

Elabra

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ 5.00
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

12013-69902

Building Address 2381 F ROAD  
 Parcel No. 2945-054-09-001  
 Subdivision FBEW Simple Subdivision  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:** GARY OLKOWSKI  
 Name ROAD House Equipment  
 Address 2381 F. ROAD  
 City / State / Zip Grand Jct, Colo

**DESCRIPTION OF WORK & INTENDED USE:**  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: 1000 gallon propane tank

**APPLICANT INFORMATION:** Fennell GAS  
 Name MIKE ASHURST  
 Address 2844 I-70 Bus. Loop  
 City / State / Zip Grand Jct, Colo.  
 Telephone 970-243-2720  
260-8313

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: Dispensing of Propane Sales  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

#### THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: <u>SPR-2007-314</u> <u>approved per plan</u>
Ingress / Egress Location Approval _____ (Engineer's Initials)	<u>GM ✓ IWV ✓</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature [Signature] Date 7-18-08  
 Planning Approval Dayleen Henderson Date 7-25-08

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>No dry use</u>
Utility Accounting <u>[Signature]</u>	Date	<u>7/28/08</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GARY OLKOWSKI,

# MAJOR SITE PLAN SUBMITTAL

FOR  
**ROADHOUSE EQUIPMENT**  
**2381 F ROAD**  
**GRAND JUNCTION, COLORADO**

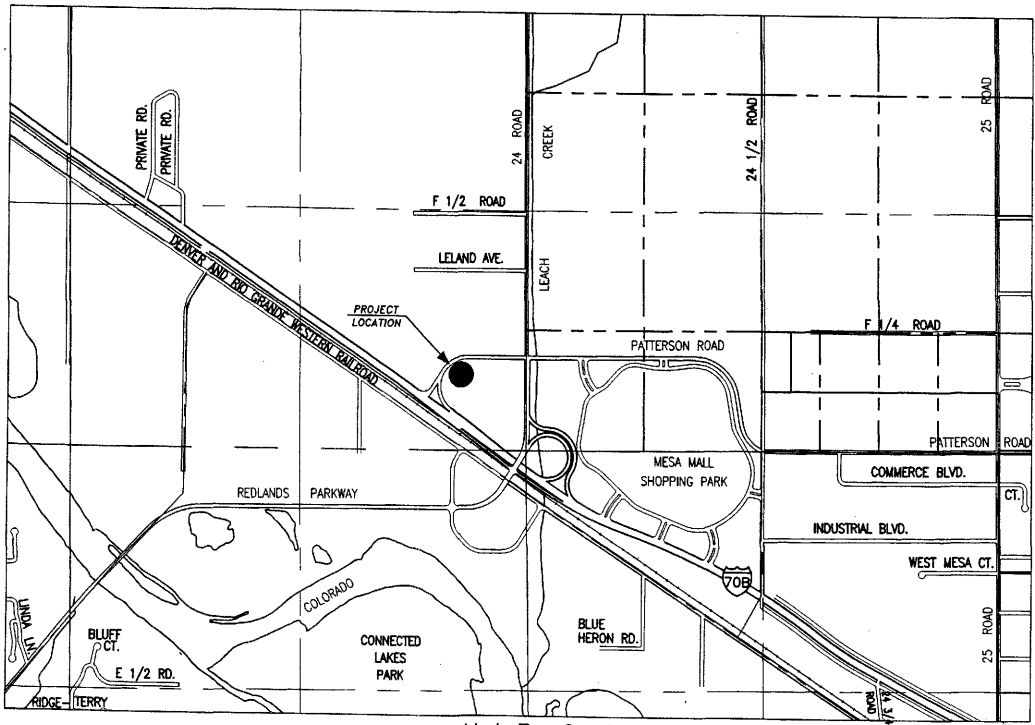
OCTOBER 2007

SHEET INDEX

SH#	REV#	TITLE
COVER	0	COVER SHEET
N-1	0	GENERAL CONSTRUCTION NOTES
S-1	0	SITE PLAN
G-1	0	VERTICAL GRADING PLAN
G-2	0	HORIZONTAL CONTROL PLAN
BMP	0	BEST MANAGEMENT PRACTICES

**UTILITIES AND AGENCIES**

UTE WATER DISTRICT	242-7491
CITY OF GRAND JUNCTION PUBLIC WORKS	244-1524
GRAND VALLEY IRRIGATION CO.	242-2752
GRAND JUNCTION DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
DWEST	244-4333
BRESNAY CABLE	245-8750



Not To Scale



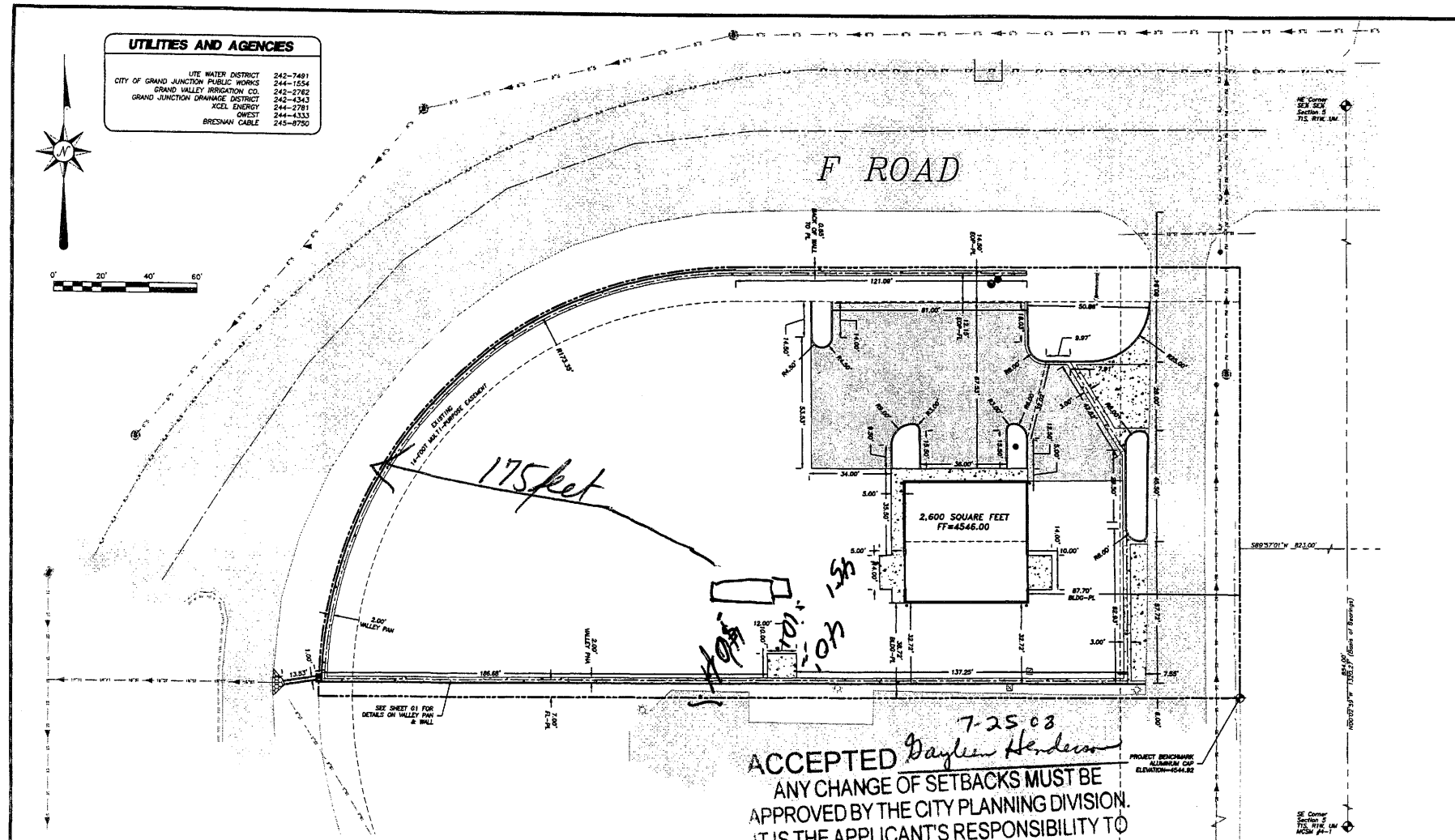
7-25-08  
**ACCEPTED** *Gayle Henderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ALL CITY SERVICES Office of Planning <b>1-800-933-1987</b> CALL FOR THE LATEST AND MOST ACCURATE INFORMATION ON THE CITY OF GRAND JUNCTION SCALE VERIFICATION Call or e-mail: 244-2781 Fax: 244-2781 244-2781	
PERSONS OCCUPANCY DATE BY	ROADHOUSE EQUIPMENT COVER SHEET 2381 F ROAD GRAND JUNCTION, COLORADO G & L PROPERTIES
<b>A · C · G</b> <b>AUSTIN CIVIL GROUP, INC</b> Land Planning - Civil Engineering - Development Services 208 Main Street, Suite 203 • Grand Junction, Colorado 81501 970.242.7049	
SHEET NO. COVER	SHEET NO. 1025.0003 DATE 10/1/07 SCALE - SHEET NO. COVER



**UTILITIES AND AGENCIES**

LITE WATER DISTRICT	242-7491
CITY OF GRAND JUNCTION PUBLIC WORKS	244-1554
GRAND VALLEY IRRIGATION CO.	242-2782
GRAND JUNCTION DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
QWEST	244-4333
BRESNAN CABLE	245-8750



7-25-03  
**ACCEPTED** *Daylen Henderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

- LEGEND**
- |                              |                                |                              |
|------------------------------|--------------------------------|------------------------------|
| — PROPERTY LINE              | — EXISTING ASPHALT             | ● PROPOSED WATER METER       |
| - - - ADJACENT PROPERTY LINE | - - - PROPOSED ASPHALT         | - - - PROPOSED FENCE         |
| - - - EXISTING EASEMENT      | - - - EXISTING CONCRETE        | - - - EXISTING FENCE         |
| - - - PROPOSED EASEMENT      | - - - PROPOSED CONCRETE        | - - - EXISTING SEWER MAIN    |
| ▭ EXISTING BUILDING          | — EXISTING 8" WATER MAIN       | - - - PROPOSED SEWER         |
| ▭ PROPOSED BUILDING          | — PROPOSED 3" DOMESTIC SERVICE | ⊕ EXISTING SEWER MANHOLE     |
| ▭ EXISTING CURB/GUTTER       | — PROPOSED 4" SPRINKLER LINE   | ⊕ PROPOSED SEWER MANHOLE     |
| ▭ PROPOSED CURB/GUTTER       | ● EXISTING FIRE HYDRANT        | → PROPOSED TRAFFIC FLOW      |
| ▭ EXISTING RETAINING WALL    | ● PROPOSED WATER METER         | - - - EXISTING STORM SEWER   |
| - - - EXISTING 1'-FT CONTOUR | — TW TOP BACK OF WALK          | - - - PROPOSED STORM SEWER   |
| - - - EXISTING 5'-FT CONTOUR | — TW TOP OF WALL               | ■ EXISTING STORM SEWER INLET |
| - - - PROPOSED 1'-FT CONTOUR | — BOC BACK OF CURB             | ■ PROPOSED STORM SEWER INLET |
| - - - PROPOSED 5'-FT CONTOUR |                                | ⊕ EXISTING STORM MANHOLE     |

- ⊕ PROPOSED STORM MANHOLE
- ⊕ EXISTING LIGHT
- ⊕ PROPOSED PARKING LOT LIGHT
- TC TOP OF CONCRETE
- FL FLOWLINE
- EOP EDGE OF PAVEMENT
- BW BOTTOM OF WALL
- EOG EDGE OF GRAVEL
- ROOF DRAIN (RD)

ALL BRACKS AND DIMENSIONS TO FLOWLINE UNLESS OTHERWISE NOTED.  
 PROJECT BENCHMARK AS SHOWN BY PLAN VIEW ALUMINUM COP WITH AN ELEVATION OF 5441.82



CITY OF GRAND JUNCTION ENGINEERING  
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ACCEPTED AS CONSTRUCTED

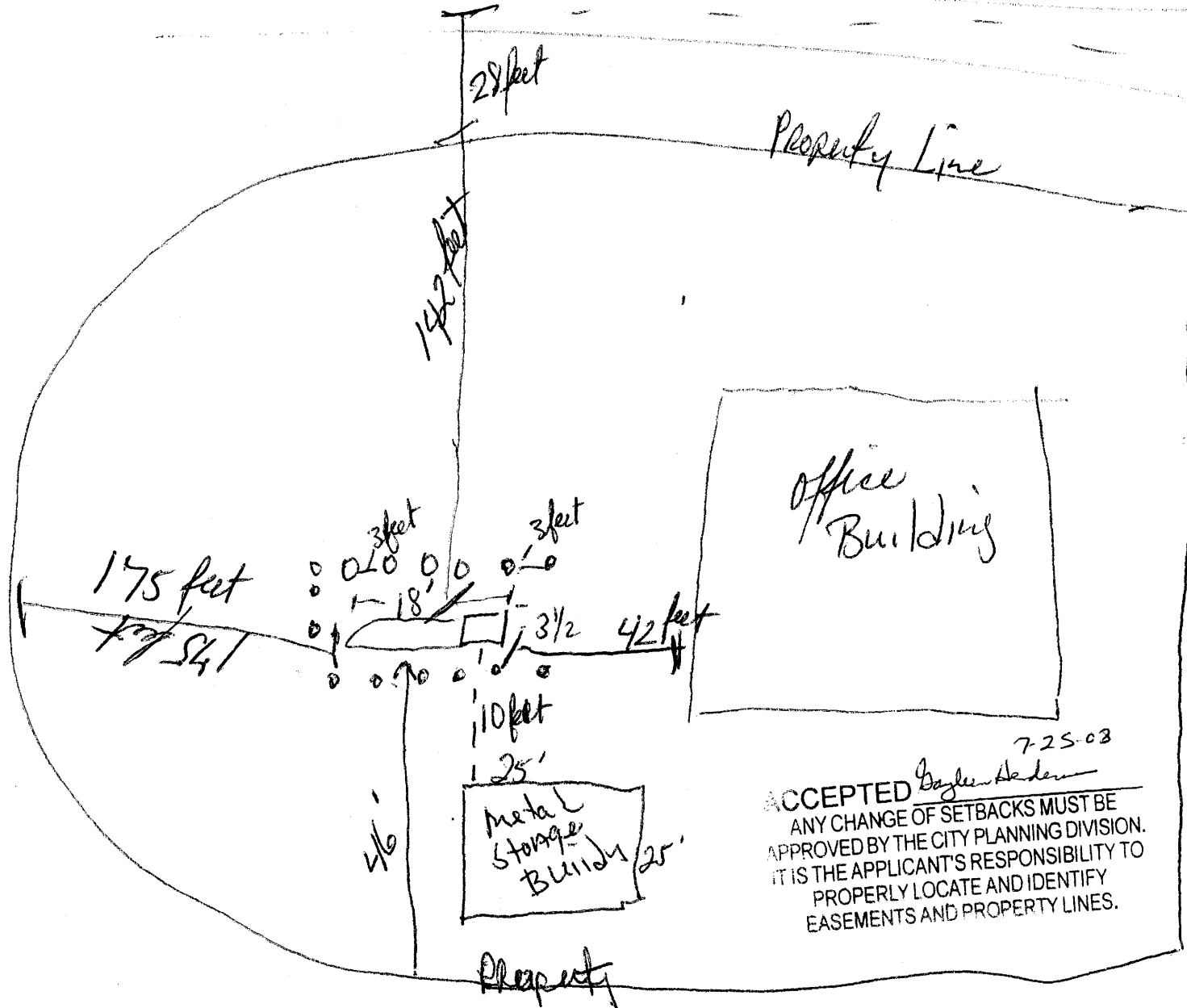
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 All details, construction, inspections, and testing shall conform to the City of Grand Junction Standard Contract Documents for Capital Improvements Construction. Contractor shall have a copy of the accepted plans and current City of Grand Junction Standard Documents for Capital Improvements Construction on site and available at all times.

CALL CITY ENGINEER CENTER OF COUNCIL <b>1-800-933-1987</b> ALL PLANS AND DIMENSIONS TO FLOWLINE UNLESS OTHERWISE NOTED. SCALE: VERIFICATION THIS IS ONE PART OF SEVERAL DRAWINGS IF NOT ON THIS SHEET PLEASE REFER TO SHEET	
REVISIONS NO. DATE BY	<b>A. C. G.</b> <b>AUSTIN CIVIL GROUP, INC.</b> Land Planning - Civil Engineering - Development Services 328 Main Street, Suite 200 - Grand Junction, Colorado 81501 (970) 242-7340
ROADHOUSE EQUIPMENT HORIZONTAL CONTROL PLAN GRAND JUNCTION, COLORADO	PROJECT NO. 1025.0003 DATE: 10/1/07 SCALE: 1"=20' SHEET NO. G-2

↑ North

ROAD House & Equip

F-ROAD



Tank will set on 4" concrete with barriers around -

7-25-03  
 ACCEPTED *Gayle Anderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

# Grand Junction Fire Department

330 South 6th Street, Grand Junction, Colorado, 81501  
244-1400 office, 244-1471 fax

## Plan Review Worksheet

PROJECT LOCATION 2381 F Road	PROJECT # 451
PROJECT DESCRIPTION Road House Equipment	OCCUPANCY ID 7124
AREA INVOLVED IN ENTIRE PROJECT Propane Reselling	ALTERNATE ID

PERMIT # 447	PERMIT DESCRIPTION Above Ground Storage Tank		
AREA AFFECTED BY THIS PERMIT 1000 gal propane		SQUARE FEET	VALUE OF WORK
CONTACT NAME Mike Ashurst	NOTIFY BY Telephone	NOTIFY AT (970) 243-2720	
REASON FOR SUBMITTAL Review for Permit	PLAN REVIEWER chuckm	SUBMITTED 07/23/2008	COMPLETED

CONTRACTOR Ferrell Gas (ID 1531)	BUSINESS PHONE (970) 243-2720	FAX NUMBER
STREET ADDRESS 2844 I-70 Business Loop	CITY, STATE, ZIP Grand Junction	
E-MAIL ADDRESS	STATE LICENSE NUMBER	

Plan approved for 1000 gallon propane tank for dispensing of propane sales.

1. Tank must be a minimum of 10 feet from all buildings and property lines. This is shown on the plans.
2. Tank will have a concrete foundation of approximately 24 feet by 10 feet.
3. Vehicle Impact protection is required per Sec 312 of the 2006 IFC.

312.2 Posts.

Guard posts shall comply with all of the following requirements:

- a. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
- b. Spaced not more than 4 feet (1219 mm) between posts on center.
- c. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
- d. Set with the top of the posts not less than 3 feet (914 mm) above ground.
- e. Located not less than 3 feet (914 mm) from the protected object.

312.3 Other barriers.

Physical barriers shall be a minimum of 36 inches (914 mm) in height and shall resist a force of 12,000 pounds (53 375 N) applied 36 inches (914 mm) above the adjacent ground surface.

4. Provide and mount a minimum 2A20BC or larger fire extinguisher within 75 feet of the tank. Extinguisher must be in plain view and accessible.
5. No smoking signs are required.
6. Follow 2006 International Building and Fire Code and NFPA 58.
7. Call for final inspection.



DATE RECEIVED 7/23/08	BY: Charles Martin		
DATE FEE PAID 7/23/08	PLAN REVIEW FEE 50.00	CHECK # Cash	RECEIPT #

PICKED UP BY <i>[Signature]</i>	COMPANY Tennelgas	DATE 7/23/08
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