

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>8503<sup>00</sup></u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>83222</u>
FILE # <u>SP12.2002.021</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2416 Hwy 6 + 50  
Pending

SUBDIVISION Mesa Mall Minor Subdivision

FILING \_\_\_\_\_ BLK 1 LOT 2

OWNER The Macerich Company  
115 West Washington St.  
 ADDRESS Indianapolis, IN 46204

TELEPHONE (970) 242-0009

APPLICANT Thompson-Langford Corporation  
529 25<sup>1</sup>/<sub>2</sub> Road, Ste. B-210  
 ADDRESS Grand Junction, CO 81505

TELEPHONE (970) 243-6067

TAX SCHEDULE NO. 2945-092-10-025

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6868

SQ. FT OF EXISTING BLDG(S) N/A

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION

USE OF ALL EXISTING BLDGS N/A

DESCRIPTION OF WORK & INTENDED USE:  
Food Service

**PAYD**  
 11/15/02  
 1B

✓ *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 C-1

SETBACKS: FRONT: 15 from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 10 from PL

MAXIMUM HEIGHT 40

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES  NO

PARKING REQUIREMENT: YES

SPECIAL CONDITIONS: PUR APPROVED SITE  
PLAN

CENSUS TRACT 9 TRAFFIC ZONE 9 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 [Signature]

Department Approval [Signature]

Date 1/15/02

Date 3/8/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14463</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/18/02</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)

**From:** Dan Tonello  
**To:** Gibson, Faye; Lee, Bob; Prall, Trenton  
**Date:** 12/5/01 4:38PM  
**Subject:** Olive Garden Restaurant

Based on the information submitted to this office, the Olive Garden Restaurant to be located at 2420 Hwy. 6&50, will be required to install a grease interceptor. The device must have at least two compartments, and a minimum capacity of 1300 gallons.

If additional information is needed, please contact me at 244-1489.

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077  
Expires July 31, 2002

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use
BUILDING OWNER'S NAME <u>Darden Restaurants</u>		Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <u>2420 Hwy 6 &amp; 50</u>		Company NAIC Number
CITY <u>Grand Junction</u>	STATE <u>CO</u>	ZIP CODE <u>81505</u>
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Mesa Mall Lot 2 Parcel # 2945-092-10-025</u>		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) <u>Restaurant</u>		
LATITUDE/LONGITUDE (OPTIONAL) (##°-##'-###" or ##.#####°)	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. FIRM COMMUNITY NAME & COMMUNITY NUMBER <u>Grand Junction</u>	B2. COUNTY NAME <u>Mesa</u>	B3. STATE <u>CO</u>
B4. MAP AND PANEL NUMBER <u>080117-0003</u>	B5. SUFFIX <u>E</u>	B6. FIRM INDEX DATE <u>July 15, 1992</u>
B7. FIRM PANEL EFFECTIVE/REVISED DATE	B8. FLOOD ZONE(S) <u>AE</u>	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) <u>4546.4</u>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe): Westwater Floodplain Study

B11. Indicate the elevation datum used for the BFE in B9:  NGVD 1929  NAVD 1988  Other (Describe):

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: n/a

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

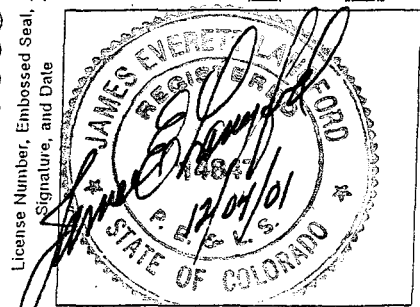
C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 2 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A' (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO  
 Complete Items C3.a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
 Datum local Conversion/Comments Local datum - 0.9' = NGVD 1929

Elevation reference mark used S 1/4 West line S.4 Does the elevation reference mark used appear on the FIRM?  Yes  No

<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	<u>4551</u>	<u>20</u>	ft. (m)
<input type="checkbox"/> b) Top of next higher floor	<u>n/a</u>		ft. (m)
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	<u>n/a</u>		ft. (m)
<input type="checkbox"/> d) Attached garage (top of slab)	<u>n/a</u>		ft. (m)
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area.)	<u>4551</u>	<u>20</u>	ft. (m)
<input type="checkbox"/> f) Lowest adjacent (finished) grade (LAG)	<u>4551</u>	<u>20</u>	ft. (m)
<input type="checkbox"/> g) Highest adjacent (finished) grade (HAG)	<u>4551</u>	<u>20</u>	ft. (m)
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	<u>0</u>		
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3.h	<u>0</u>		sq. in. (sq. cm)



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.  
 I certify that the information in Sections A, 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.

CERTIFIER'S NAME <u>James B. Langford</u>	LICENSE NUMBER <u>14847</u>
TITLE <u>Project Engineer</u>	COMPANY NAME <u>Thompson-Langford Corp.</u>
ADDRESS <u>529 25 1/2 Rd, Suite B210</u>	CITY <u>Grand Junction</u>
SIGNATURE <u>James B. Langford</u>	STATE <u>CO</u>
	ZIP CODE <u>81505</u>
	DATE <u>12/04/01</u>
	TELEPHONE <u>(970) 243-6067</u>

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 2420 Hwy 6850			Policy Number
CITY Grand Junction	STATE CO	ZIP CODE 81505	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1. through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number \_\_\_\_ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is \_\_\_\_ ft.(m) \_\_\_\_ in.(cm)  above or  below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is \_\_\_\_ ft.(m) \_\_\_\_ in.(cm) above the highest adjacent grade. Complete Items C3.h and C3.i on front of form.
- E4. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME James B Langford Thompson-Langford Corp.			
ADDRESS 529 25 1/2 Rd. Suite B210	CITY Grand Junction	STATE CO	ZIP CODE 81505
SIGNATURE <i>James B Langford</i>	DATE 12/04/01	TELEPHONE (970) 243-6067	
COMMENTS			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1.  The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE
COMMENTS	

Check here if attachments