

FEE \$	0
TCP \$	500
SIF \$	292



BLD PERMIT NO. 61253

FLP-1997-120

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

BLDG ADDRESS 540 PARK AVE TAX SCHEDULE NO. 2945-154-26-016

SUBDIVISION CRAWFORD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1103 SQ. FT.

FILING 1 BLK 4 LOT 46, 47, 48 SQ. FT. OF EXISTING BLDG(S) - 0 -

(1) OWNER HABITAT FOR HUMANITY NO. OF DWELLING UNITS
OF MESA COUNTY BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 4947, GRAND JUNCTION CO 81502

(1) TELEPHONE 242-5211 ex 184 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAMUE USE OF EXISTING BLDGS RESIDENTIAL

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: SINGLE

(2) TELEPHONE _____ FAMILY ONE STORY RESIDENCE

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF--8 Maximum coverage of lot by structures OK

SETBACKS: Front 20' from property line (PL) Parking Req't 2 SPACES
or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions PERMIT REQUIRED FOR CURB CUT; PER CONDITIONS FLP-1997-120

Maximum Height 32' CENSUS 9 TRAFFIC 101 ANN# _____

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 Robert Stratten for HH Date 6-30-97

Department Approval Bill Nuhn Date 7-8-97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 705277

Utility Accounting [Signature] Date 7/9/97

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)

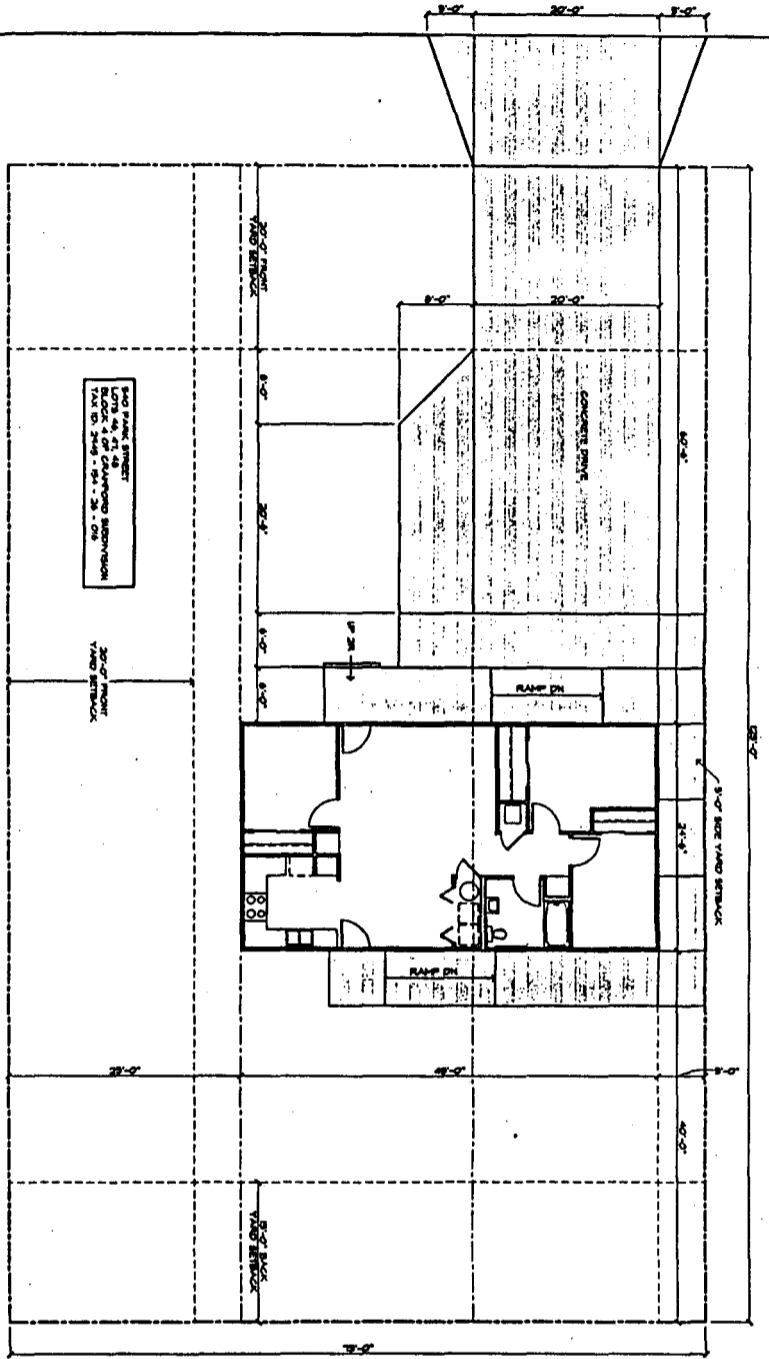
PERMIT FOR DRIVEWAY ~~PER~~ CURBS CUT
 REQUIRED FROM PUBLIC ~~WORKS~~

J. J. [Signature]
 7-8-97



HALE STREET
 10' R/W

PARK STREET
 10' R/W

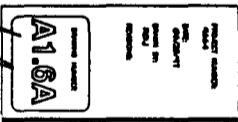


540 PARK STREET
 LOT 14, 15, 16
 PLANNING APPROXIMATE
 TAD ID 2448 - 04 - 20 - 00

ACCEPTED
 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.

Bill Nicks
 7-8-97

AP-1997-120



HABITAT FOR HUMANITY
 Residence Plan #8
 540 Park Street Grand Junction, Colorado

ROBERT D. JENKINS/AIA
 ARCHITECT
 1800 North 5th, Suite 20
 GRAND JUNCTION, COLORADO 81501
 (970) 254-1980 FAX (970) 250-1882

FLOODPLAIN PERMIT APPLICATION

PROPERTY OWNER: HABITAT FOR HUMANITY OF MESA COUNTY

MAILING ADDRESS: Box 4947 GRAND JUNCTION CO 81502

TELEPHONE: 242-5211 ex 184

APPLICANT (if different than owner): _____

MAILING ADDRESS: _____

TELEPHONE: _____

LOCATION OF PROPERTY: 540 PARK AVE

TAX PARCEL #: 2945-154-26-016

BRIEF DESCRIPTION OF THE PROPOSED USE OF THE SITE: SINGLE FAMILY
ONE STORY HOME.

RIVER, STATION: _____

ELEVATION OF THE 100 YEAR FLOOD EVENT FOR THIS SITE: 4556.5'

DETERMINED FROM: FEMA FLOOD INSURANCE RATE MAP, JULY 1992
 OTHER _____

ENGINEER/SURVEYOR/ARCHITECT (person preparing elevation certificate):

MONUMENT SURVEYING COMPANY, CECIL CASTER

MAILING ADDRESS: 755 ROOD AVE, GRAND JUNCTION, CO 81501

TELEPHONE: 245-4189

TO BE COMPLETED BY STAFF:

FILE NO. _____

FEE _____

DATE REC'D _____

RECEIPT NO. _____

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

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

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 <i>Habitat for Humanity</i>		POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <i>540 Park Street Grand Junction Co 81501</i>		COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <i>Lots 46, 47, and 48 Blk 4 Joseph Ak. Crawford and Trus B Crawford Sub</i>		
CITY <i>Grand Junction</i>	STATE <i>Co</i>	ZIP CODE <i>81501</i>

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)
<i>080117 0006E</i>	<i>6 of 9</i>		<i>7/15/92</i>	<i>AE</i>	<i>4556</i>

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

1. 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 *1*.
- 2(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 *4557.7* 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
3. 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.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. 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.)
6. The elevation of the lowest grade immediately adjacent to the building is: *4556.7* feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. 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).
2. Date of the start of construction or substantial improvement _____

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.

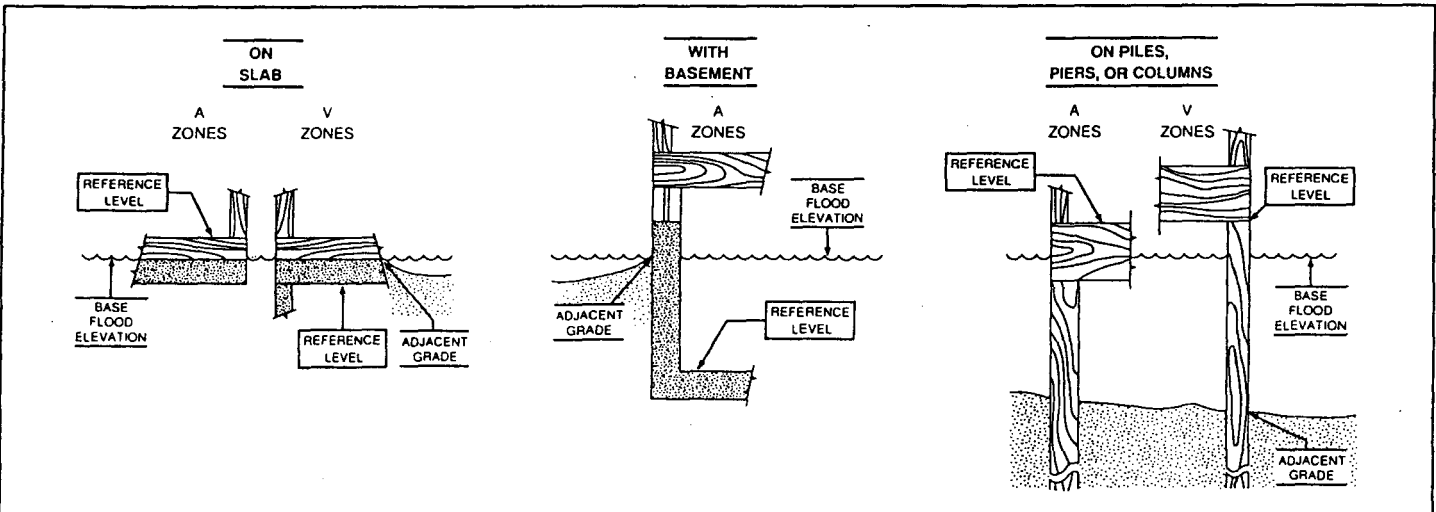
Reference level diagrams 6, 7 and 8 - Distinguishing Features—If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under 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.

<i>Cecil D. Costa</i>	<i>PLS 24943</i>
CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)
<i>Owner</i>	<i>Monument Surveying Co</i>
TITLE	COMPANY NAME
<i>755 Road Ave</i>	<i>Grand Jet.</i>
ADDRESS	CITY
<i>Cecil D. Costa</i>	<i>6/26/97</i>
SIGNATURE	DATE
	<i>Co 81501</i>
	STATE ZIP
	<i>970-245-4189</i>
	PHONE

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.