

Planning \$ <u>10,435.00</u>	Drainage <u>3</u>
TCP \$ <u>10,435.00</u>	School Impact \$ <u> </u>

DG PERMIT NO.
FILE # <u>CUF 206 057</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 838 North Crest Ct.

TAX SCHEDULE NO. 2701-254-10-004

SUBDIVISION North Crest Ind. Court

SQ. FT. OF EXISTING BLDG(S) 0

FILING 2 BLK 2 LOT 3

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9232 9305 #

OWNER Schwan's Home Service Inc.
~~The Schwan Food Company~~

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

ADDRESS 115 W. College Dr.

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
 CONSTRUCTION

CITY/STATE/ZIP Marshall, MN 56258

APPLICANT Schwan's Home Service Inc.
~~The Schwan Food Company~~

USE OF ALL EXISTING BLDG(S) N/A

ADDRESS 115 W. College Dr.

DESCRIPTION OF WORK & INTENDED USE:

CITY/STATE/ZIP Marshall, MN 56258

Schwan's Distribution Center

TELEPHONE 507-537-8274

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 <u>I-0</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO <u> </u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u> </u> from center of ROW, whichever is greater SIDE: <u>15'</u> from PL REAR: <u>25'</u> from PL	PARKING REQUIREMENT: <u>15 + 18 for fleet parking</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>per plans dated 5/11/06</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>.75 FAR</u>	

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 [Signature] Date 01-16-06
 Department Approval Ponnie Edwards, Planner Date 6/14/06
approved @ Planning Commission 6/13/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19197</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/22/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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