## **Table of Contents**

H	File _	FLP-1996-168 Name: 530 Hale Avenue - Flood Plain Permit
1 1 1	P S c e a s n e n e	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 be found on the ISYS query system in their designated categories.  Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
	ı 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.
<u>                                     </u>	x x	Table of Contents
H	╅	*Review Sheet Summary
r		*Application form
r		Review Sheets
-	+	Receipts for fees paid for anything
H	╅╴	*Submittal checklist
H	+-	*General project report
H	$\top$	Reduced copy of final plans or drawings
H		Reduction of assessor's map.
r		Evidence of title, deeds, easements
r		*Mailing list to adjacent property owners
┢		Public notice cards
Г		Record of certified mail
T	$\top$	Legal description
Г	$\top$	Appraisal of raw land
Г		Reduction of any maps – final copy
Г	1	*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
Γ	$\top$	Traffic studies
Γ		*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
L		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
١,	Τx	Flood Plain Application – 7/23/96
7		Site Plan
7		Crawford Plat – GIS Historical Maps - **
7		Planning Clearance – issued 7/24/96 - **
_	+	Training Clearance Issued 1121170
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To be felled out by Engineer

## FLOODPLAIN PERMIT APPLICATION

PROPERTY OWNER: JOSE 1) LOPEZ
MAILING ADDRESS: 530 Maje Ave Grand Ja. 81501
TELEPHONE: 434-6106
APPLICANT (if different than owner): Jose D lope?
MAILING ADDRESS: 642 Lawradale Dr. Grand Jct 81504
TELEPHONE: 4/34 6106
LOCATION OF PROPERTY: Lots 1,2+3, Block 26, Crawfords Sull.
TAX PARCEL #: 2945-154-26-017
BRIEF DESCRIPTION OF THE PROPOSED USE OF THE SITE:
Single Family Residence RIVER, STATION: Colorado River
RIVER, STATION: Colorado River
ELEVATION OF THE 100 YEAR FLOOD EVENT FOR THIS SITE: 4556.8 = 4560.2 NAUD88 DETERMINED FROM: () FEMA FLOOD INSURANCE RATE MAP, JULY 1992 OTHER Firm Map # 080117 006 E, 7/15/92
ENGINEER\SURVEYOR\ARCHITECT (person preparing elevation certificate):
LANDesign, Patrick C. U'Hearn PLS#23515
MAILING ADDRESS: 259 Grand Avenue, Grand Junction
TELEPHONE: 245 - 4099
TO BE COMPLETED BY STAFF:
FILE NO. FLP -96-168 FEE \$125.00
DATE REC'D 7/23/96 RECEIPT NO. 4337



# FLOODPLAIN PERMIT

**SUBMITTAL:** New and substantial reconstruction of existing structures located in the floodplain requires a Floodplain Permit. Application must be made a minimum of 10 days prior to construction.

	SUBMITTAL ITEMS	No. of Copies
A.	Review Agency Cover Sheet	1
В.	Application Form (include full information for property owner, applicant and engineer/surveyor)	1
C.	Planning Clearance	1
D.	8 ½" x 11" reduction of Assessor Map with property highlighted	整
E.	<ul> <li>General Project Report (narrative) addressing the following:</li> <li>project location and site description</li> <li>proposed construction and use</li> <li>any other information pertinent to the operation of the proposed use, including square footage(s) of proposed use</li> </ul>	
F.	Legal description of the property	
G.	Site Plan (no larger than 11" x 17" showing the following:  • property lines • location of street • location of existing structures • distances to property lines for all proposed structures • any other information pertinent to the operation of the proposed use	1
H.	Evidence of Title or proof of ownership	
I.	Completed Federal Emergency Management Agency (FEMA) National Flood Insurance Program Elevation Certificate, prepared and signed by a land surveyor, engineer or architect who is authorized to certify elevation information.	
J.	Other documents as determined necessary for review of the proposal by the Administrator.	

#### **PROCESS:**

- 1) The submitted information will be distributed to review agencies as determined by the planner with written comments due within one week.
- 2) Comments will be provided to the applicant for a response/modification of the proposal as necessary.
- 3) When outstanding issues have been resolved, including satisfactory completion of the Elevation Certificate, the Administrator will approve the permit in the form of a Planning Clearance provided to the applicant.
- 4) A revised Elevation Certificate is required after construction is completed to certify that the structure was constructed at least one foot above the base flood elevation.

NOTE: By federal regulation it is the responsibility of mortgage lenders to make determinations as to whether or not a given property is located in an identified 100-year floodplain and, consequently, whether or not flood insurance should be required.

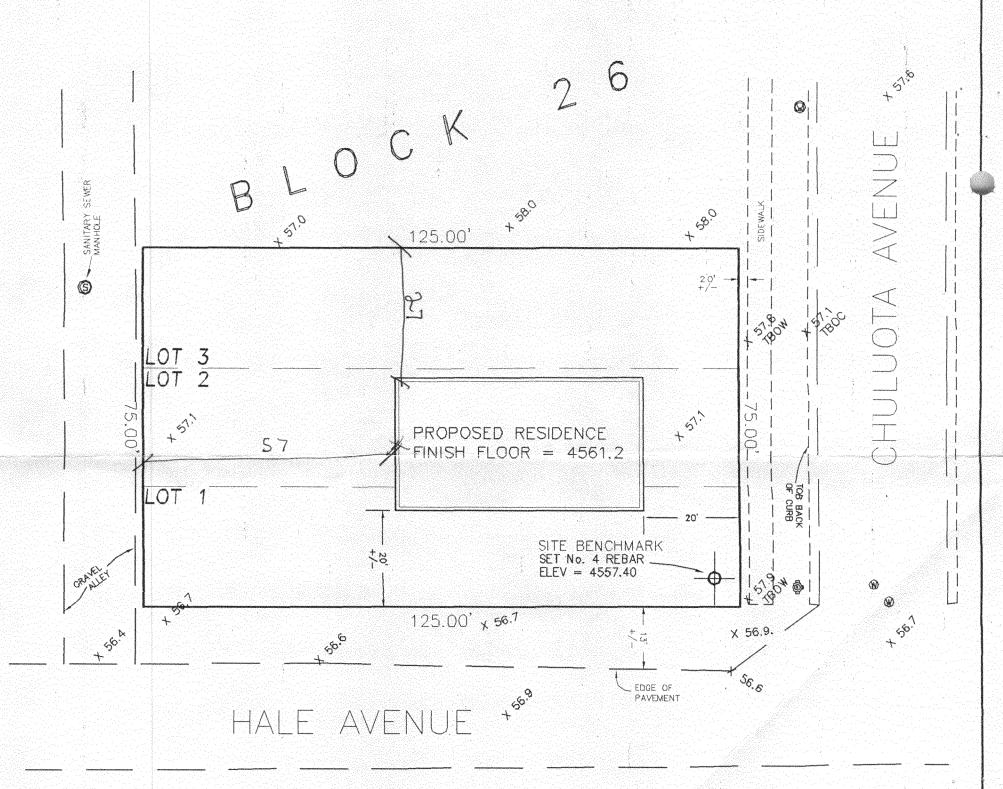
Joseph A.K. Crawford "4 Thos D. Girawford Jubdivision

8,-100

ζ; 23. Rothsay ave -24 Block Chulusta Ave dive Hiverside Park Que Right Bank of Grana River Water Ave

# SITE PLAN

RESIDENCE OF JOSE LOPEZ





ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ELEVATION CALCULATION
BASE FLOOD ELEV = 56.8
CONVERSION TO NAVD88 = +3.4

NEW ELEV = 60.2 ADD 1.00' FOR FINISH FLOOR = 61.2

## SITE PLAN

LOTS 1,2,3 BLOCK 26 CRAWFORDS SUBDIVISION GRAND JUNCTION, COLORADO

## LANDesign

ENGINEERS \* SURVEYORS \* PLANNERS

259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT NO. 96066 SURVEYED DRAWN CHECKED SHEET OF
DATE: July 22, 96 po 1 1

SCALE: 1" =50'

ELEVATIONS AS SHOWN HEREON ARE BASED UPON MCSM # 328-1, ELEV = 4573.79 NAVD88.