

Under 1039 Pitkin -
High Country Gas/Supply

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

Planning \$ 500
Bldg Permit #
File # COU-1996-4.26

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address: 1045 Pitkin 523-0
 Parcel No. 2945-144-38-003
 Subdivision Grand Junction
 Filing _____ Block 153 Lot 11-14

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 High Country Gas/Supply
Robert Distel
 Address 1039 Pitkin Ave
 City / State / Zip Grand Junction, Colo

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Other: 1000 gallon propane tank
- Change of Use (*Specify uses below)
- Change of Business

APPLICANT INFORMATION:

Name Mike AsHurst / Ferrell/1978
 Address 2844 I-70 Bus. Loop
 City / State / Zip Grand Junction, Colo
 Telephone 970-243-2720 / 260-8313

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 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 <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 3-13-09

Planning Approval [Signature] Date 3/13/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR/WTR</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/13/09</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)

Grand Junction Fire Department

330 South 6th Street, Grand Junction, Colorado, 81501

244-1400 office, 244-1471 fax

Plan Review Worksheet

PROJECT LOCATION 1039 Pitkin Avenue	PROJECT # 964
PROJECT DESCRIPTION High Country Gas 1000 gallon propane tank	OCCUPANCY ID 1779
AREA INVOLVED IN ENTIRE PROJECT 1000 gallon propane tank	ALTERNATE ID

PERMIT # 983	PERMIT DESCRIPTION Above Ground Storage Tank		
AREA AFFECTED BY THIS PERMIT 1000 gallon Propane Tank		SQUARE FEET	VALUE OF WORK
CONTACT NAME Mike Ashurst	NOTIFY BY Telephone	NOTIFY AT (970) -26-0-83 x 13	
REASON FOR SUBMITTAL Review for Permit	PLAN REVIEWER chuckm	SUBMITTED 03/12/2009	COMPLETED 03/12/2009

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.

1. Tank must be a minimum of 10 feet from all buildings and property lines. For 1000 gallon tanks this distance to the building is reduced from 25 feet provided such container is at least 25 feet from other LP-containers of more than 125 gallon capacity per table 3804.3 exception f. This is shown on the plans.
2. 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.
3. Provide and mount a minimum 2A20BC or larger fire extinguisher within 75 feet of the tank. Extinguisher must be in plain view and accessible.
4. No smoking signs are required.
5. Follow 2006 International Building and Fire Code and NFPA 58.
6. Call for final inspection.



DATE RECEIVED 3/4/09	BY: Charles Mattias		
DATE FEE PAID	PLAN REVIEW FEE 50.00	CHECK #	RECEIPT #

PICKED UP BY <i>[Signature]</i>	COMPANY Fennell GA	DATE 3-13-08
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