

DATE SUBMITTED: _____

PERMIT # 38350

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 245 SOUTH AVE

SQ. FT. OF BLDG: 38356

SUBDIVISION: N/A

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-46-005
2945-145-46-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: CENTRAL DIST. CO.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 245 SOUTH AVE

PHONE: 243-0024

DESCRIPTION OF WORK AND INTENDED USE:

REMOVAL & REPLACEMENT
OF LOADING DOCK

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, 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 55 S 0 R 0

GEOLOGIC
HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: _____

PARKING SPACES REQ'D: Employee Only

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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 AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

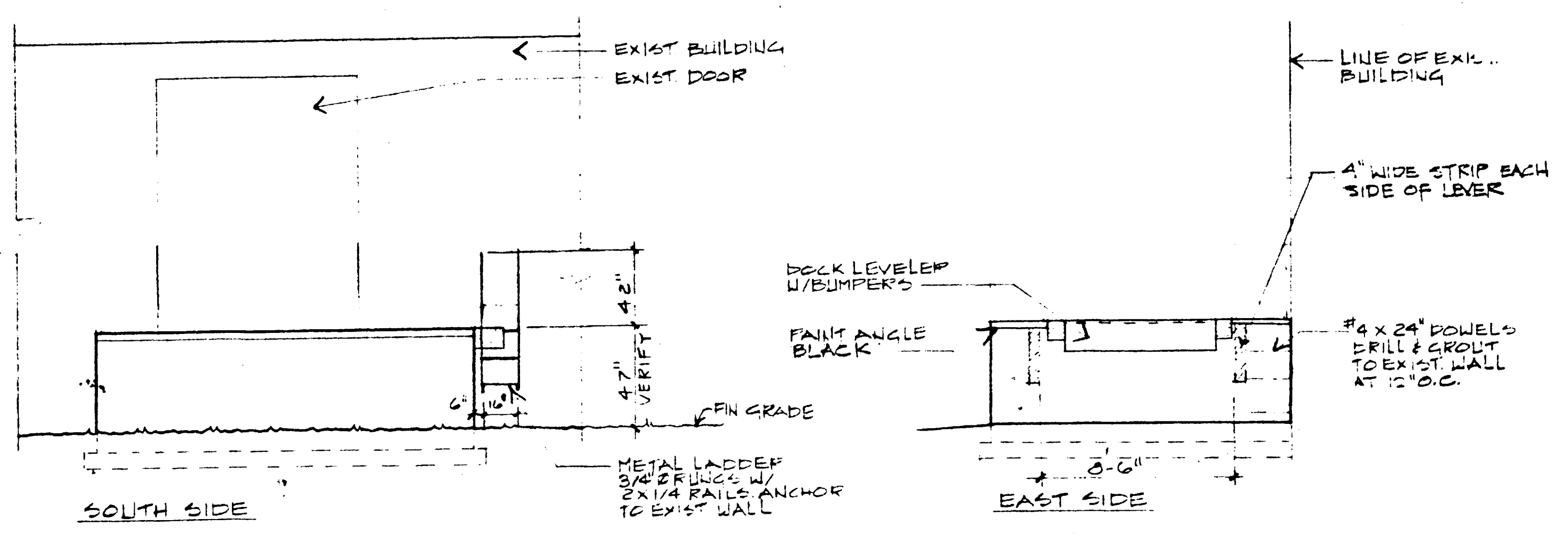
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/10/91

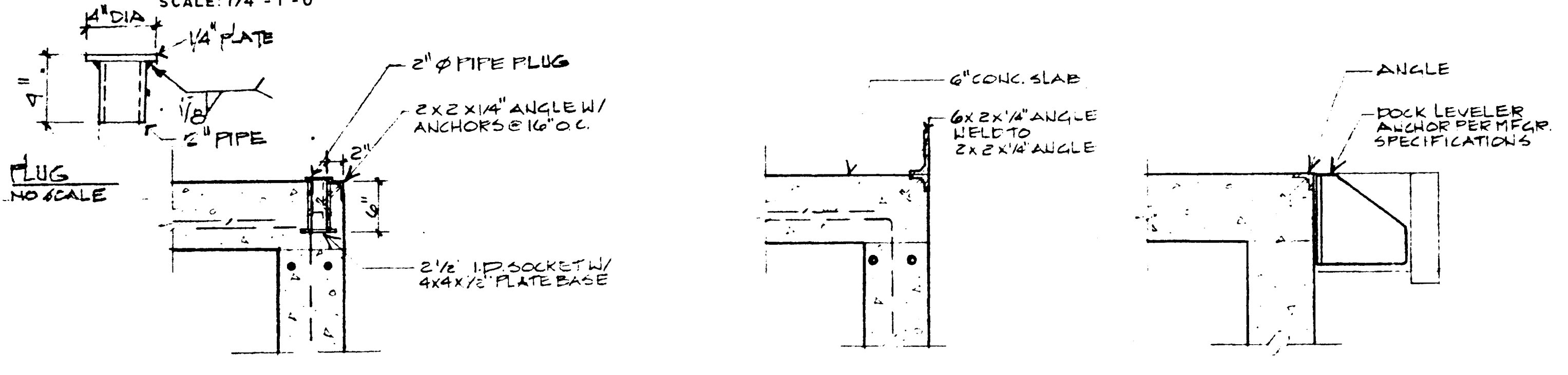
APPROVED BY: Kristin L. [Signature]

[Signature]
SIGNATURE

REVISED	
DATE	3-18-21
BY	JAP
CHECKED	JAP
DESIGNED	JLH
PROJECT	PAIDS



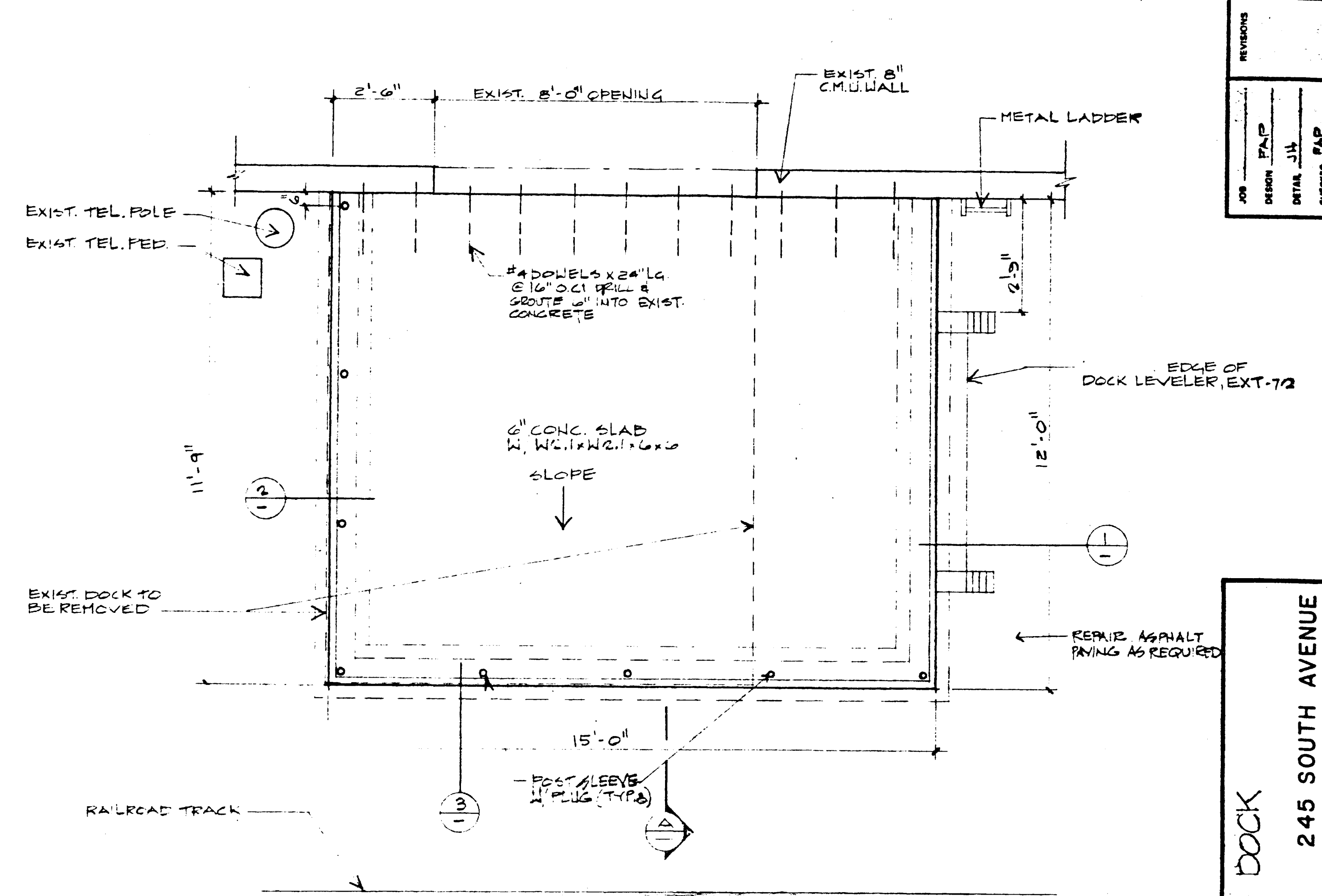
ELEVATIONS
SCALE: 1/4" = 1'-0"



DETAIL 3
SCALE: 1" = 1'-0"

DETAIL 2
SCALE: 1" = 1'-0"

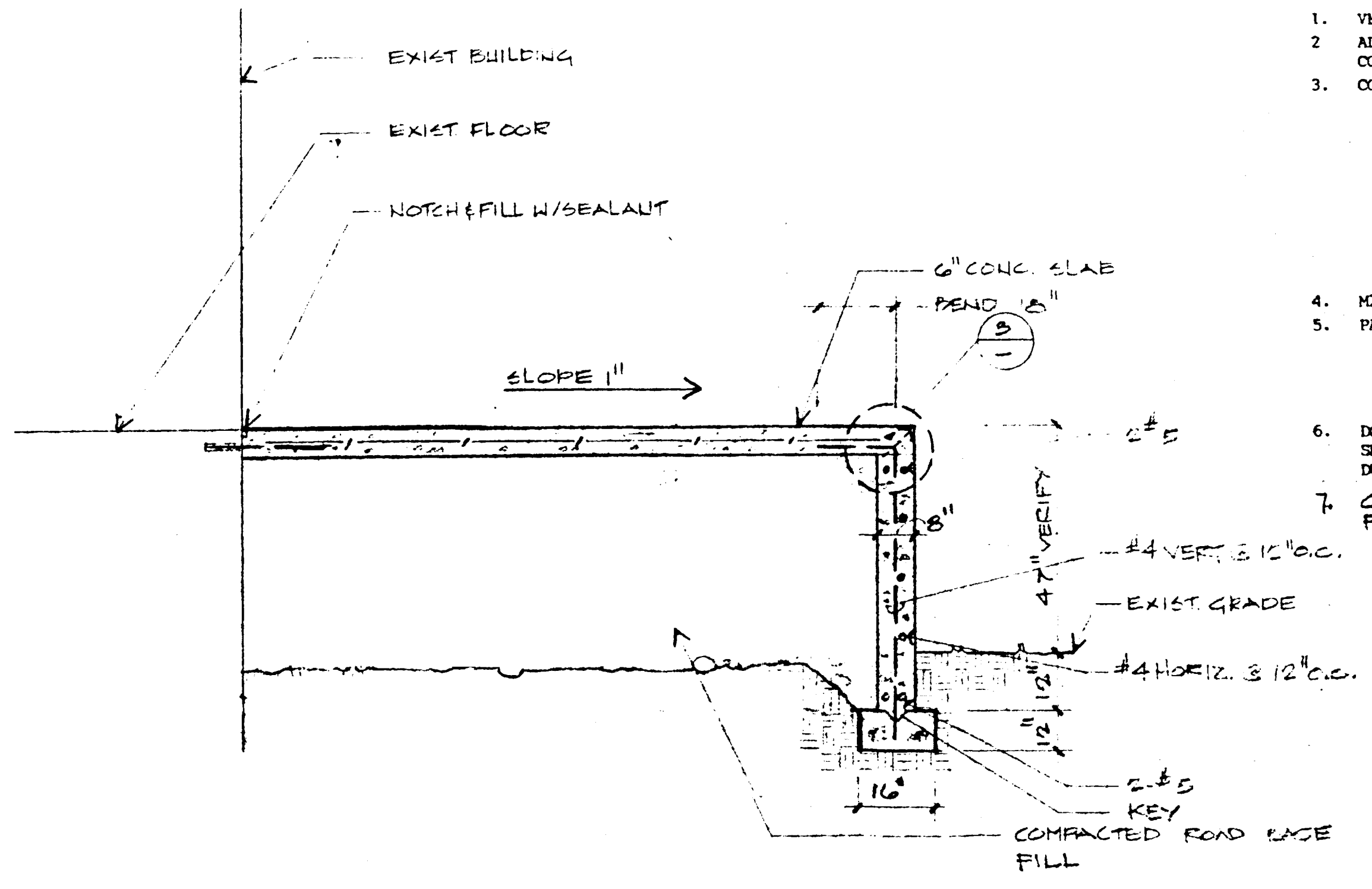
DETAIL 1
SCALE: 1" = 1'-0"



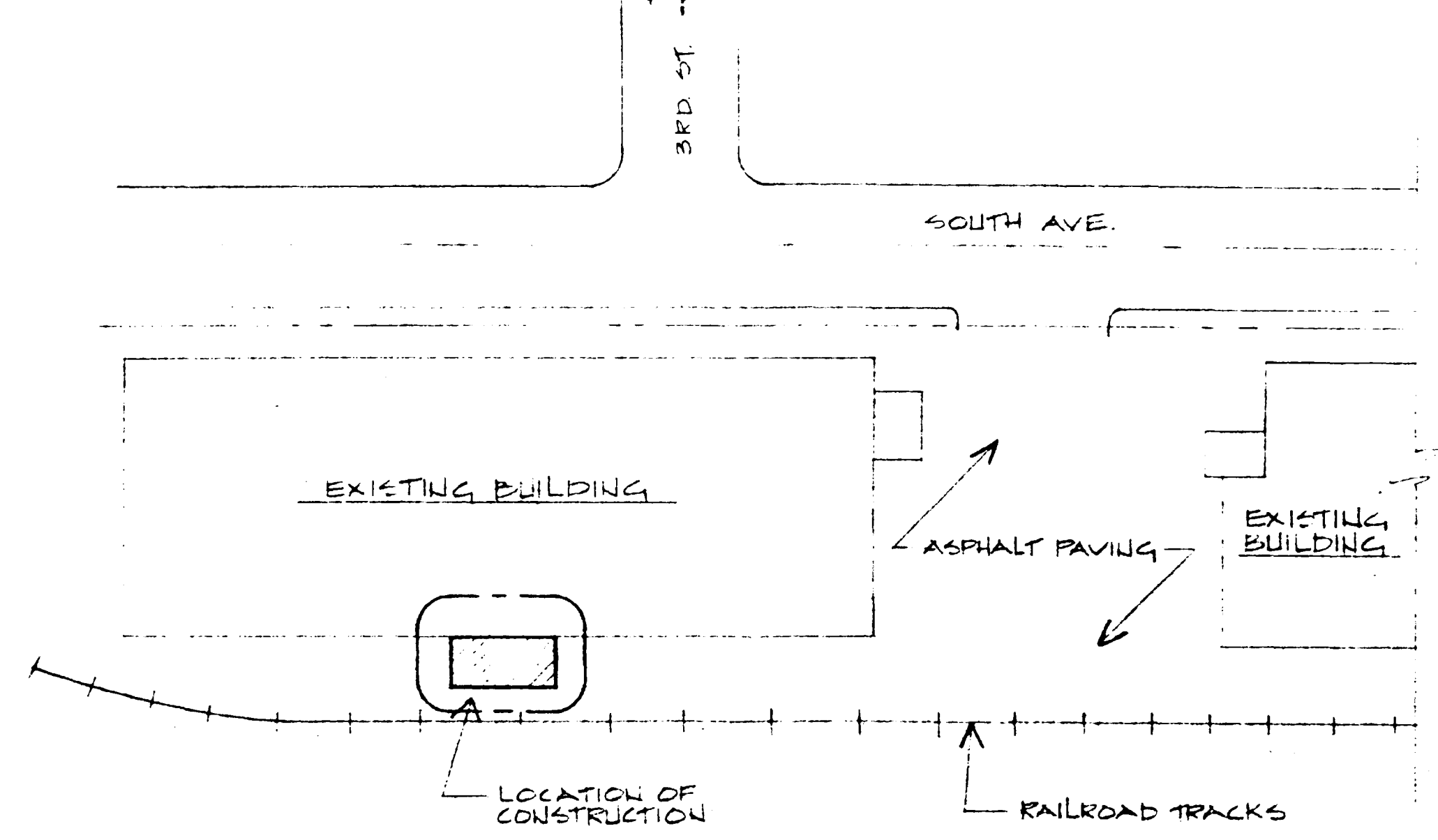
DOCK PLAN
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODE.
3. CONCRETE:
 - A. ALL CONCRETE SHALL DEVELOP 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 - B. ALL REINFORCING SHALL CONFORM TO ASTM A601.
 - C. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED. LAP SPLICES WHERE PERMITTED SHALL BE A MINIMUM OF 36 BAR DIAMETERS. MAKE ALL BARS CONTINUE AROUND CORNERS.
 - D. STAGGER SPLICES A MINIMUM OF 4'-0" O.C. TOP AND BOTTOM CONTIGUOUS BARS IN FOUNDATIONS UNLESS SHOWN NOTED.
 - E. WIRE FABRIC REINFORCEMENT MUST LAP ONE PULMESH + 2" AT SIDE AND END LAPS, AND SHALL BE TIED TOGETHER.
4. MISCELLANEOUS STEEL SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A36.
5. PAINTING:
 - A. SHOP PRIMER SHALL BE ALLOY MODIFIED OIL BASE INHER CONFORMING TO FED. SPEC TT-P-866, TYPE II, INDEX 99 MIT PRIMER OR EQUAL.
 - B. FERROUS METAL SHALL RECEIVE TWO COATS ALKYL GSS, S-M- SPEC 24 OR EQUAL.
6. DOCK LEVELER SHALL BE EX-72 AS MANUFACTURED BY KELL COMPANY. UNIT SHALL HAVE A CAPACITY OF 20,000 LB. WITH LIFTING HO AT TWO HEAVY-DUTY DOOR BUMPERS.
7. COMPLETELY REMOVE EXISTING DOCK INCLUDING FOOTINGS.



SECTION A-A
SCALE: 1/2" = 1'-0"



SITE PLAN
NO SCALE



NEW LOADING DOCK
 245 SOUTH AVENUE
 Central Distributing Co. GRAND JUNCTION, CO.
 PAIDS
 PROFESSIONAL ENGINEER
 517 MAIN STREET
 GRAND JUNCTION
 COLO. 81502-2411-1903

KLA 9/10/21