

DATE SUBMITTED: 5/10/93

*no permit*  
PERMIT NO. 44924 ✓  
FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2824 Orchard Ave.

SQ. FT. OF BLDG: 1589 sq. ft.

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

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

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2943-022-00-063

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Steve Star

USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS P.O. Box 40002, Grand Junction

TELEPHONE: 245-3946 Co. 81504

DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY RESIDENCE

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which about the parcel.

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE RMF-16

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT 65' ±

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

SIDE 10 REAR 10

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 36

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: SEE ATTACHED FLOOD PLAIN PERMIT

\*\*\*\*\*  
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).

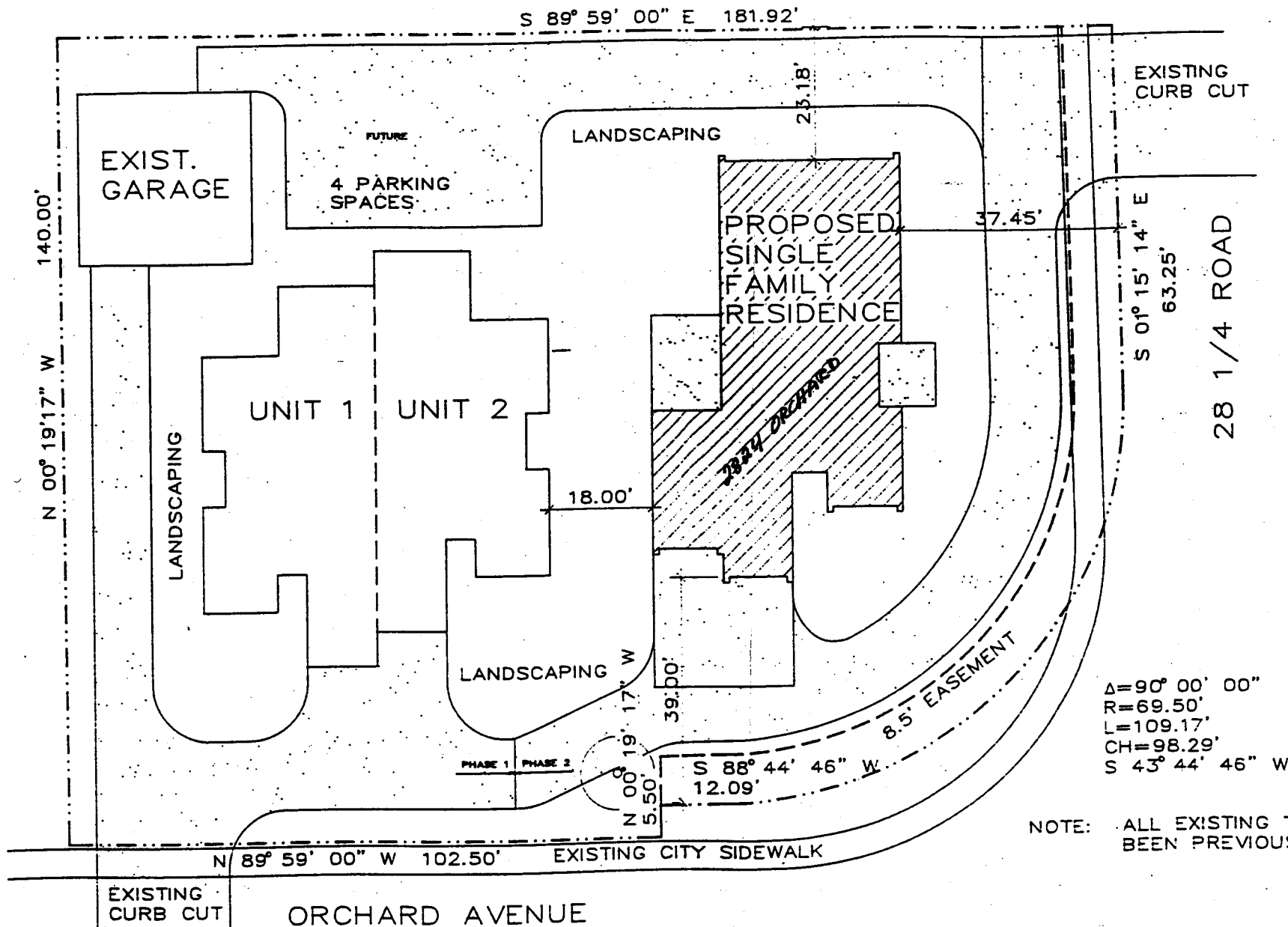
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

[Signature]  
Department Approval  
5/11/93  
Date Approved

[Signature]  
Applicant Signature  
5/11/93  
Date

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



$\Delta = 90^{\circ} 00' 00''$   
 $R = 69.50'$   
 $L = 109.17'$   
 $CH = 98.29'$   
 $S 43^{\circ} 44' 46'' W$

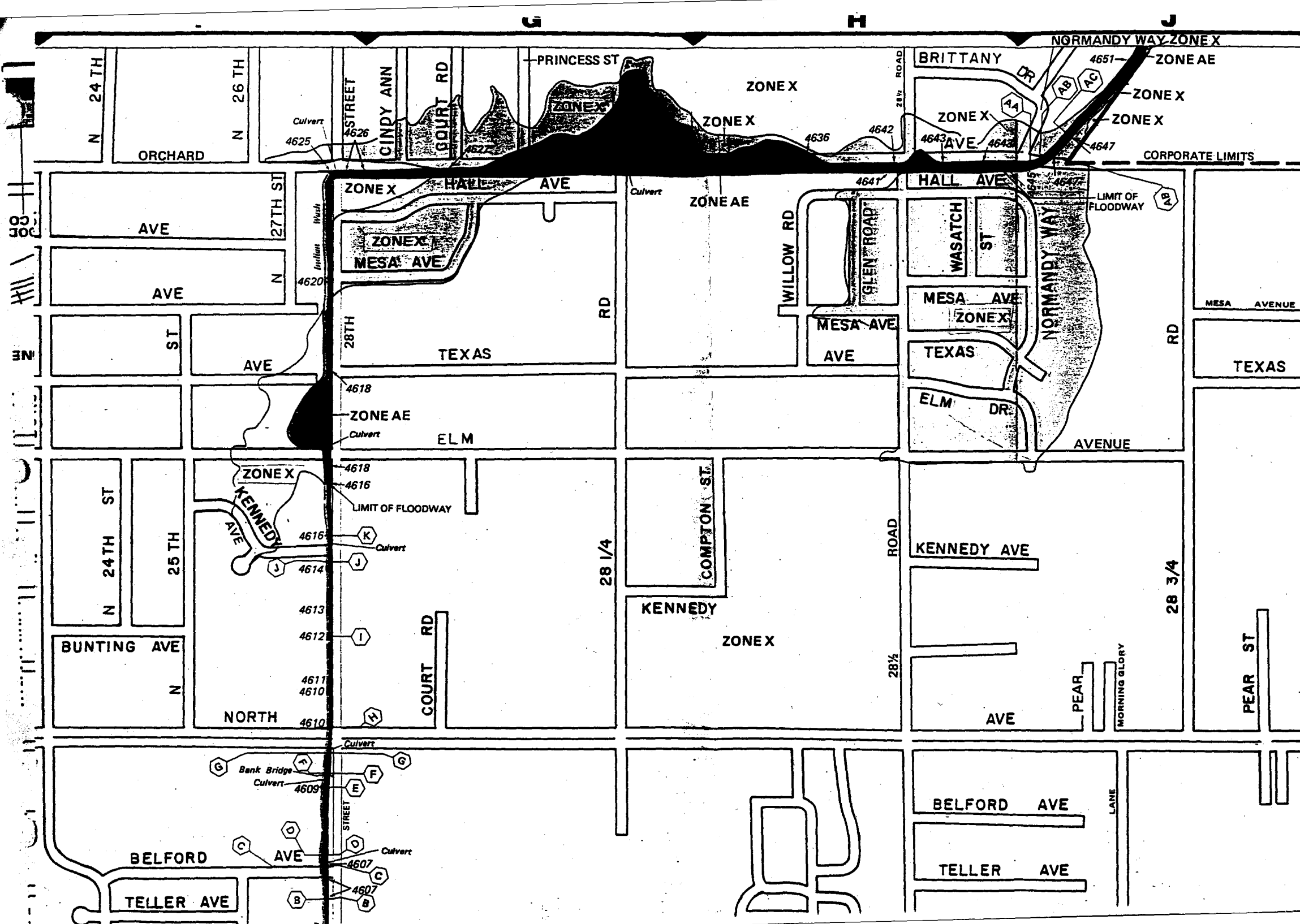
NOTE: ALL EXISTING TREES HAVE BEEN PREVIOUSLY REMOVED.

NOTICED 5/11/92  
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SITE PLAN

SCALE: 1" = 30'





- FLOODWAY
- OTHER ZONE
- OTHER ZONE
- 513
- (EL 987)
- RM7X

This map is for use in the Floodway Program; it does not necessarily show features outside Special Flood Hazard Areas of special flood hazard zones AE, AH, AO, A99, V, V1, and VE.

Certain areas may be subject to flood control structures.

Boundaries of the floodway are interpolated between cross-sections and hydraulic considerations. Emergency Management.

Floodway widths in some areas may vary.



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 11, 1993

Mr. Steve Star  
P.O. Box 40002  
Grand Junction, CO. 81504

Re: Flood Plain Permit at 2824 Orchard Ave.


Dear Mr. Star:

I have reviewed the application for a flood plain permit at 2824 Orchard Ave. This site was originally designated within the 100 year flood plain by the FEMA flood study dated July, 1992. At the time the flood study was conducted the Indian Wash channel was an open channel. Since that time the channel was piped by the City of Grand Junction. Since the channel is now contained the 100 year flood designation is no longer applicable and construction of your proposed single family residence may commence with out additional application of the flood plain regulations and you may consider this letter as approval of the flood plain permit for this location.

In regard to the existing duplex on the site, a flood plain permit should have been required at the time of permitting. However since the Indian Wash channel was covered at that time as well I am extending this permit to cover all existing structures.

Please let me know if I can be of additional assistance.

Sincerely

  
Karl G. Metzner  
Senior Planner

# CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

APPLICANT: Steve Star

MAILING ADDRESS P.O. Box 40002

Orchard Ave Grand Junction, Co. 81504

TELEPHONE: Home (303) 245-3946 Work ( )

OWNER (If different than applicant): SAME

MAILING ADDRESS \_\_\_\_\_

TELEPHONE: Home ( ) Work ( )

COMMON LOCATION OF PROJECT SITE: 28 1/4 rd E Orchard Ave / 2824 Orcha.  
(STREET ADDRESS)

MESA COUNTY ASSESSOR'S TAX PARCEL NO: 2943-072-00-063

BRIEF DESCRIPTION OF THE PROPOSED USE OF THE SITE: \_\_\_\_\_

RESIDENTIAL - NEW DWELLING UNIT -

RIVER, STATION: 13200

ELEVATION OF THE 100 YEAR FLOOD EVENT: 4633 (SEE ATTACHED)

- DETERMINED FROM: ( ) CORPS OF ENGINEERS, FLOOD HAZARD STUDY, NOVEMBER 1976  
( ) HUD FLOOD INSURANCE STUDY, JANUARY 1978  
 FEMA " " " JULY, 1982

ENGINEER: N/A

MAILING ADDRESS \_\_\_\_\_

TELEPHONE: Work ( )

## TO BE COMPLETED BY STAFF:

DATE REC'D 5/10/93 RECEIPT NO. \_\_\_\_\_

FILE NO. N/A FEE N/A

REQUIRED DOCUMENTS: \_\_\_\_\_

SEE ATTACHED REGARDING DIPENS OF CHANNEL

