







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

August 21, 1996

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:

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,

A handwritten signature in black ink that reads "Bill Nebeker". The signature is written in a cursive, slightly slanted style.

Bill Nebeker  
Senior Planner


encl

# LEGEND

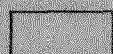
 SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A No base flood elevations determined.
- ZONE AE Base flood elevations determined.
- ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
- ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

 FLOODWAY AREAS IN ZONE AE









 OTHER FLOOD AREAS

ZONE 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.

 OTHER AREAS

ZONE X Areas determined to be outside 500-year flood plain.

ZONE 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; Elevation in Feet\*
-  Cross Section Line
-  Base Flood Elevation in Feet Where Uniform Within Zone\*
-  Elevation Reference Mark

\*Referenced to the National 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.

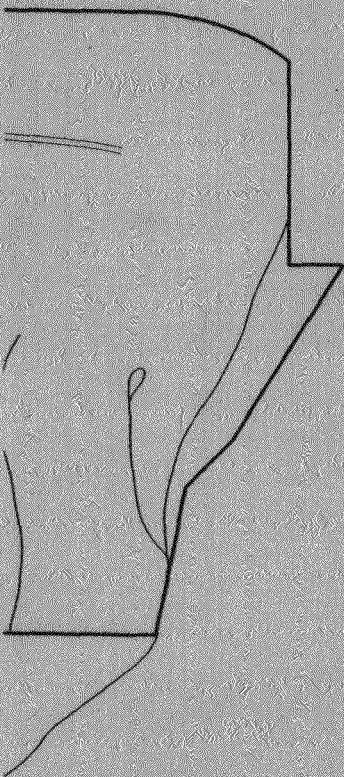
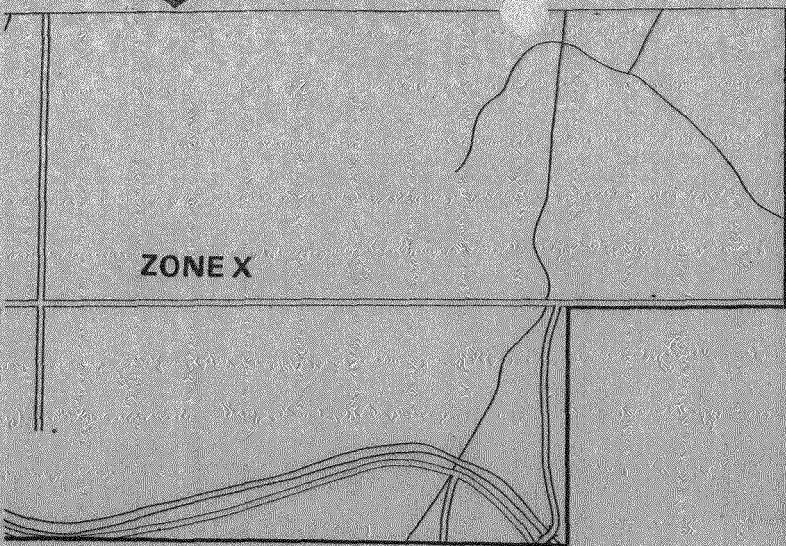
Areas of special flood hazard (100-year flood) include Zones A, A1-30, AE, AH, AO, A99, V, V1-30 AND VE.

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.



ZONE X

ZONE X



City of Grand Junction  
AREA NOT INCLUDED

24 Road

ROAD

ZONE AO  
(DEPTH 1)

G Road RM 8

ZONE X

4568

4569

4570

4572

4574

ZONE X

ZONE X

ZONE AO  
(DEPTH 1)

Creek

24 1/2

RM 7

ZONE X

Creek

ZONE

RM 3

ZONE X

ZONE AO  
(DEPTH 1)

ZONE AE

RM 4

ZONE X

ZONE X

Mesa Mall

4545

4544

4543

ZONE X

Underground  
Conduit

Hwy 6 & 50  
RIVER

ZONE X

RM 5

ZONE X

ZONE X

EX