

FEE \$ 125.00 - Floodplain
TCP \$ (500.00) - paid with permit

BLDG PERMIT NO. _____

looked 6/25/96

To replace permit issued 6/25/96

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 530 Hale Ave TAX SCHEDULE NO. 2945-154-26-017
SUBDIVISION Crawfords SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,280 sq.ft.
FILING _____ BLK 26 LOT 1,2,3 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Jose D Lopez NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 642 Lauradale Dr. NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 434-6106 USE OF EXISTING BLDGS _____
(2) APPLICANT Capital Housing DESCRIPTION OF WORK AND INTENDED USE: single-family home
(2) ADDRESS 2465 Hwy 6450
(2) TELEPHONE 256-1604

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R3F-8 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2
Side 5' from PL Rear 15' from PL Special Conditions lowest floor elevation must be at or above 456.2' including basement. Elevation certificate must be completed prior to final inspection sign off.
Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE 43

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 Jose D. Lopez Date _____
Department Approval Kathleen M. Porter Date 7/24/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. #9305 pd 6-25-96
Utility Accounting Mellie Fowler Date 7-24-96

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

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME <u>Jose Lopez</u>		POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <u>530 Hale Avenue</u>		COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>Lots 1, 2, & 3, Block 26, Crawfords Sub.</u>		
CITY <u>Grand Junction</u>	STATE <u>CO</u>	ZIP CODE

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
<u>080117</u>	<u>0006</u>	<u>E</u>	<u>July 15, 1992</u>	<u>AE</u>	<u>4557</u>

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

- Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 5.
- (a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 4558 feet NGVD (or other FIRM datum—see Section B, Item 7).
(b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
(c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
(d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
- Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
- Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
- The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
- The elevation of the lowest grade immediately adjacent to the building is: 4553 feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

- If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
- Date of the start of construction or substantial improvement Aug 1, 1996.

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features—If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Patrick C. O'Hearn PLS #23515
 CERTIFIER'S NAME LICENSE NUMBER (or Affix Seal)

Survey Manager Landesign
 TITLE COMPANY NAME

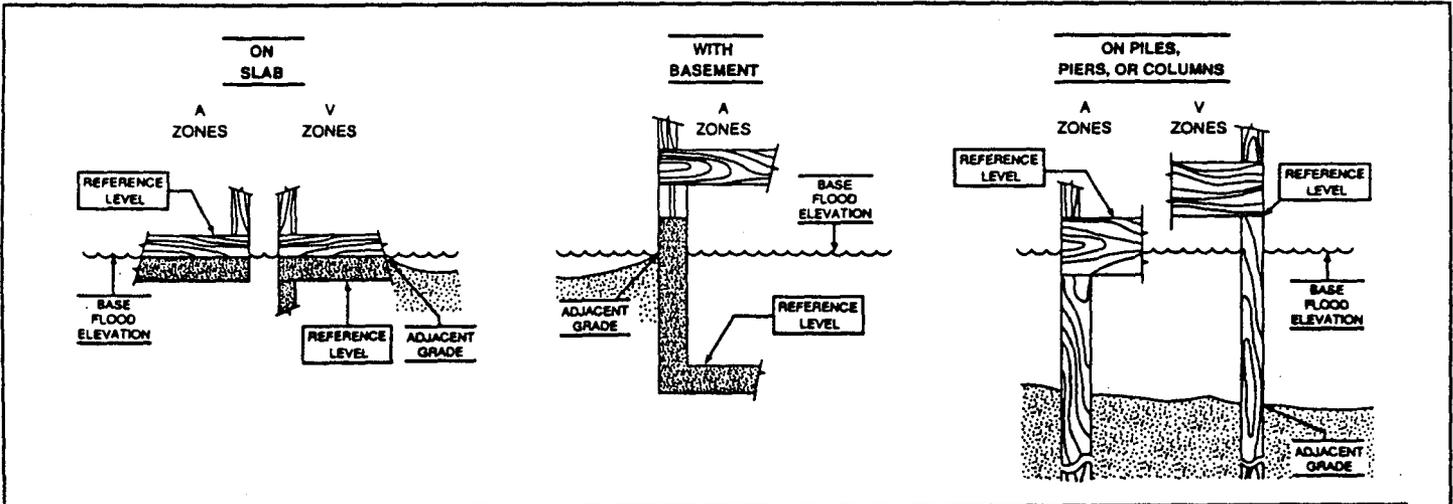
259 Grand Ave Grand Junction
 ADDRESS CITY

Patrick C O'Hearn **8-28-96** **303 245 4099**
 SIGNATURE DATE PHONE

PROFESSIONAL LAND SURVEYOR
 STATE OF COLORADO
 LICENSE NO. 23515

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: _____



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones. Elevations for all A Zones should be measured at the top of the reference level floor. Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

*** WAITING ON FLOODPLAIN**

FEE \$ 10 -
TCP \$ 500 -

PERMIT - called Bldg. Dept BLDG PERMIT NO. _____
7/1 - to put hold on inspections **RSE**
PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 530 HALE AVE. TAX SCHEDULE NO. 2945-154-26-017

SUBDIVISION CRAWFORD SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1280

FILING _____ BLK 4 LOT 1,2+3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER JOSE LOPEZ NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 530 HALE AVE

(1) TELEPHONE 250-11004 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT CAPITAL HOUSING USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE

(2) ADDRESS 2405 HILLY 10-50 DESCRIPTION OF WORK AND INTENDED USE: MOBILE

(2) TELEPHONE 250-11004 HOME - S/F

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THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____ CENSUS TRACT 9 TRAFFIC ZONE 43

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Applicant Signature [Signature] Date 6-25-96

Department Approval [Signature] Date 6-25-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. S/F 9305

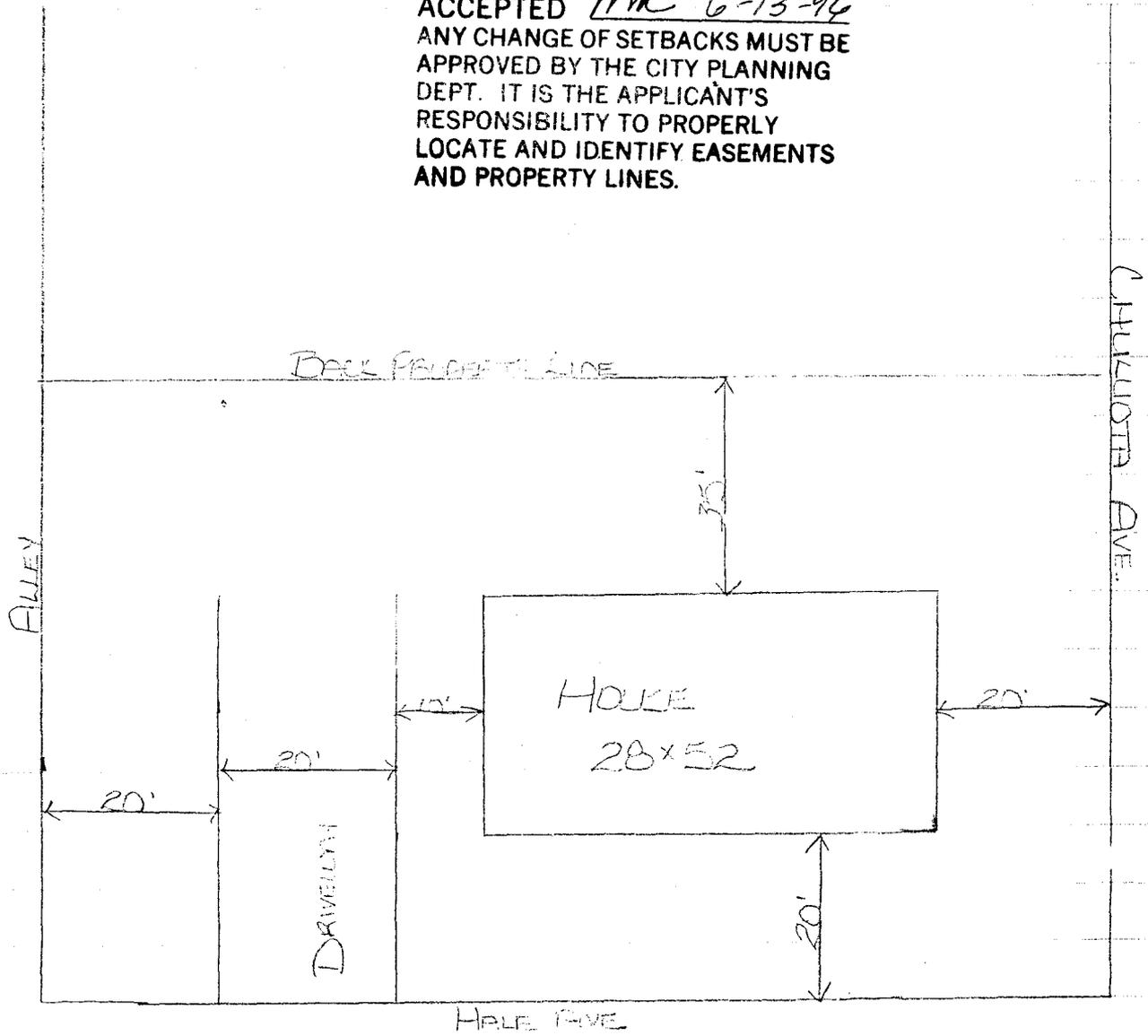
Utility Accounting [Signature] Date 6-25-96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N ↑
1" = 20'

ACCEPTED M/C 6-13-94
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.



DRIVEWAY
LOCATION OK
J. Klesch
6-12-96

JOE LOPEZ
530 HALE AVE
LOT 1, 2 + 3, BLOCK 4