

Planning \$ <u>10⁰⁰</u>	Drainage \$ 2118 <u>2118.00</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>73175</u> ^{light poles}
FILE # <u>SPR-1999-217</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2428 Hwy 6E 50</u>	TAX SCHEDULE NO. <u>2945-092-03-013</u>
SUBDIVISION <u>Mesa Mall Minor Subdivision</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>0</u>
FILING _____ BLK _____ LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>3600 S.F.</u>
OWNER <u>McDonald's Corporation</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u> CONSTRUCTION
ADDRESS <u>5251 DTC Parkway Suite 300</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION
TELEPHONE <u>(303) 779-0444 Wayne Bishop</u>	USE OF ALL EXISTING BLDGS <u>Quick Service Restaurant</u>
APPLICANT <u>Vision Land Consultants, Inc</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>P.O. Box 3207, Evergreen CO 80437 Parking Lot Expansion</u>	
TELEPHONE <u>(303) 674-7355 Doug Richter</u>	

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

245-6420 Mr. Dougherty King

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>H0</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: 15 <u>45</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>15</u> from PL REAR: <u>15</u> from PL	SPECIAL CONDITIONS: <u>Site in flood plain.</u>
MAXIMUM HEIGHT <u>65</u>	
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>35%</u>	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>9</u> ANNEX _____

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 Grand Junction 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>Doug Richter</u>	Date <u>9/15/99</u>
Department Approval <u>M. Stenberger</u>	Date <u>10/29/99</u> ^{DMH}

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>VACANT LAND TO PKG LOT</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>1/4/00</u>		

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

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

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.

<u>Tom Flanagan, Flanagan & Associates, Inc.</u>	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME	POLICY NUMBER
<u>400 S. McCaslin Blvd., Suite 108</u>	COMPANY NAIC NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER	

OTHER DESCRIPTION (Lot and Block Numbers, etc.)

Louisville CO 80027

CITY STATE ZIP CODE

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	0003	E	July 15, 1992	AE	4547

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

Floodproofing Design Elevation Information:

Building is floodproofed to an elevation of 454.80 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 12.13 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.

CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)		
<u>James E. Langford</u>	<u>14847</u>		
TITLE	COMPANY NAME		
<u>Senior Engineer</u>	<u>Thompson - Langford Corp.</u>		
ADDRESS	CITY	STATE	ZIP
<u>529 25 1/2 Road, #B210</u>	<u>Grand Junction</u>	<u>CO</u>	<u>81505</u>
SIGNATURE	DATE	PHONE	
	<u>April 30, 1999</u>	<u>970 243-6067</u>	

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.