# **Table of Contents**

File\_1981-0099

Project Name: \_804 Noland Avenue - Index Construction-Bud DeRush

Date 5/1/02			
P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some			
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents	
e	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.	
s	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick	
e n	n	guide for the contents of each file.	
t	e d		
	-	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in	
-	V	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.	
X	4	*Summary Sheet – Table of Contents	
X	4	Review Sheet Summary	
		Application form	
		Review Sheets	
	Ī	Receipts for fees paid for anything	
	*Submittal checklist		
	*General project report		
	Reduced copy of final plans or drawings		
	T	Reduction of assessor's map	
	T	Evidence of title, deeds	
*Mailing list to adjacent property owners			
		Public notice cards	
		Record of certified mail	
		Legal description	
	7	Appraisal of raw land	
П	7	Reduction of any maps – final copy	
		*Final reports for drainage and soils (geotechnical reports)	
П		Other bound or nonbound reports	
		Traffic studies	
		Individual review comments from agencies	
	*Consolidated review comments list		
	*Petitioner's response to comments		
	*Staff Reports		
П	*Planning Commission staff report and exhibits		
	*City Council staff report and exhibits		
	*Summary sheet of final conditions		
	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)		
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:	
		Action Sheet	
	_	Review Sheet Summary Review Sheets	
X		Flood Plain Permit	
X	X	Application for Building Permit	
X	X	Memo from Bob Goldin to Ron Rish re: parking not acceptable and	
	17	inconsistent with City policy – 11/25/81	
X	<u>X</u>	100 Year Floodplain Boundary Map  Cross Section	
H		CIOSS SECTION	
$\Box$			
Н	_		
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# CITY OF GRAND JUNCTION

APPLICATION FOR BUILDING PERMIT

PLAN # 00343

PLANNING DEPARTMENT

BLDG ADDRESS 8174 NOLAND AVE	DESCRIPTION OF WORK: WAREHOUSE			
SUBDIVISION BENTON CANON	WITH OFFICE SPACE			
FILING # LOT N. 31 2 32 BLK # 6				
TAX SCHEDULE # 2945 - 231 - 15 - 015	SQ FT OF BLDG 5750 SQ FT OF LOT 9 151			
	HEIGHT 18.0" NO OF FAMILY UNITS			
OWNER VOLNEU F & FLOY I DERUSH	NUMBER OF BLDGS ON PARCEL NONE			
REPRESENTATIVE NDEX CONST	USE OF BLDGS ON PARCEL			
PHONE 245-6928 747-9596				
FOR OFFICE USE ONLY				
// ZONE:	// FLOOD HAZARD: I for affice // GEOLOGIC HARZARD: A  // SPECIAL CONDITIONS: At af affice  560 Dust-free parking  (34mplaness) stuped & marked			
DATE APPROVED 11/25/51 APPROVED BY	C1**8			
- Company of the Comp				

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 SHALL BE REQUIRED. (GRAND JUNCTION ZONING AND DEVELOPMENT CODE 5-6-6, C 1981)

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE.

SIGNATURE

## FLOODPLAIN PERMIT APPLICATION

for

A BUILDING AT 804 NOLAND AVENUE GRAND JUNCTION, COLORADO

NOVEMBER 11, 1981 Job No. 393.7

OWNER/DEVELOPER

Bud DeRush
Index Construction
1944 Grand Avenue
Grand Junction, CO 81501

### **ENGINEER**

COLORADO WEST ENGINEERING 835 Colorado Avenue Grand Junction, CO 81501

PROFESSIONAL ENGINEER ROGER A. FOISY, P. E.



#### STRUCTURES

The proposed structure at 804 Noland will be a metal frame with metal siding type building. The elevation of it's floor will be 4570.50 feet above Mean Sea Level. The building foundation will be a monolithic slab on filled ground.

#### STORED MATERIALS

Doors, mesh, shingles and other common building materials, no flammables or hazardous materials.

#### SPECIFICATIONS

(See attached)

#### NARRATIVE

The proposed building at 804 Noland Avenue should not greatly increase flood damage to adjoining or upstream properties. Because this building will be elevated above the 100 year flood level it will divert the flood flow around itself, however because of the flat grades present in the area, the velocity and depth of the flood waters should not be affected by this development.

We do not anticipate additional protective measures to protect downstream properties because of the low slopes present in this area. This building should not increase downstream erosion above levels which would be present during a 100 year flood.

Because only common building materials will be stored inside the building, above the level of the 100 year flood, no toxic or hazardous materials should be present on the site, and materials inside the building should remain above the water level preventing their release during a 100 year flood event.

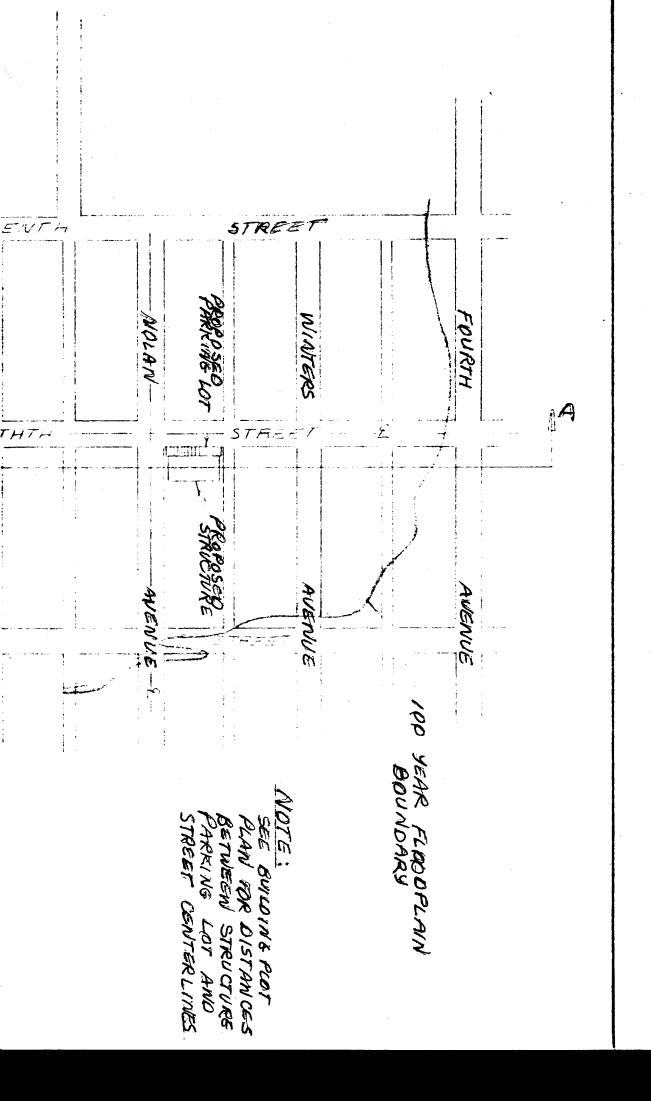
Access to this property during a 100 year flood would require traversing about 300 feet of water 1 to 3 feet deep. However since this is a commercial building, warning of rising flood waters should provide anyone on the premises adequate time to leave the area.

There will be no open manholes or cleanouts on the site and all plumbing connections will be inside the building above the level of the 100 year flood.

Electric meters and circuit boxes shall be mounted well above the flood level on the side of the building.

Natural gas connections will be on the side of the building at or above the floor elevation which should prevent any damage by flood waters.

Because all storage is inside the building there should be no need to anchor floatables since they would be above the 100 year flood elevation and restricted from movement off-site by the building walls.



DESIGNED BY:

DATE

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