

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

9060-0

Building Address 2485 Hwy 6 + 50  
 Parcel No. 2945-094-00-072  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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:**

Name Ace Town & Country Homes  
 Address 2485 Hwy 6 + 50  
 City / State / Zip Grand Junction, Colo

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

**APPLICANT INFORMATION:**

Name Mike AsHurst (Fennelgas)  
 Address 2844 I-70 Bus Loop  
 City / State / Zip Grand Junction Colo.  
 Telephone 970-243-2720

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 1,000.00  
 Current Fair Market Value of Structure \$ 349,570.00

**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 <u>N/A</u>
SETBACKS: Front <u>15'/25'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0'/0'</u> from PL Rear <u>10'/10'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40'</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Special Conditions: <u>Fire Dept Approval Req'd</u>
Ingress / Egress Location Approval _____ (Engineer's Initials)	<u>No change in use.</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 3-2-2009  
 Planning Approval Gayleen Henderson Date 3-2-09

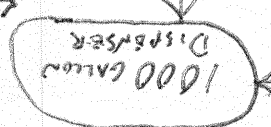
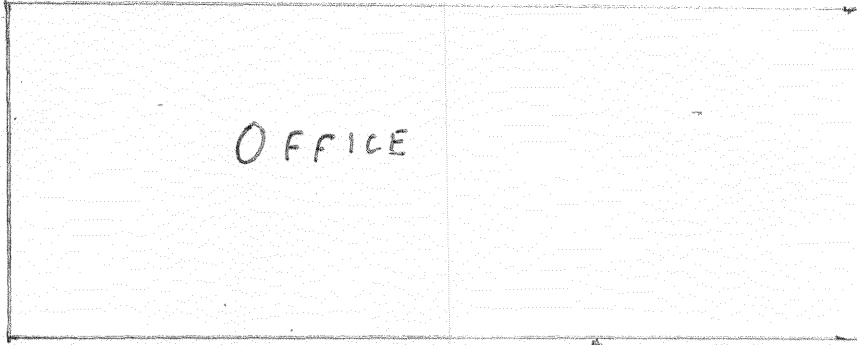
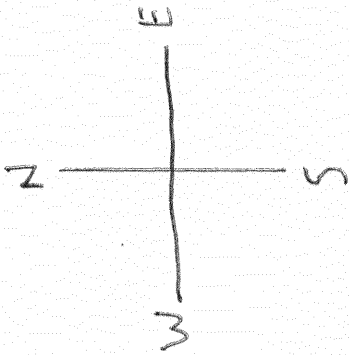
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>NO SUR/WTR Charge</u>
Utility Accounting <u>0</u>	Date <u>3/2/09</u>

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)

6 + 50 FRONTAGE RD

ACE HOME INC  
2485 HWY 6 + 50  
GRAND JUNCTION, CO

PROPERTY LINE



65 FT

54 FT

100 FT +

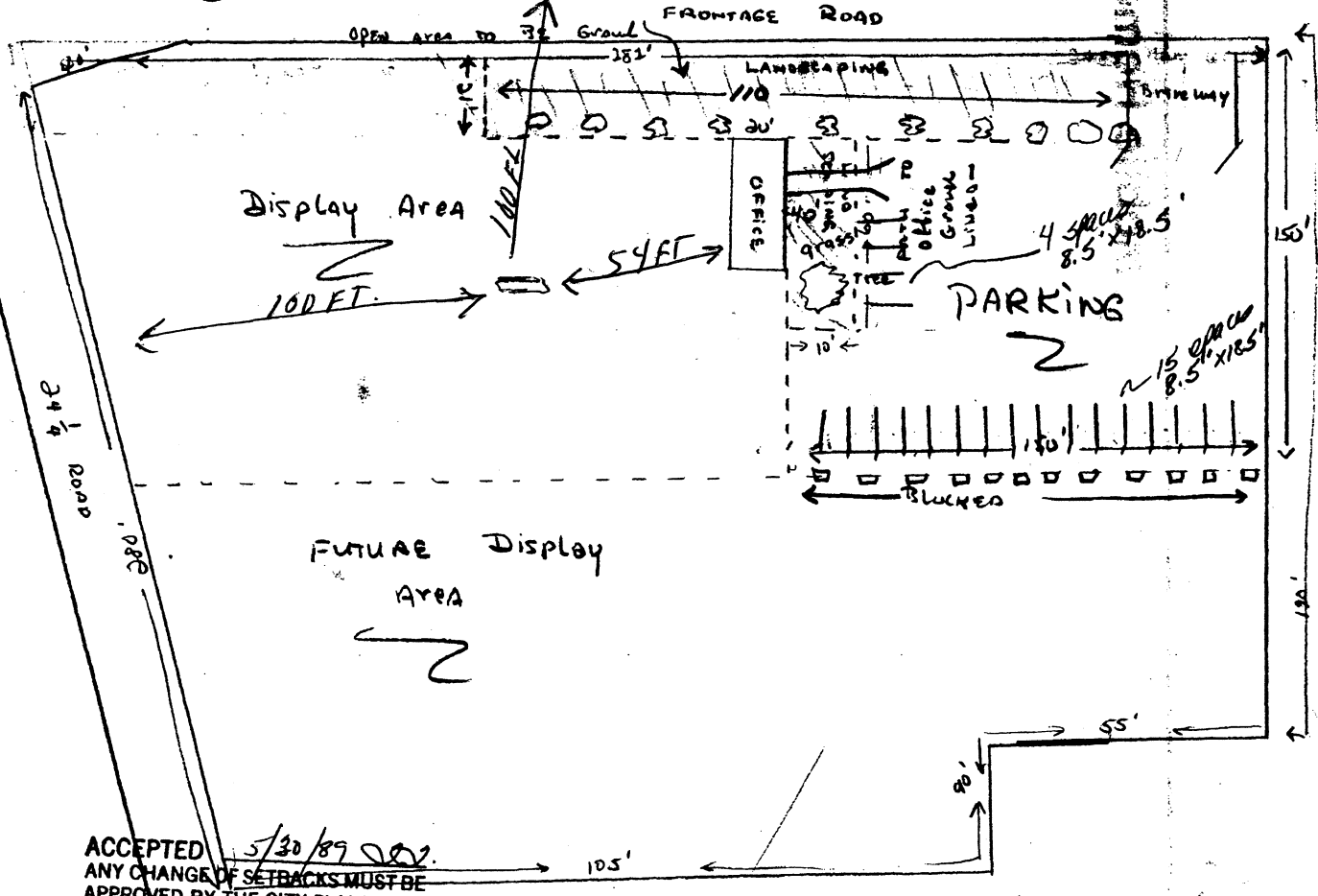
100 FT +

PROPERTY LINE

3-2-04

ACCEPTED *Gary 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.

# JUDICIAL STRIPS - 10 FOOT SPACING ALONG  
FRONTAGE ROAD GRASS 10x40 AT OFFICE HWY 6 E 50 WEST  
AREA. (D)



NOT TO SCALE

ACCEPTED 5/30/89  
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.

ARTHUR A RICE  
2485 HWY 6 E 50 WEST  
GRAND JUNCTION, COLORADO

3-2-09  
Dayle Anderson

81505'

# Grand Junction Fire Department

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

## Plan Review Worksheet

32-09  
ACCEPTED *Bayler Hawk*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
IDENTIFY ALL PROPERTY LINES.

PROJECT LOCATION 2485 Hwy 6 & 50 Highway	PROJECT # 908
PROJECT DESCRIPTION Ace Town and Country Homes	OCCUPANCY ID 4179
AREA INVOLVED IN ENTIRE PROJECT 1000 gal propane	ALTERNATE ID

PERMIT # 908	PERMIT DESCRIPTION Above Ground Storage Tank		
AREA AFFECTED BY THIS PERMIT Ace Town and Country Homes	SQUARE FEET VALUE OF WORK		
CONTACT NAME Mike Ashurst	NOTIFY BY Telephone	NOTIFY AT (970) 260-8313	
REASON FOR SUBMITTAL Review for Permit	PLAN REVIEWER chuckm	SUBMITTED 02/03/2009	COMPLETED 02/03/2009

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.

- Tank must be a minimum of 10 feet from all buildings and property lines. This is shown on the plans.
- ~~Tank will have a concrete foundation of approximately 24 feet by 10 feet.~~ *md*
- 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:
    - Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
    - Spaced not more than 4 feet (1219 mm) between posts on center.
    - Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
    - Set with the top of the posts not less than 3 feet (914 mm) above ground.
    - 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.
- Provide and mount a minimum 2A20BC or larger fire extinguisher within 75 feet of the tank. Extinguisher must be in plain view and accessible.
- No smoking signs are required.
- Follow 2006 International Building and Fire Code and NFPA 58.
- Call for final inspection.

DATE RECEIVED 2/3/09	BY: <i>Charles Morris</i>		
DATE FEE PAID 2/3/09	PLAN REVIEW FEE 50.00 ✓	CHECK # Cash	RECEIPT #

PICKED UP BY <i>Myra</i>	COMPANY Ferrell Gas	DATE 2-3-09
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