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File		Name: 627 West Colorado Ave Floodplain Permit	
P r e s	S c a n	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will	
e	n	be found on the ISYS query system in their designated categories.	
n	e	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.	
t	d	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for	
		the contents of each file.	
X	X		
		Review Sheet Summary	
		Review Comments	
		Application form	
		Review Sheets	
		Receipts for fees paid for anything	
v	X	*Submittal checklist	
Λ	^	*General project report	
		Reduced copy of final plans or drawings Reduction of assessor's map.	
		Evidence of title, deeds, easements	
		*Mailing list to adjacent property owners	
		Public notice cards	
		Record of certified mail	
		Legal description	
		Appraisal of raw land	
		Reduction of any maps – final copy	
		*Final reports for drainage and soils (geotechnical reports)	
		Other bound or non-bound reports	
		Traffic studies	
		*Petitioner's response to comments	
		*Staff Reports	
		*Planning Commission staff report and exhibits	
Щ		*City Council staff report and exhibits	
*Summary sheet of final conditions			
DOCUMENT DESCRIPTION:			
i		Flood Plain Permit	
	X	Planning Clearance - ** - issued 12/9/91,	
X		Planning Clearance issued 8/20/96 present in file - **	
X		Documents List	
X	X	Plot Plan	
X		Floor Plan/Wall Section/Site Plan	
A		Elevation Map	
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CITY OF GRAND JUNCTION FLOOD PLAIN APPLICATION

ADDRESS: 627 W. Colorado Avenue

TAX NO.: 2945-154-21-007

LEGAL: Lot 9, Block 10, Mobley Subdivision, Grand Junction, CO

A single family house was originally located on this site. Due to its poor condition, it was demolished to make room for a new residence.

The original house was similar in size to the new residence and was located in the same approximate area of the site. The new residence is not anticipated to cause any historical change to upstream, downstream, or adjacent property flooding during a 100 year flood episode.

Additionally, the original house rested only on wood timbers. The new residence will be built and anchored to a concrete foundation.

\$100 application fee

CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

APPLICANT:	Antonio l'esina			
MAILING ADDRESS	426 Noland Ave			
	Crand Jun. Co 81501			
TELEPHONE:	Home (303) 241-1957 Work () 244-3810			
OWNER (If different than applicant):				
MAILING ADDRESS				
TELEPHONE:	Home () Work ()			
COMMON LOCATION OF PROJECT SITE: 627 West Colorado Ave (STREET ADDRESS)				
MESA COUNTY ASSESSOR'S TAX PARCEL NO:				
BRIEF DESCRIPTION	OF THE PROPOSED USE OF THE SITE:			
REPLACE Exis	TING SINGLE FAMILY RESIDENCE			
RIVER, STATION:	385.62			
ELEVATION OF THE 100 YEAR FLOOD EVENT: 4554.5				
DETERMINED FROM:	() CORPS OF ENGINEERS, FLOOD HAZARD STUDY, NOVEMBER 1976 (★) HUD FLOOD INSURANCE STUDY, JANUARY 1978 MAR. 29, 1991			
ENGINEER:				
MAILING ADDRESS				
TELEPHONE:	Work ()			
TO BE COMPLETED BY STAFF:				
DATE REC'D				
REQUIRED DOCUMENTS:				

FLOODPLAIN DEVELOPMENT PERMIT

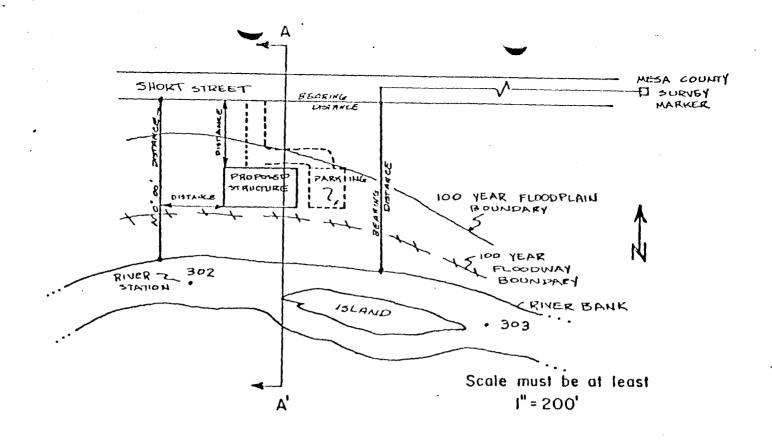
627 W. Colorado Que. (XP)

An application for floodplain development permit was file on 12/6/91 by Antonio Pesin for property located at 426 Noland Ave (tax parcel # 2945-154-21-007). The application proposed the construction of a single story house of approximately the same size and location as an existing house to be demolished. Review of the application shows that the finished floor elevation will be 1 ft. above the 100 year flood elevation, the foundation and walls are appropriately anchored to resist flows, and there are no utility services which will be subject to inundation by flood waters.

This application (file 77-91) for flood plain development permit meets all requirements of the Flood plain Regulation, section 5-8, of the Grand Junction Zoning and Development Code and is hereby approved.

Karl G. Metzner

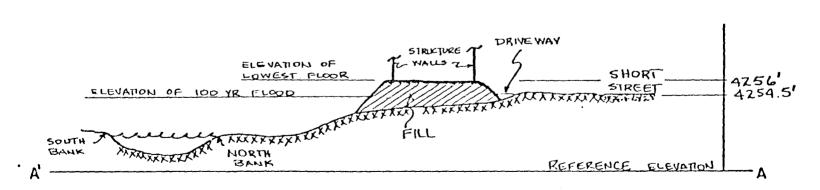
Planner 12/9/91



SAMPLE PLOT PLAN

SAMPLE NOTE: Parking to be at existing grade

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SAMPLE CROSS-SECTION A-A'