

DATE SUBMITTED: 5-27-92

PERMIT NO. 419821

FEE \$ \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1015 North Ave

SQ. FT. OF BLDG: N/A

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: N/A

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945 141 05 022

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER VICKERS/TOTAL PETROEUM

USE OF EXISTING BUILDINGS: Gas Station

ADDRESS PO Box 500 DENVER CO 80209

TELEPHONE: NATURAL FUELS 303 322 4600

DESCRIPTION OF WORK AND INTENDED USE: Adding Fuel ~~Station~~ Product

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-1

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 55' 4"

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

SIDE 10' REAR 10'

CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT 40'

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: N/A

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.

Kevin J. Orwick  
Department Approval

Anthony Lopez NATURAL FUELS PROJECT Mgr  
Applicant Signature

5/27/92  
Date Approved

5-27-92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

**APPLICATION FOR PERMIT TO INSTALL AND MAINTAIN COMPRESSED NATURAL GAS  
CONTAINERS AND CLOSED SYSTEMS FOR VEHICULAR FUEL SYSTEMS**

**GRAND JUNCTION FIRE DEPARTMENT**

DATE 5-27-97 FEE \$25.00 PAID/DATE 5-27-97  
*Ad 5-27*  
 Owner Name VICKERS/TOTAL Address DEWLER PLAZA NORTH TOWER City/State/Zip BOX 500 DENVER CO. 80202 Phone 243-8279, 241-9240  
 Location VICKERS Address 1015 NORTH AVE City/State/Zip GRAND JUNCTION CO 81501 Phone (303) 623-3171  
 Contractor Name NEWSTROM-DAVIS Address 2000 W EIGHTH AVE City/State/Zip DENVER CO 80202 Phone 963-3353  
CARBONDALE CO

Mailing Address (if different from above)

In accordance with 1988 UFC and NFPA 52 Standard for Compressed Natural Gas (CNG) Vehicular Fuel Systems:

<b>Contractor's Initials</b>	<b>Inspector's Initials/Date</b>	<b>PERMIT REQUIREMENTS</b>
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Information Required

- |                             |                             |   |
|-----------------------------|-----------------------------|---|
| <u>                    </u> | <u>                    </u> | 1. Site plan showing number, location and capacities of container(s). |
| <u>                    </u> | <u>                    </u> | 2. Manufacturer and serial number of container.                       |

Requirements and Limitations

Issuance of permit subject to compliance with the listed requirements and approval by field inspection and necessary tests. **THE PERMIT TO BE ON PREMISES AND DISPLAYED AT ALL TIMES DURING INSTALLATION.**

- |                             |                             |   |
|-----------------------------|-----------------------------|---|
| <u>                    </u> | <u>                    </u> | 1. Container(s) shall be listed by a nationally recognized testing agency (U.L., API, ASME). A metal manufacturer's nameplate or stamp must be visible.                       |
| <u>                    </u> | <u>                    </u> | 2. Container(s) shall be located not less than 10 feet from any building or adjoining property line.  |
| <u>                    </u> | <u>                    </u> | 3. Container(s) shall be located not less than 10 feet from the nearest street line or sidewalk.  |
| <u>                    </u> | <u>                    </u> | 4. Container(s) shall be protected by crash rails or guards to prevent physical damage from vehicles.   |
| <u>                    </u> | <u>                    </u> | 5. Container(s) shall be set upon a firm foundation, or otherwise firmly secured on noncombustible structural supports and located in accordance with provisions of NFPA #52. |
| <u>                    </u> | <u>                    </u> | 6. The minimum separation between CNG containers and flammable liquid tanks shall be 20 feet.   |



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

May 5, 1992

Anthony L. Cooper  
Natural Fuels Corp.  
5855 Stapleton Dr. North  
Denver, Co. 80216

MAY 7 1992

Dear Coop:

I have reviewed your proposal for a CNG fueling facility at the Vickers Station, 1015 North Ave, in Grand Junction. Your proposal meets all of the zoning requirements for this location and would be considered an allowed use subject to obtaining a variance from the fire code. If a variance is approved a planning clearance for building permit will be issued by this department.

Please let me know if you need and additional information.

Sincerely

A handwritten signature in cursive script, appearing to read "Karl G. Metzner".

Karl G. Metzner  
Senior Planner