

CITY OF GRAND JUNCTION APPLICATION FOR BUILDING PERMIT PLANNING DEPARTMENT

PLAN # 00343

BLDG ADDRESS 874 NOLAND AVE
SUBDIVISION BENTON CANON
FILING # 1/2 OF 30 & LOT # 31 & 32 BLK # 6
TAX SCHEDULE # 2945-231-15-015
OWNER VOLNEU F & FLOYD J. DERUSH
REPRESENTATIVE INDEX CONST
PHONE 945-6928 942-9596

DESCRIPTION OF WORK: WAREHOUSE WITH OFFICE SPACE
SQ FT OF BLDG 5750 SQ FT OF LOT 9,151
HEIGHT 18'0" NO OF FAMILY UNITS
NUMBER OF BLDGS ON PARCEL NONE
USE OF BLDGS ON PARCEL

FOR OFFICE USE ONLY

11 ZONE: I 2
11 SETBACKS: F 25' S 0' R 0'
ROW 45'
11 MAXIMUM HEIGHT: 25'
11 PARKING SPACES REQUIRED: 6
11 LANDSCAPING/SCREENING: X

11 FLOOD HAZARD: X flood hazard
11 GEOLOGIC HARZARD: X
11 SPECIAL CONDITIONS: # of office 550 dust-free parking (3 employees) striped & marked

file # 99-81 for permit

DATE APPROVED 11/25/81
APPROVED BY [Signature]

CT#8

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] 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.



11-12-81

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.

ENTH

STREET

FOURTH

WINTERS

PROPOSED
PARKING LOT

NOLAN

THTH

STREET

AVENUE

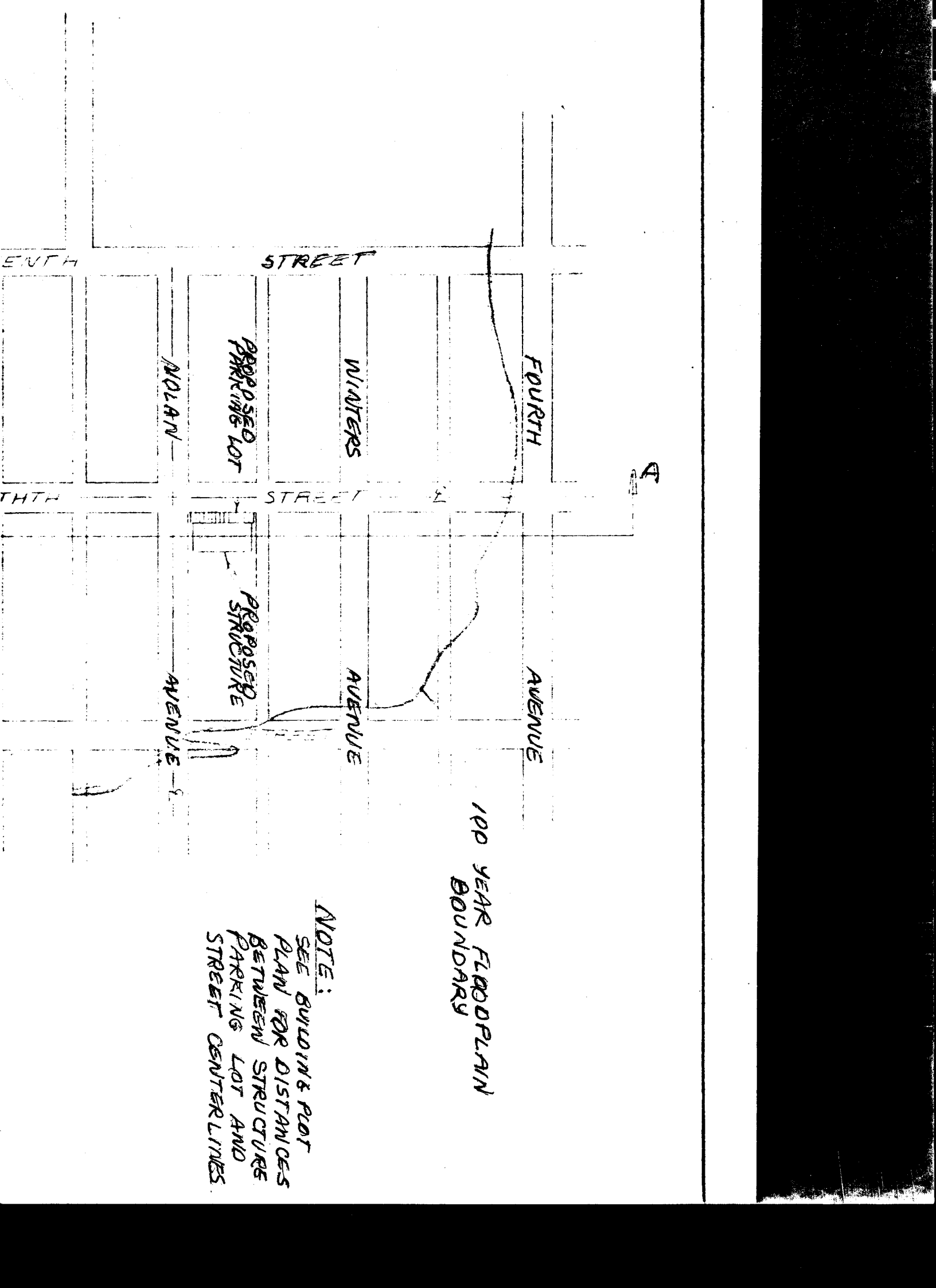
AVENUE

PROPOSED
STRUCTURE

AVENUE

100 YEAR FLOODPLAIN
BOUNDARY

NOTE:
SEE BUILDING FOOT
PLAN FOR DISTANCES
BETWEEN STRUCTURE
PARKING LOT AND
STREET CENTERLINES.



ELEVATION OF 100 YR. FLOOD - 4563.50

STRUCTURE WALLS

~~NO LAND~~ NO LAND AVE.

FILL

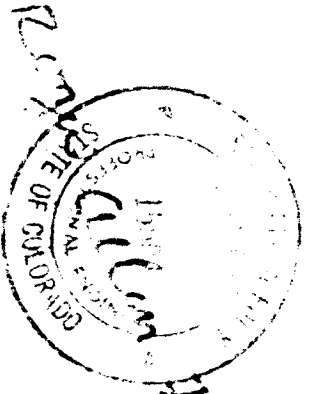
ELEVATION OF LOWEST FLOOR - 4570.50

CROSS - SECTION

HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: 1" = 10'

OFFICE COPY

#99-81



11-12-81

DESIGNED BY: DATE: STATION: E1 00001 AIN PERMIT