

FEE \$	FDW/FLP
TCP \$	1539.00
SIF \$	460.00

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

BLDG PERMIT NO.

FLP-2006-178

Building Address 523 CHULUOTA AVE No. of Existing Bldgs 0 No. Proposed
 Parcel No. LOTS 6 + 7 2906-1546-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed
 Subdivision CRAWFORD Sq. Ft. of Lot / Parcel 6250
 Filing Block Lot Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1213
 Height of Proposed Structure 16.6'

OWNER INFORMATION:

Name HABITAT FOR HUMANITY
 Address PO BOX 4947
 City / State / Zip GRAND JCT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify):

APPLICANT INFORMATION:

Name HABITAT FOR HUMANITY
 Address PO BOX 4947
 City / State / Zip C JCT CO 81501
 Telephone 255-9850

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify):

NOTES: App by H. DALE MOORE
263-7284

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>NA</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>NO C.O. UNTIL FINAL</u>		
Voting District <u>A</u>	Driveway Location Approval <u> </u> (Engineer's Initials)	<u>FLOODPLAIN CERTIFICATION PROVIDED TO COMMUNITY DEVELOPMENT</u>	

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 Date
 Department Approval Date 7/26/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u> </u>	Date <u>7/26/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

66868

Gamma Radiation Survey Form

Colo Dept of Public Health Environment - 222 S 6th St., Rm 232, Grand Junction CO 81501 Tel. 970-248-7164

Location No.: 86868
Address: 00523 CHULUOTA AVE
Owner: HABITAT FOR HUMANITY
Occupant: BLDG SITE
Tax Sch. No.:
City: 0240
County: 077
New/Revised: N
Comment: BPS NEW HOUSE

High Outside Gamma: 17
Low Outside Gamma: 14
High Inside Gamma:

Class: 0
Gamma Screen: 1
Tailings Use: 0
Gamma Map: 6
Location of HIG:
Type of Structure:
Levels:
Material:

Office Correction: Address Correction Per: On:

Building Permit Radiation Survey Report

Survey Requested by: MOORE DALE 970-263-7284 For: NEW HSE Date: 7/24/2006
Fax to: MOORE DALE Fax Phone Number: 970-242-0621

Note: This survey report describes conditions that existed on the site on the following date: 7-25-06 This report does not cover any material brought onto the site after the survey was completed. Any tailings contaminated materials removed from any property must be disposed of in a manner acceptable to the Colo Dept of Public Health and Environment.

I. SURVEY CLASSIFICATION

- New field radiation survey.
Information from prior radiation survey.
No survey required. Proposed construction does not significantly involve uranium mill tailings deposit.
No field survey required based on record review of the vicinity of the building site. No tailings deposits were identified from available records that would affect the construction site.

II. RESULTS OF RADIATION SURVEY

- No indication of uranium mill tailings has been found on the building site + 10 feet.
Uranium mill tailings are indicated and are located: away from building site on the building site.
Uranium mill tailings have been moved to another area of the property away from the building site.
Uranium mill tailings have been removed from building site construction site property.
Other radiation sources (non-tailings) have been identified on your property, such as

III. RECOMMENDATIONS (40 CFR PART 192 STANDARDS APPLY)

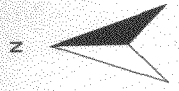
- No new structure should be constructed over or within ten feet of tailings material.
Tailings material, under existing concrete slabs that will not be disturbed by the construction process and lie outside of walls of the new structure, are not required to be removed.
All tailings-contaminated material in the general area of the construction site should be removed before construction begins, to avoid contamination of the building site.
No existing structure, constructed over uranium mill tailings, should be modified for the purpose of increasing occupancy without consideration of removal, if feasible, or other corrective action or control.
The presence of an unknown volume of uranium mill tailings deposits on the building site must be considered as a potential health hazard. Removal is indicated.
No habitable structure should be constructed over tailings deposits with radiation levels that would exceed the 40 CFR part 192 (EPA) standards. Because of the technical difficulties of adequately defining a deposit, and because of the delay and cost of determining if it contains radium levels in soil that exceed the standards, a faster, simpler way to address the problem is to remove the detectable contamination to near background.
Miscellaneous comments:

Prepared by: R. Paul [Signature]

Entered in: Computer TR log
Copy to: building dept. owner/agent TR file Hold for:

REASON: A CODE: (Circle one): 3 9 10 11

523 Chuluota Ave



ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:

A1. Building Owner's Name Habitat for Humanity of Western Colorado

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
523 Chulouta Avenue

Company NAIC Number

City Grand Junction

State Co

ZIP Code 81501

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lots 6 and 7 Block 4 Crawford Subdivision

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 39°03'48.046"N Long. 108°34'34.593"W

Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number _____

A8. For a building with a crawl space or enclosure(s), provide:

A9. For a building with an attached garage, provide:

a) Square footage of crawl space or enclosure(s) 1200 sq ft

a) Square footage of attached garage _____ sq ft

b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 10

b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A8.b 1280 sq in

c) Total net area of flood openings in A9.b _____ sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
Grand Junction 080117 0006 E

B2. County Name
Mesa

B3. State
Co

B4. Map/Panel Number
080117 0006

B5. Suffix
E

B6. FIRM Index Date
7/15/1992

B7. FIRM Panel Effective/Revised Date
7/15/1992

B8. Flood Zone(s)
AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
4556.50

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item 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 _____ CBRS OPA

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. 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 C2.a-g below according to the building diagram specified in Item A7.

Benchmark Utilized MCSM ID-P035 4573.6063 Vertical Datum NAVD 1988

Conversion/Comments Lower Elevations 3.248' to NAVD 1929 Datum- Elevations below reflect NAVD88 Datum

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor) 4560.85 feet meters (Puerto Rico only)

b) Top of the next higher floor _____ feet meters (Puerto Rico only)

c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters (Puerto Rico only)

d) Attached garage (top of slab) _____ feet meters (Puerto Rico only)

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) _____ feet meters (Puerto Rico only)

f) Lowest adjacent (finished) grade (LAG) 4557.77 feet meters (Puerto Rico only)

g) Highest adjacent (finished) grade (HAG) 4558.39 feet meters (Puerto Rico only)

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 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.

Check here if comments are provided on back of form.

David Morris

30111

Certifier's Name

License Number

Land Surveyor

Q.E.D. Surveying Systems Inc.

Title

Company Name

1018 Colorado Ave.

Grand Junction

Colorado

81501

Address

City

State

ZIP Code

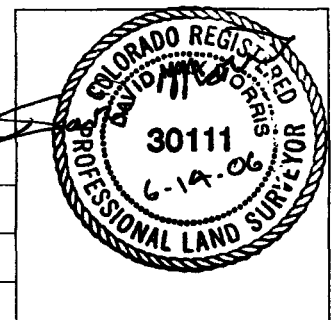
Signature

6/14/06

Date

970-241-2370

Telephone



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.			Policy Number	
City	State	ZIP Code	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

Signature _____ Date _____ Check here if attachments

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

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. 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, 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, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

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. Check the measurement used in Items G8. and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by 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 <i>FLP-2006-178A</i>	G5. Date Permit Issued <i>7-20-06</i>	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: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name *RICK DORRIS* Title *DEVEL. ENGR.*

Community Name *CITY OF GRAND JCT CO* Telephone *970-256-4034*

Signature *Rick Dorris* Date *7-20-06*

Comments

Check here if attachments

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION				For Insurance Company Use:	
A1. Building Owner's Name <u>Habitat for Humanity of Western Colorado</u>				Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>523 Chulouta Avenue</u>				Company NAIC Number	
City	<u>Grand Junction</u>	State	Co	ZIP Code	<u>81501</u>
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Lots 6 and 7 Block 4 Crawford Subdivision</u>					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>39°03'48.046"N</u> Long. <u>108°34'34.593"W</u>				Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number _____					
A8. For a building with a crawl space or enclosure(s), provide:			A9. For a building with an attached garage, provide:		
a) Square footage of crawl space or enclosure(s) _____ sq ft			a) Square footage of attached garage _____ sq ft		
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____			b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____		
c) Total net area of flood openings in A8.b _____ sq in			c) Total net area of flood openings in A9.b _____ sq in		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>Grand Junction 080117 0006 E</u>		B2. County Name <u>Mesa</u>		B3. State Co	
B4. Map/Panel Number <u>080117 0006</u>	B5. Suffix <u>E</u>	B6. FIRM Index Date <u>7/15/1992</u>	B7. FIRM Panel Effective/Revised Date <u>7/15/1992</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>4556.50</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

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. 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 C2.a-g below according to the building diagram specified in Item A7.

Benchmark Utilized MCSM ID-P035 4573.6063 Vertical Datum NAVD 1988

Conversion/Comments Lower Elevations 3.248' to NAVD 1929 Datum- Elevations below reflect NAVD88 Datum

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>4560</u> <u>.83</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	_____ <input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	_____ <input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	_____ <input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	_____ <input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>4557</u> <u>.77</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>4558</u> <u>.39</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)

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 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.

Check here if comments are provided on back of form.

David Morris	30111
Certifier's Name	License Number
Land Surveyor	Q.E.D. Surveying Systems Inc.
Title	Company Name
1018 Colorado Ave.	Grand Junction
Address	City
<u>David Morris</u>	1/12/07
Signature	Date
	Colorado 81501
	State ZIP Code
	970-241-2370
	Telephone

