft.
 Occupancy Separation: None required. Office area 25% of floor area UBC 3021 exception 22
 Special Inspections: None required

Major or Minor Site Plan Approval

Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on April 17, 2002

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on Oct 17, 2002

Executed by: [Signature] Date: 4.17.02
 Name and Title: [Signature]
 Community Development Department
 City of Grand Junction, Colorado



- HAWTHORNE
 - BRADFORD PEAR
- TREES 8 ea
- Shrubs 40 ea.
- 10 EA JUNIPER
 - 10 EA BOXWOOD
 - 10 EA BRADY
 - 10 EA ANONYMUS

SITE PLAN
 SCALE: 1"=20'-0"

ACCEPTED
 ANY CHANGE OR REVISIONS MUST BE APPROVED BY CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

MOUNTAIN VIEW ENGINEERING, INC.
 Consulting
 501 East Laurel, P.O. Box 100
 Grand Junction, CO 81501

SHEET TITLE: SITE PLAN
 JOB NAME: MEADOW GOLD
 LOCATION: GRAND JUNCTION, COLORADO
 CONTRACTOR: BJC-D CONSTRUCTION

DATE	SCALE
APPROVED BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
PROJECT NO.	DATE

SHEET NUMBER
C-1

PRINT DATE
 4-17-2002