

DATE SUBMITTED: AUG. 21<sup>ST</sup>

PERMIT NO. 39528

FEE \$ 10.00

**PLANNING CLEARANCE**

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1941 - I-70 Bus. Loop

SQ. FT. OF BLDG: 1+ ACRE 22,000 GAC STORAGE TANK

SUBDIVISION: PETERSON / IRWIN

SQ. FT. OF LOT: \_\_\_\_\_ PROPANE

FILING NO.  BLK NO. \_\_\_\_\_ LOT NO. 8

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE NO: 2915-134-03-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: EMPIRE GAS Co.

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 1941 - I-70 Bus. Loop

Office Bldg

TELEPHONE: 243-3682  
241-1466

DESCRIPTION OF WORK AND INTENDED USE: Place propane storage tank

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE C-2

FLOODPLAIN: YES \_\_\_ NO

SETBACKS: FRONT 0

GEOLOGIC HAZARD: YES \_\_\_ NO \_\_\_

SIDE 0 REAR 0

CENSUS TRACT: 7 Must have fire Dept. approval

MAXIMUM HEIGHT 40

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING REQUIRED: 575.59 sq ft

SPECIAL CONDITIONS: add on to clearance issued 7/18/91 approve landscape plan per to C.O.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

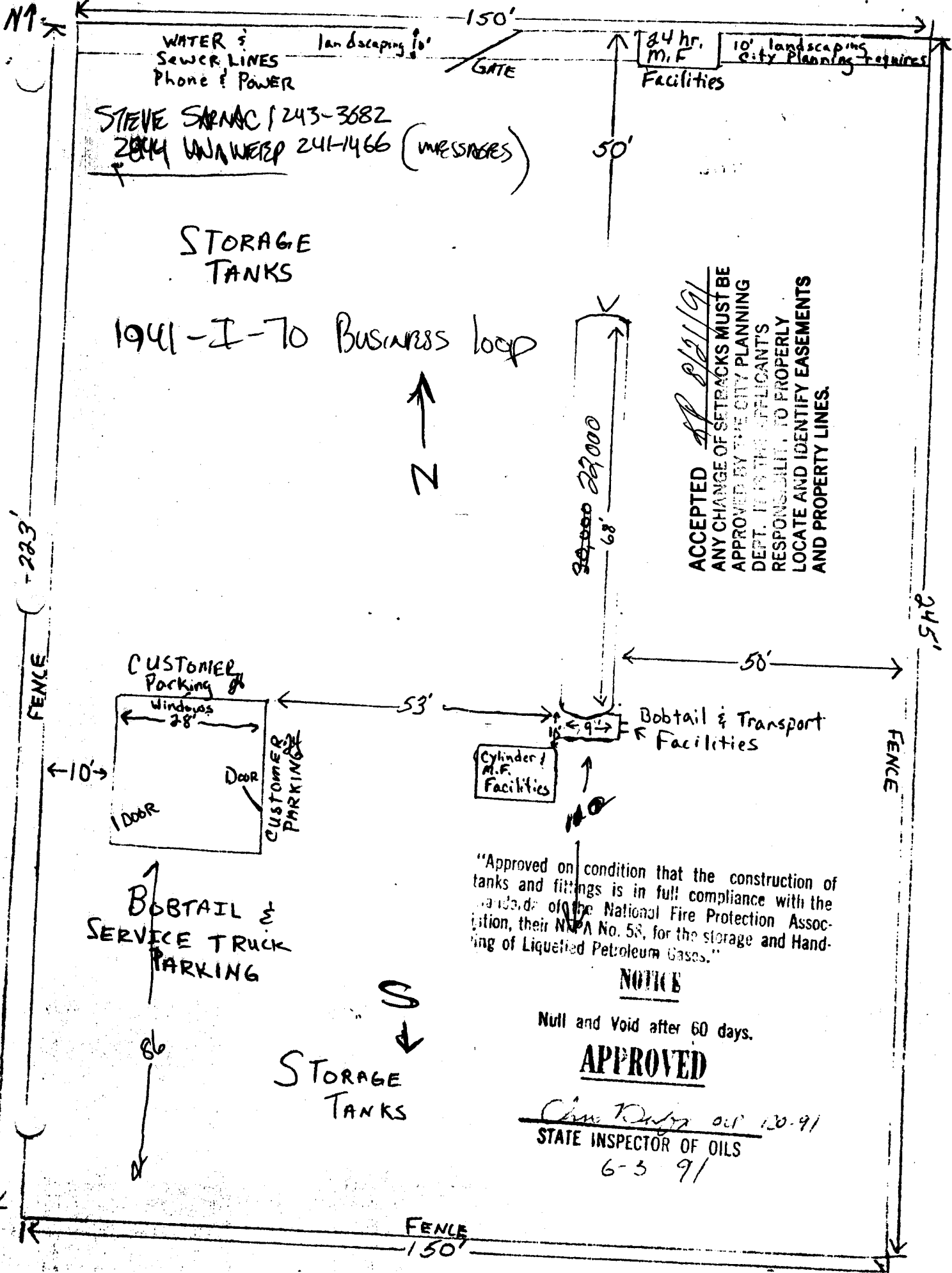
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Kathy Poston  
Department Approval  
8/21/91  
Date Approved

C. Scott Hodges  
Applicant Signature  
8/21/91  
Date

\*\*\* Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).



WATER & Sewer LINES  
Phone & Power  
Landscaping 10'  
GATE

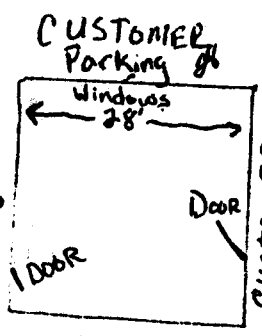
STEVE SARAC 243-3682  
ZACK WAWER 241-1466 (MESSAGES)

24 hr. M.F. Facilities  
10' landscaping City Planning requires

STORAGE TANKS

1941 - I - 70 Business loop

ACCEPTED *SP 8/21/91*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Bobtail & Transport Facilities

Cylinder M.F. Facilities

"Approved on condition that the construction of tanks and fittings is in full compliance with the standards of the National Fire Protection Association, their NFPA No. 58, for the storage and Handling of Liquefied Petroleum Gases."

**NOTICE**

Null and Void after 60 days.

**APPROVED**

*Chris Dwyer* 06/120-91  
STATE INSPECTOR OF OILS  
6-3 91

STORAGE TANKS

BOBTAIL & SERVICE TRUCK PARKING

FENCE 150'

FENCE 223'

245'

FENCE