

| |
|----------------------------|
| FEE \$ <u>PAID W/ SPR</u> |
| TCP \$ <u>360.00</u> |
| DRAINAGE FEE \$ <u>-0-</u> |

| |
|------------------------------|
| BLDG PERMIT NO. <u>56513</u> |
| FILE # <u>SPR 96-81</u> |

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

✓ TCP

3021-3240-01.8

THIS SECTION TO BE COMPLETED BY APPLICANT

| | |
|--|---|
| BLDG ADDRESS <u>2428 Hwy 6 & 50</u> | TAX SCHEDULE NO. <u>2945-09210-007</u> |
| SUBDIVISION <u>Mesa Mall</u> | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2257 sq. ft.</u> |
| FILING <u>BLK</u> <u>LOT 2</u> | SQ. FT. OF EXISTING BLDG(S) <u>2,067 sq. ft.</u> |
| (1) OWNER <u>John L. Moss (Moss Inc)</u> | NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION |
| (1) ADDRESS <u>715 Horizon Dr.</u> | NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION |
| (1) TELEPHONE <u>(970) 245-0898</u> | USE OF ALL EXISTING BLDGS <u>Taco Bell Restaurant</u> |
| (2) APPLICANT <u>John L. Moss</u> | DESCRIPTION OF WORK & INTENDED USE: _____ |
| (2) ADDRESS <u>Same</u> | |
| (2) TELEPHONE <u>(970) 245-0898</u> | <u>Construct a New Taco Bell Restaurant</u> |

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

| | |
|--|---|
| ZONE <u>H10</u> | Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO _____ |
| SETBACKS: Front _____ from Property Line (PL) or <u>69</u> from center of ROW, whichever is greater | Parking Req'mt <u>Per Plan</u> |
| Side <u>15</u> from PL Rear <u>15</u> from PL | Special Conditions: <u>Floodproofing Certificate</u> <u>required prior to C.O.</u> |
| Maximum Height <u>65</u> | CENS.T. <u>9</u> T.ZONE <u>9</u> ANNEX # _____ |
| Maximum coverage of lot by structures <u>39</u> | |

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

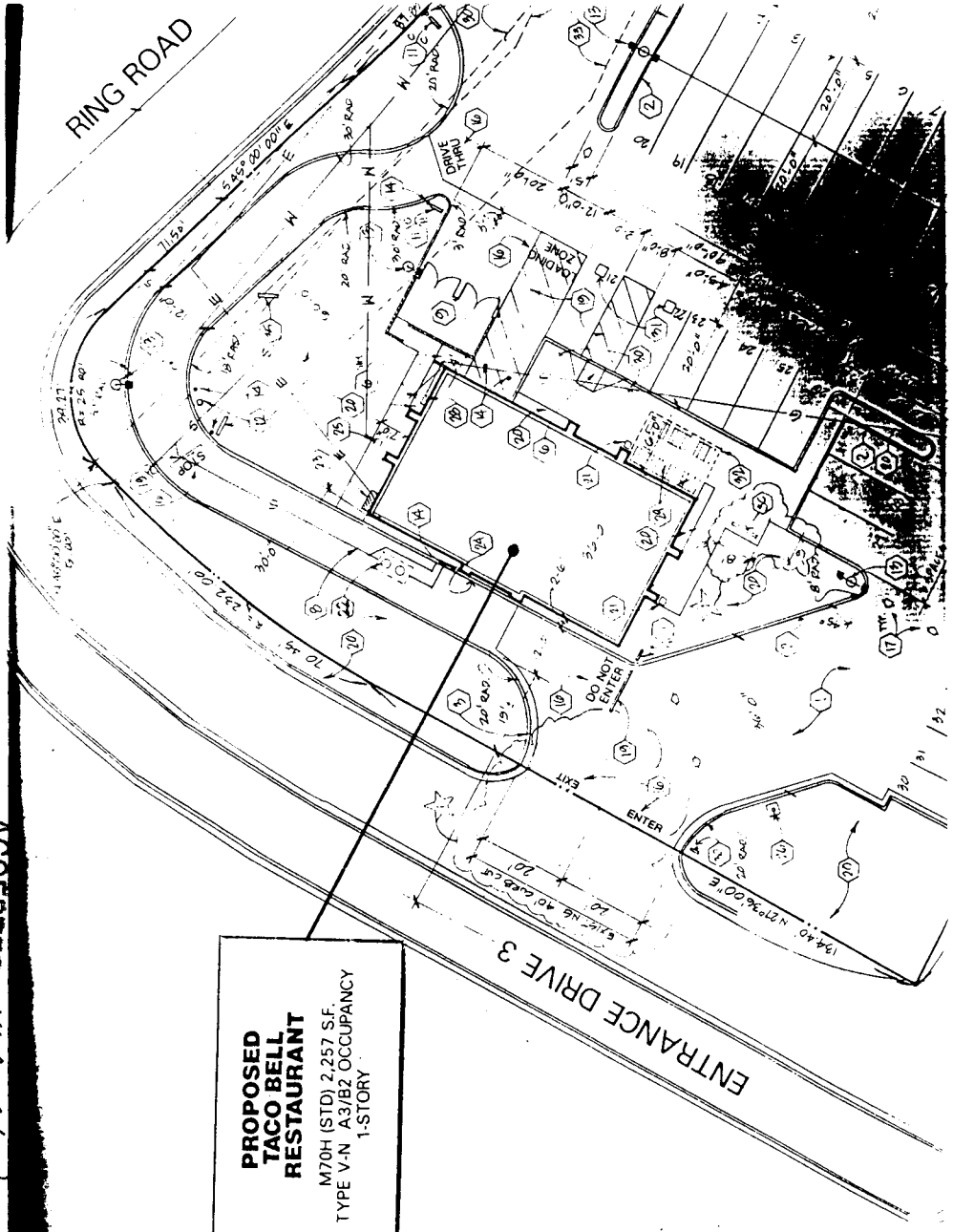
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

| | |
|---|--|
| Applicant's Signature <u>Michael Adams</u> | Date <u>6/13/96</u> |
| Department Approval <u>Kristen Amodeo</u> | Date <u>6/13/96</u> |
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No. <u>9269 - Add'l PIF</u> | |
| Utility Accounting <u>Melie Jowle</u> | Date <u>6-13-96</u> <u>12 empl to 40</u> |

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)

RING ROAD



**PROPOSED
TACO BELL
RESTAURANT**
M70H (STD) 2,257 S.F.
TYPE V-N A3/B2 OCCUPANCY
1-STORY

ENTRANCE DRIVE 3

ACCEPTED KKA 6/13/96
 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.

MAR-22-96 FRI 11:33 AM MOSS,

FAX NO. 9702450

P. 02

CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

APPLICANT: Moss Inc. (Taco Bell)

MAILING ADDRESS 715 Horizon Dr. #380 Grand Jct. CO. 81506

TELEPHONE: Home () Work (970) 245-0898

OWNER (If different than applicant): Same

MAILING ADDRESS Same

TELEPHONE: Home () Work (970) 245-0898

COMMON LOCATION OF PROJECT SITE: 2428 Hwy 6&50 Grand Jct., CO.
(STREET ADDRESS)

MESA COUNTY ASSESSOR'S TAX PARCEL NO: 2945-092-10-007

BRIEF DESCRIPTION OF THE PROPOSED USE OF THE SITE:

Construction of a new drive-thru Taco Bell Restaurant

RIVER, STATION: N/A

ELEVATION OF THE 100 YEAR FLOOD EVENT: 4546.0
Community Panel # 080117 0003E

DETERMINED FROM: () CORPS OF ENGINEERS, FLOOD HAZARD STUDY, NOVEMBER 1976
() HUD FLOOD INSURANCE STUDY, JANUARY 1978
FIRM Mapping July 15, 1992

ENGINEER: ROLLAND Engineering

MAILING ADDRESS 405 Ridges Blvd., Suite A

Grand Junction, CO 81503

TELEPHONE: Work (970) 243-8300

Finish Floor Elev. = 4547.7 (Benchmark RM9)

TO BE COMPLETED BY STAFF:

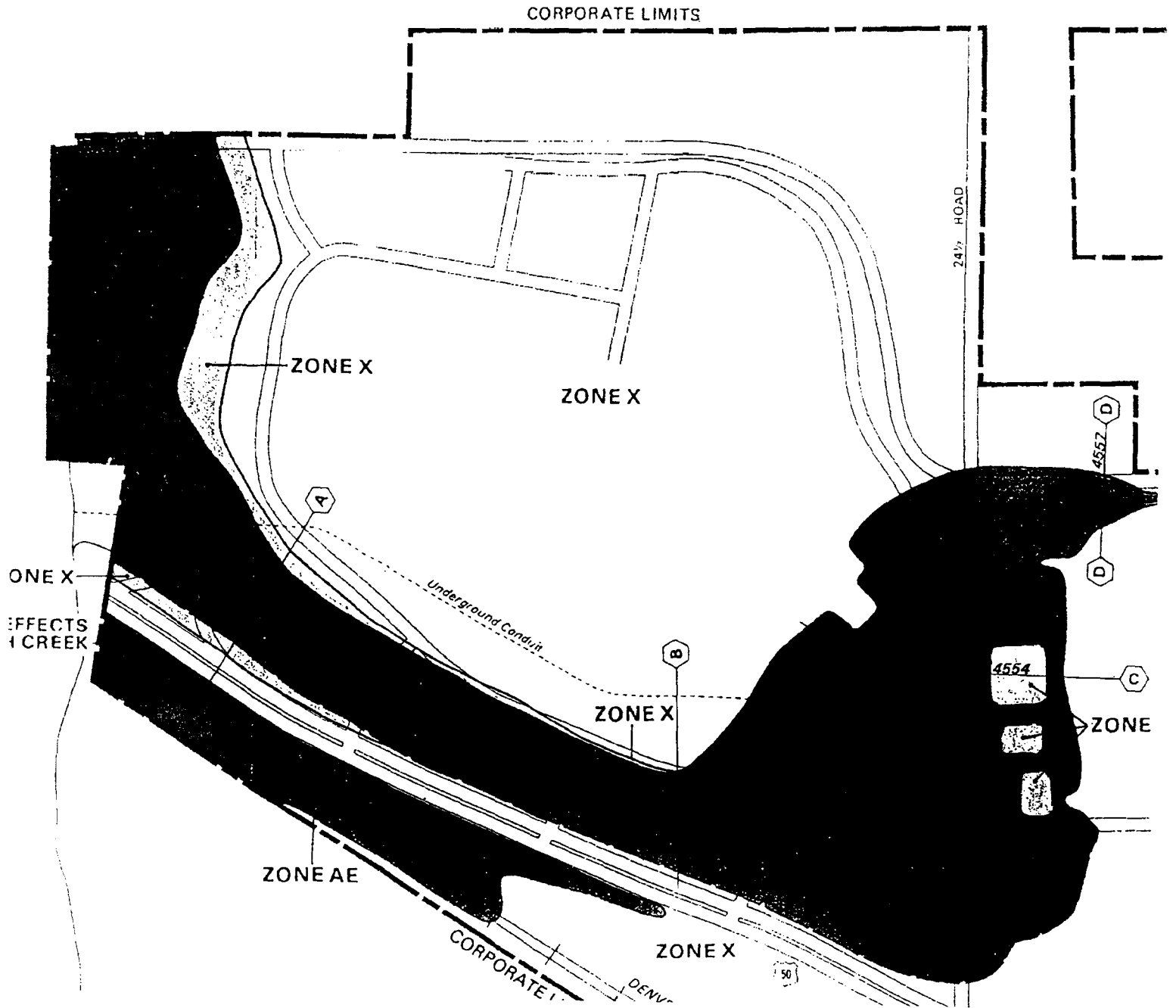
DATE REC'D _____ RECEIPT NO. _____

FILE NO. _____ FEE _____

REQUIRED DOCUMENTS: _____

| | | |
|-----|---------|--|
| RM4 | 4564.06 | A brass cap in center of intersection of Patterson and 26 Roads. Established by Mesa Co. |
| RM5 | 4579.73 | Hinge nail in north side of power pole on southeast corner of intersection of 25 1/2 and Patterson Roads. Established by Hemmingson, Durham & Richardson, Inc. |
| RM6 | 4645.81 | Brass cap in center of Patterson Road, 1320 feet east of intersection with 26 Road. Established by Mesa County |

*LOCATED OUTSIDE CORPORATE LIMITS



FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No 3067-0077
Expires May 31, 1993

FLOODPROOFING CERTIFICATE

FOR NON-RESIDENTIAL STRUCTURES

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or effect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

| | | |
|---|--|---------------------------|
| BUILDING OWNER'S NAME | Moss Inc. (Taco Bell) | FOR INSURANCE COMPANY USE |
| STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER | 715 Horizon Drive #300 Grand Jct 81506 | POLICY NUMBER |
| OTHER DESCRIPTION (Lot and Block Numbers, etc.) | Taco Bell Restaurant 2428 Hwy 6 & 50 (Lot 2 Mesa Mall) | COMPANY NAIC NUMBER |
| CITY | Grand Junction | STATE |
| | | ZIP CODE |
| | | CO 81505 |

SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

| | | | | | |
|------------------|--------------|--------|--------------------|-----------|--|
| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM INDEX | FIRM ZONE | BASE FLOOD ELEVATION (in AO Zones, use depth) |
| #080117 | 0003E | | JULY 15, 1992 | AE | 4546.0 |

SECTION II FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)

Floodproofing Design Elevation Information:

Building is floodproofed to an elevation of 4547.7 feet NGVD. (Elevation datum used must be the same as that on the FIRM.)

Height of floodproofing on the building above the lowest adjacent grade is 1.7 feet.

(NOTE: for insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

SECTION III CERTIFICATION (By a Registered Professional Engineer or Architect)

Non-Residential Floodproofed Construction Certification:

I certify that based upon development and/or review of structural design, specifications, and plans for construction that the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

I certify that the information 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.

~~THOMAS D. ROLLARD~~ ~~COLO. 17894~~

CERTIFIER'S NAME: ~~THOMAS D. ROLLARD~~ LICENSE NUMBER (or AMI Seal): ~~COLO. 17894~~

TITLE: ~~ROLLARD ENGR~~ COMPANY NAME: ~~ROLLARD ENGR~~

ADDRESS: ~~105 RIDGES BLVD. GRAND JCT CO. 81503~~

SIGNATURE: ~~[Signature]~~ CITY: ~~GRAND JCT~~ STATE: ~~CO.~~ ZIP: ~~81503~~

DATE: ~~8/7/96~~ PHONE: ~~970-245-8300~~

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

PAPERWORK BURDEN DISCLOSURE NOTICE

GENERAL - This information is provided pursuant to Public Law 96-511, (The Paperwork Reduction Act of 1980, as amended), dated December 11, 1980, to allow the public to participate more fully and meaningfully in the Federal paperwork review process.

AUTHORITY - Public Law 96-511, amended; 44 U.S.C. 3507; and 5 CFR 1320

DISCLOSURE OF BURDEN - Public reporting burden for the collection of information entitled "Post-Construction Elevation Certificate/Floodproofing Certificate" (FEMA Form 81-31 and 81-65) is estimated to average 12 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the forms. Send comments regarding the burden estimate or any aspect of the collection, including suggestions for reducing the burden, to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, S.W. 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0077), Washington, D.C. 20503.