

DATE SUBMITTED 10/28/93

BUILDING PERMIT NO. _____

FEE \$ 125.00

PLANNING CLEARANCE

135 93

(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 833 W. Main

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288 #

SUBDIVISION Grand River

SQ. FT. OF EXISTING BLDG(S) 880 #

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-154-18-015

NO. OF FAMILY UNITS 1

OWNER Henry Drake

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 555 Bluff Ct., 81503

DESCRIPTION OF WORK AND INTENDED USE:
Bedroom/Bath Addition

TELEPHONE 242-4190

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE R5F-8

DESIGNATED FLOODPLAIN: YES X NO _____

SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 9 TRAFFIC ZONE _____

Rear 15' from property line

PARKING REQ'MT N/A

Maximum Height 32'

SPECIAL CONDITIONS: Finished floor elevation of addition must be 4553.51 or greater. Flood plain permit approved 11/15/93

Maximum coverage of lot by structures 45%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]

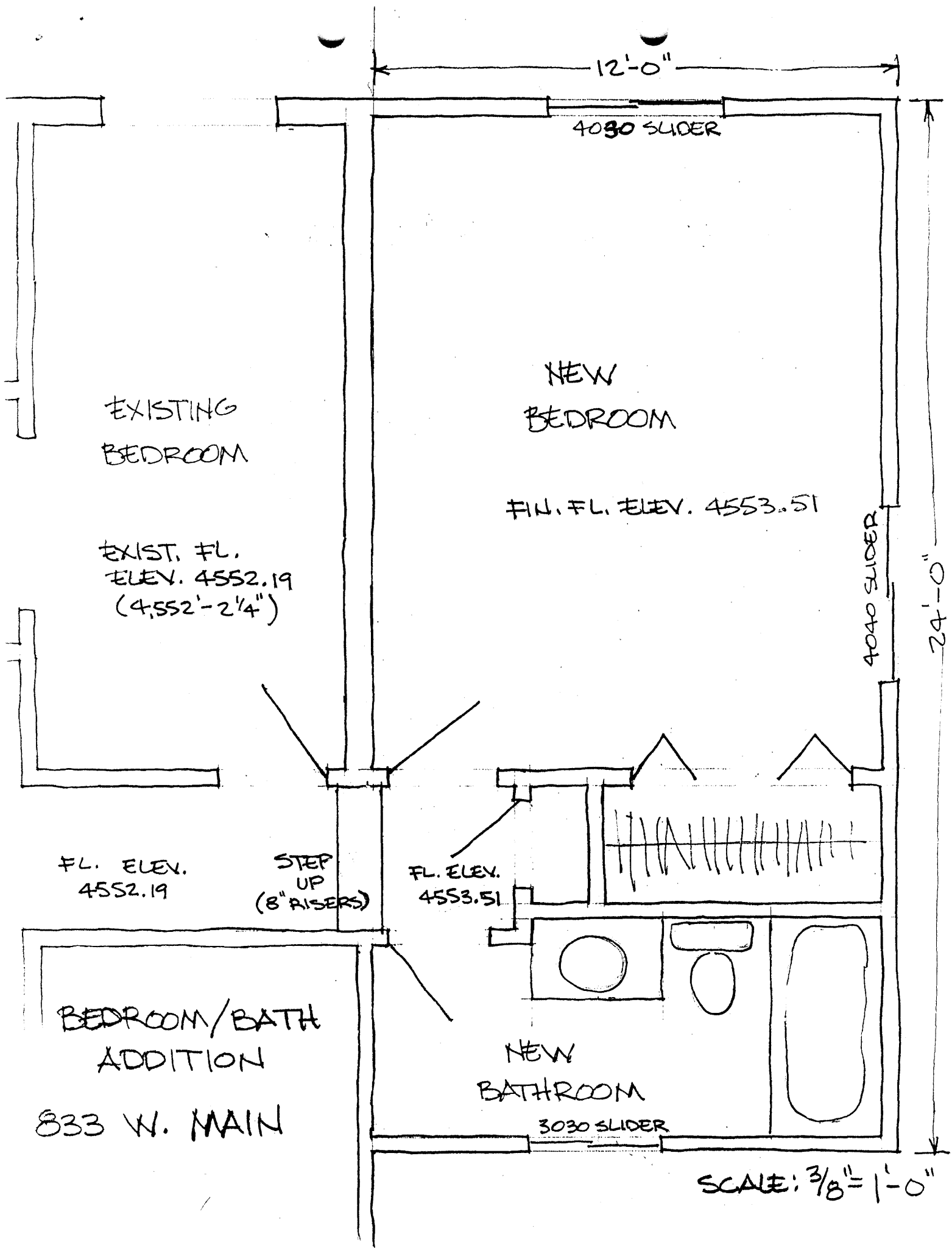
Applicant Signature Henry M. Drake

Date Approved 11/05/93

Date 11-16-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



EXISTING
BEDROOM

NEW
BEDROOM

FIN. FL. ELEV. 4553.51

EXIST. FL.
ELEV. 4552.19
(4,552'-2 1/4")

FL. ELEV.
4552.19

STEP
UP
(8" RISERS)

FL. ELEV.
4553.51

BEDROOM/BATH
ADDITION

NEW
BATHROOM

833 W. MAIN

3030 SLIDER

4030 SLIDER

4040 SLIDER

24'-0"

12'-0"

SCALE: 3/8" = 1'-0"

W. MAIN

124'±

21'

ADDITION

32'

FLOOR LEVEL
ELEV. 4552.19

187'±



SCALE: 1"=20'

135 93

BEDROOM/BATH
ADDITION

833 W. MAIN

11/16/93 KOM

ACCEPTED
ANY CHANGES OR CORRECTIONS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

46'±



135 93

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1480 FAX (303) 244-1599

November 1, 1993

Henry G. Drake
555 Bluff Ct.
Grand Junction, CO 81503

Dear Mr. Drake:

After consulting with City Engineering staff and Larry Lang with the Colorado Water Conservation Board about the floodplain permit for the proposed addition to 833 Main Street, we have determined that the addition must have a base floor elevation at least 1' above the 100 year flood elevation (see section 5-8-5.B of the Zoning and Development Code). The addition is considered new construction as defined in the regulation. The formula for substantial improvement as had been discussed previously with you is only applied to determine if existing structures must be brought up to meet current flood proofing requirements. Since the value of the addition you are proposing is less than 50% of the value of the existing structure you will not be required to bring the existing structure into compliance with the Code. The addition, however, must be elevated to comply with the requirement.

Therefore, in addition to the floodplain permit submitted and the site plan, you must also submit a drawing showing the finished floor elevation of the addition being 1' above the 100' year flood elevation. A copy of the section of the FIRM map showing this property must also be included. Verification of the base floor elevation must be provided after construction. Please submit the required additional information with the review fee of \$125.00 payable to the City of Grand Junction. You can contact me at 244-1446 if you have questions. I apologize for the confusion on the administration of the floodplain regulation.

Sincerely,

Katherine M. Portner

Katherine M. Portner
Planning Supervisor

Karl
I talked to Henry Drake
at 5 on Fri. The drawing
attached to this letter shows
the addition being ele-
vated 1', but the letter
indicates otherwise.
Please call Bruce at Western
Engineers & find out what's
going on. I told Henry you'd
call him on Max morning
KP



November 2, 1993

Watermark Spas
2491 Highway 6 & 50
Grand Junction, CO 81504

Atten: Mr. Hank Drake

Re: Flood Plain Determination for 833 West Main Street

Hank,

This letter is to inform you that the existing finished floor elevation for the house at 833 West Main Street is 4552.19. This elevation was based on the City of Grand Junction's, Riverside Geographical Information System (GIS) point number 10. This point is a City of Grand Junction Survey Monument at the intersection of West Avenue and West Main Street. The GIS coordinate for said point number 10 is: Northing 64,682.951, Easting 126,557.764 and an Elevation of 4552.14.

A base flood elevation estimate of 4552.50 was determined from the Flood Insurance Rate Map (FIRM) for the City of Grand Junction, Mesa County, Colorado, panel 6 of 9, community panel number 080117 0006 E, revised date of July 15, 1992.

This places the finished floor for the house at 833 West Main Street at 0.31 feet below the base flood stage.

Based on our conversations with you and Carl Metzner, The City Flood Plain Administer, on October 20, 1993, we understand that, since the proposed building addition will encompass less area than 50% of the existing structure, the City will apply the requirements of paragraph 5-8-5.B.2 of the 1993 Zoning and Development Code rather than paragraph 5-8-5.B.1. Paragraph 5-8-5.B.1 generally applies to residential construction while paragraph 5-8-5.B.2 addresses non-residential structures. According to paragraph 5-8-5.B.2, the proposed structure along with all utilities must be water tight and flood proofed below the base flood elevation. Assuming that the sewer service for the site is provided by the area wide system rather than on site septic systems, the requirements of this paragraph can be satisfied by simply constructing the floor slab above elevation 4552.50.

As we discussed, since the provisions described above deviate from the applications stated in the zoning and development code, we would require some type of written confirmation from the City in order in order to certify that the requirements have been satisfied.

Sincerely,
Bruce D. Marvin


Western Engineers, Inc.

CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

135 93
APPLICANT:

HENRY G. DRAKE

MAILING ADDRESS

555 BLUFF CT.

GRAND JCT, CO 81503

TELEPHONE:

Home () 242-4190 Work () 241-4133

OWNER (If different than applicant):

MAILING ADDRESS

TELEPHONE:

Home () Work ()

COMMON LOCATION OF PROJECT SITE:

833 W. MAIN

(STREET ADDRESS)

MESA COUNTY ASSESSOR'S TAX PARCEL NO:

2945-154-18-015

BRIEF DESCRIPTION OF THE PROPOSED USE OF THE SITE: BEDROOM/BATHROOM

ADDITION (288^{sq ft}) ONTO EXISTING SINGLE FAMILY STRUCTURE

RIVER, STATION:

Colorado River (at Grand Ave. bridge)

ELEVATION OF THE 100 YEAR FLOOD EVENT:

4552

DETERMINED FROM:

() CORPS OF ENGINEERS, FLOOD HAZARD STUDY, NOVEMBER 1976

(X) ~~FED~~ FLOOD INSURANCE STUDY, JANUARY 1978

FEMA

JULY 1992

ENGINEER:

Western Engineers

MAILING ADDRESS

2150 Hwy 6350

H. Jct. 81505

TELEPHONE:

Work () 242-5202

TO BE COMPLETED BY STAFF:

DATE REC'D

10/28/93

RECEIPT NO.

FILE NO.

135-93

FEE

REQUIRED DOCUMENTS:

Elev - flood

Elev - proposed construction

- Attach FEMA MAP

- finished floor must be 1' above flood elevation

- Show finished floor elevation on Bldg Permit on Bldg Plans

- Statement addressing 5-8-A.4

approved 11/15/93
finished floor elevation 4553.51

Karl M. Meyer

To Whom it May Concern:

The estimated value of the existing single family structure located at 833 West Main is \$22,000. The construction cost estimate for the proposed addition is \$4,000.

Henry Drake
owner