

DATE SUBMITTED: 3-25-91

4/1/91

PERMIT # 38237

FEE NA

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 304 West Main.

SQ. FT. OF BLDG: _____

SUBDIVISION: Little Bookcliss R.R.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 9

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-154-06-006 ⁰⁹⁻⁰⁰⁶ ₁₀

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: George E. Wheeler

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 304 West Main

Lt. Manufacturing

PHONE: Grand Vct Co. 8150E 243-5242

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: I-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 9

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 43

LANDSCAPING/SCREENING: 11

SPECIAL CONDITIONS: Ramp must be entirely on private property

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 3/25/91

APPROVED BY: Kathy [Signature]

George E. Wheeler
SIGNATURE

12-26-89

Mr. Richard Reimer
Western Colorado Business Development Corp.
304 West Main Street
Grand Junction, Co., 81505

Dear Dick:

Reference is made to the handicap ramp at 304 West Main Street.

The following are requirements per Bob Lee at the Building Department.

Railing:

1. Single rail on east side of up ramp at a height of 30 to 34 inches. Does not need side bars.
2. Platform railing. Can be either single or slatted railing as it does not exceed 30 inches in height. Height 30 to 34 inches.
3. Two up railings from platform to dock. Height 30 to 34 inches. No opening more than 6 inches in width. Must be slatted in some manner.
4. We can have a gate in railing, if necessary, for fire department. Gate must meet same requirements as in 3 above.

Ramp:

Walls of ramp can be 4 inches if rebar or reinforced wire used to tie concrete together.

Ramp - 4 inches.

Washed rock can be used without compaction.

Road base or sand can be used with compaction.

Ramp must have a rough finish, as a broom finish.

Floor of ramp 4 inches with rebar or reinforcement wire.

If we want a sidewalk to Main Street we can install, but City may remove if needed.

George Wheeler

Minimum
39" above
lower grade
must have
6" gravel

Broom finished

doesn't have to
be compacted

4" inch

Washed
rock
road base
2" or 2 1/2" and

3 Dto 3' stack

3' above
6" gravel

6" OK
depending
on
grading

EXISTING BUILDING

Planters w/
gravel cover
2.1 feet

Slope up

1 rail 30 to 34" high east side

PLAN 1/4"=1'-0"



8 3/4 feet

RAMP / INCUBATOR

25 feet

EAST ELEVATION 1/4"=1'-0"

39"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

18"

3/25/91

ACCEPTED BY 3/25/91
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THE OWNER SHALL BE FULLY
RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.