

FEE \$	50
TCP \$	—
SIF \$	—

Flood Permit
Plain issued - B.N.



BLDG PERMIT NO. 70137

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

36209-1125

BLDG ADDRESS 602 W Colorado Ave TAX SCHEDULE NO. 2945-154-19-024
 SUBDIVISION Bowers SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000
 FILING BLK 98-16-1578 LOT 40 + 41 SQ. FT. OF EXISTING BLDG(S) 566
 (1) OWNER Alvaro Rodriguez NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 602 W. Colo. Ave NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 970-245-8330 USE OF EXISTING BLDGS living + utility
 (2) APPLICANT Alvaro Rodriguez DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 602 W Colo. Ave
 (2) TELEPHONE 970-245-8330 Addition of Bedrooms + baths

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 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt —
 or 45' from center of ROW, whichever is greater Special Conditions —
 Side 5' from PL Rear 5' from PL
 Maximum Height 32' CENSUS 3 TRAFFIC 101 ANNEX# —

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, by the Building Department (Section 305, Uniform Building Code).

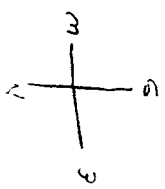
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Alvaro Rodriguez Date 3-29-99
 Department Approval X. Valdes Breen Date 3-29-99

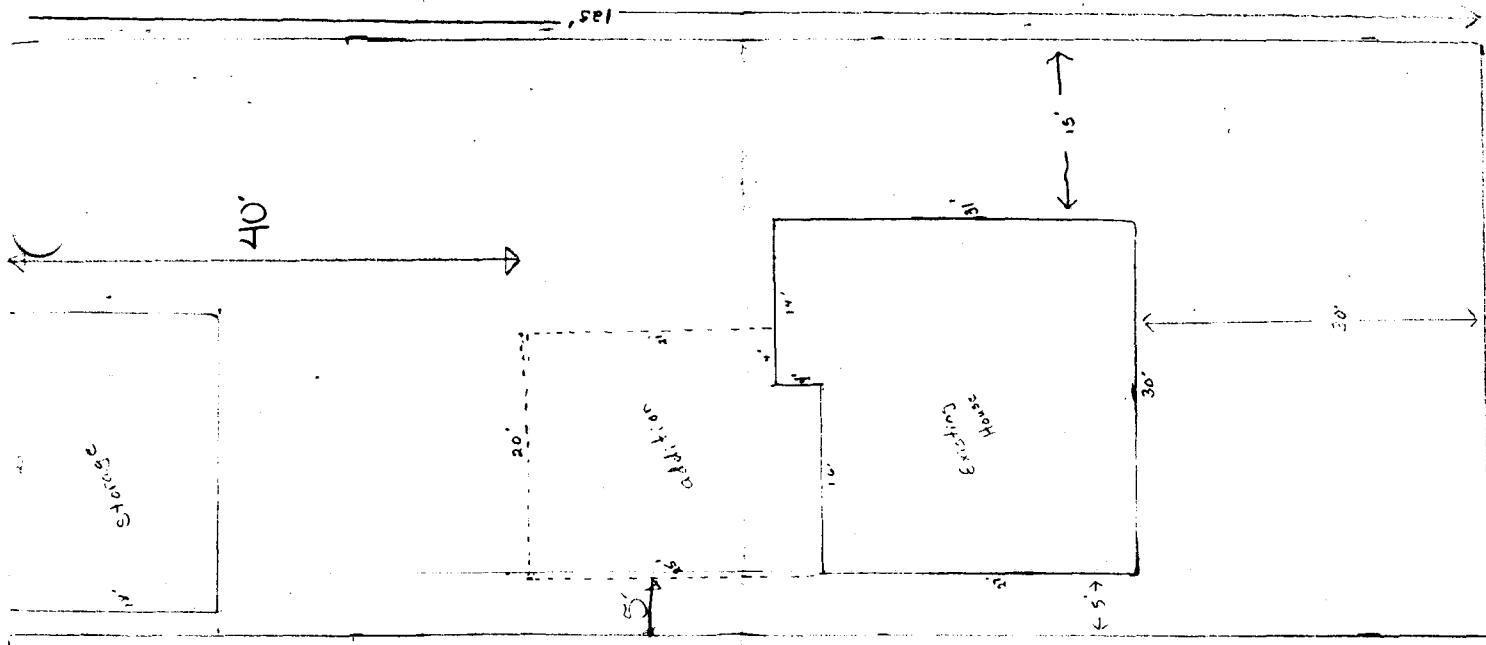
Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —
 Utility Accounting Jenny White Date 3/11/99

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)



1/8" Scale



ACCEPTED NV 3.29.99

5/11/99
Bonne

602 W. Colorado Ave.

Colorado Ave.

NOT EXEMPT

Floodplain Exemptions

1. 502 W Colo. Ave
building address

2. 2945-154-19-024
tax schedule #

3. 080117 0006 E
Community-Panel Number from Flood Insurance Rate Map (FIRM)

4. AE
Floodplain Zone as shown on FIRM

5. Alvaro Rodriguez
owner or applicant (shown on planning clearance)

6. 970-245-8330
telephone #

7. 866
square foot of home (before construction)

8. 1000
square foot of addition

9. 44,500
value of home (before construction)

10. \$ 34,500
value of addition

Notes:

- Value of addition must be less than 50% of value of home for an exemption.
- Gross or net square footage may be used but must be consistent for items 7 & 8.
- Value may be determined from any reliable source, such as an appraisal, tax assessor information, or a realtor or contractors estimate. FEMA doesn't have a standard for which source is used.
- Flood Insurance Rate Maps (FIRM) and tax schedule numbers are available at the Community Development Department at 250 North 5th Street.
- If an addition or improvement to a residential structure is not "substantial" per the definition in 5-8-2, neither an elevation certificate or a floodplain permit is required. However, note on the planning clearance that the improvement is located in the floodplain but is exempt from floodplain requirements.

To the best of my knowledge, the information provided above is true and correct. I have read the requirements for floodplain exemptions and based on the value of the proposed construction being less than 50% of the value of the structure before start of construction, this construction is exempt from floodplain regulations.

Alvaro Rodriguez
owner or applicant

date

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 <u>Alvaro Rodriguez</u>	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <u>602 W Colorado Ave</u>	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>lots 40 & 41 Block 1 Bowers Sub.</u>	
CITY <u>Grand Jct. Co.</u>	STATE <u>81505</u>
	ZIP CODE <u>970-245-8330</u>

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>0801170006E</u>	<u>6059</u>		<u>7-15-92</u>	<u>AE</u>	<u>4553.5</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: 4553.5 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 1.
- (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 4558.3 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: 4556.4 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

SECTION E CERTIFICATION

... 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.

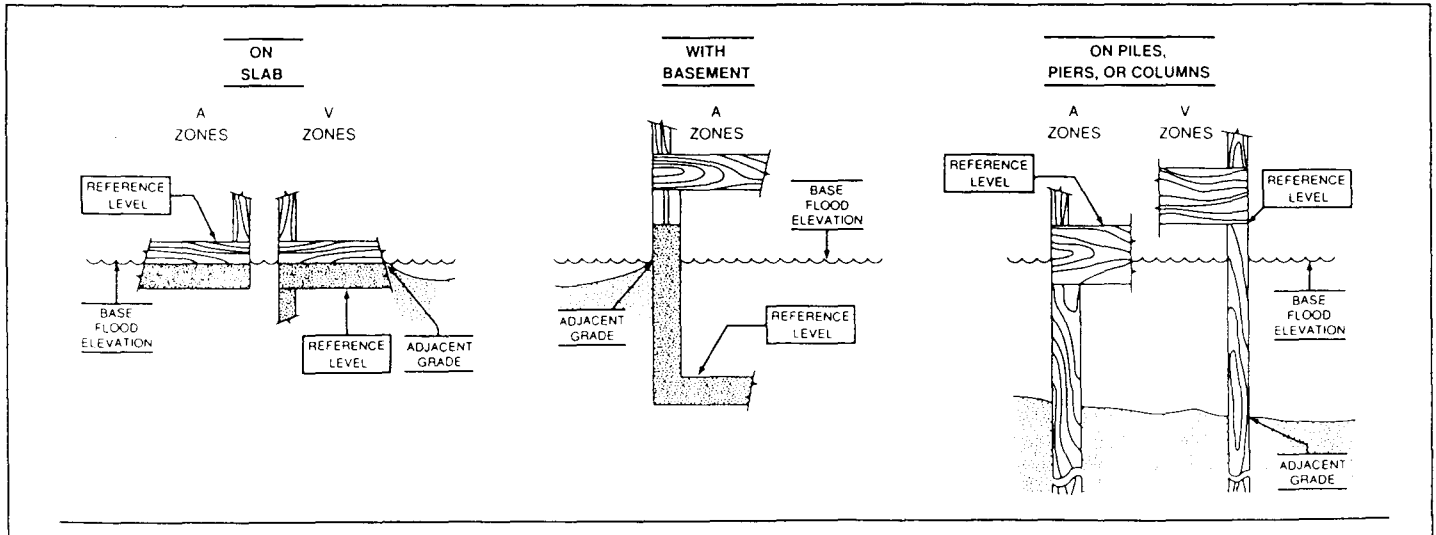
Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under 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. Caster</i>	<i>PLS24943</i>
CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)
<i>Owner</i>	<i>Monument Surveying Co</i>
TITLE	COMPANY NAME
<i>741 Road Ave.</i>	<i>Grand Junction</i>
ADDRESS	CITY
<i>Cecil D. Caster</i>	<i>5-6-99</i>
SIGNATURE	DATE
	<i>Co 81521</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.