## **Table of Contents**

Fil	le	TAC-1996-001.14 Name: Flood Damage Prevention			
P r e	S c a	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			
s e	n 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	Table of Contents			
		*Review Sheet Summary			
		*Application form			
		Review Sheets			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*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			
		*Review Comments			
		*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
DOCUMENT DESCRIPTION:					
X	X	Correspondence			
X		Planning Commission Minutes - 2/4/97 - **			
- 1		City Council Minutes – 2/19/97, 3/5/97 - **			
. 1		Ordinance No. 2989 - **			
X	X	Flood Insurance Determination Sheet			
X		Notes to file			
		· · · · · · · · · · · · · · · · · · ·			

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File \_\_\_\_\_ TAC-1996-001.14

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A X		Planning Commission Minutes - 2/4/97 - **				
X	$\frac{\Lambda}{X}$	City Council Minutes – 2/19/97, 3/5/97 - ** Ordinance No. 2989 - **				
X	X					
X	<u> </u>	Notes to file				
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Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 81501-2668 (970) 244-1430 FAX (970) 244-1599

Mark D. Matulik Colorado Water Conservation Board 1313 Sherman Street, Room 721 Denver, CO 80203

RE: City of Grand Junction Floodplain Ordinance Revisions

Dear Mark:

August 21, 1996

I've finally found the time to complete your recommended changes to the City's Floodplain ordinance. Enclosed is a copy of the proposed ordinance that is tentatively scheduled for the October 1, 1996 Planning Commission hearing. Please review the changes and return comments to me, if any by September 11, 1996. I've also enclosed another copy of the remainder of our ordinance, for reference purposes.

Also, I'd like to add a sentence regarding FEMA's requirement for the ordinance to be in conformance with Federal law. If you have any language to this effect I'd appreciate your suggestion.

If you have any questions please call me at (970) 244-1447. My FAX number is (970) 244-1599. Thanks for your assistance.

Sincerely,

Ol Nehl

Bill Nebeker Senior Planner

encl

ZONEX	L SPECIAL F BY 100-YE/ ZONE A ZONE AE ZONE AH ZONE A0 ZONE A99
	ZONE V ZONE VE FLOODWAN OTHER FLO ZONE X
And	OTHER ARI ZONE X ZONE D
ZONEX	*Referenced to the Nationa This map is for use in ad Program, it does not nece particularly from local drai features outside Special Fil Areas of special flood haza AE, AH, AO, A99, V, V1-30 Certain areas not in Speci flood control structures. Boundaries of the floodw interpolated between cross hydraulic considerations of Emergency Management A
ZONE X—	Floodway widths in some Floodway widths are provid Coastal base flood elevatio

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LI	EGEND				
AL FLOOD HAZARD AREAS INUNDATED					
E A E AE	No base flood elevations determined. Base flood elevations determined.				
AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.				
E A0	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flood- ing, velocities also determined.				
A99	To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.				
١V	Coastal flood with velocity hazard (wave action); no base flood elevations determined.				
EVE	Coastal flood with velocity hazard (wave action); base flood elevations determined.				
YAWC	AREAS IN ZONE AE				
2 EL O	OD AREAS				
X	Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100- year flood.				
R ARE X	AS Areas determined to be outside 500- year flood plain.				
D	Areas in which flood hazards are undetermined.				
	Flood Boundary				
	Floodway Boundary				
	Zone D Boundary				
	Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.				
	Base Flood Elevation Line; Ele- vation in Feet*				
Ø	Cross Section Line				
	Base Flood Elevation in Feet Where Uniform Within Zone*				
	Elevation Reference Mark				
tional	Geodetic Vertical Datum of 1929				

## NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas.

Areas of special flood hazard (100-year flood) include Zones A, A1-30, AE, AH, AO, A99, V, V1-30 AND VE.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report

Coastal base flood elevations apply only landward of the shoreline.

