



CITY OF HOUSTON

Houston Public Works
1002 Washington Ave, Houston, Texas 77002 (832) 394-8000
Floodplain Development Permit
Page 1 of 2 - Post Permit Documents and Inspections

Development Permit #: 24-0480

Building Permit #: 23054448

Master: YES

Date of Issue: 05-FEB-2024

Revision #:

Sub:

Revision Date:

Address: 13314 WESTHEIMER RD, HOUSTON, TX 77077

Tax Assessor ID:

Location Description: REFLECTIONS CONDOABST 80 JOEL WHEATON RES A

Contact Name: TRAN, HUNG NGOC

Company Name: TBD

Company Address: 14003 WESTHEIMER RD, HOUSTON, TX 77077

Phone: 832 715 5693

Email:

Flood Zone: AE

BFE (FT): 80.0

Panel #: 48201C0066M-M

Firm Date: 09-JUN-2014

500 Year Elevation (FT): 81.5

NAVD Datum: 1988, 2001 ADJ.

Project Estimate: \$30,300

Appraised Value: \$2,250,267

% Improvement: 1%

Permit Type: FJ

Project Description: Non-Substantial - Remodel/Build Out

Project Type: Commercial/Multi-Family Res.

Critical Facility Type: Not Applicable

Min. Flood Protection Elev (FT): 0.0

Based on:

Diagram No:

Additional Project Details: 695 SQ FT GROCERY STORE REMODEL 1-1-2-M-B '15IBC - see all attachments: detailed itemized

Mitigation Required? NO

Cut: 0

Fill: 0

Credit: 0

Mitigation Type:

Reference Development Permit # for Mitigation:

Conveyance Zone? NO

Reference Development Permit # for Conveyance Analysis:

Floodway? NO

Reference Development Permit # for Impact Analysis:

FCO Required? NO

FCO Volume: 0 FCO Type:

Special Conditions:

1. All spoils and/or construction debris shall be removed to a location outside of the floodplain
2. Signature Required

The applicant does hereby:

1. Understand this permit is not complete until signed, dated and returned to the City's Floodplain Management Office and the permit fee is paid;
2. Acknowledge the disclaimer described below;
3. Agree with the conditions of permit approval;
4. Agree to provide certifications of work described below;
5. Understand the violations of this permit will be subject to citations as provided by Chapter 19 of the Code of Ordinances of the City of Houston.

Signed original on file in Flood Management Office

Floodplain Manager's Signature

Patricia Scott

05-FEB-2024

Print Name and Title

Date

Owner/Contractor/Applicant Signature

Print Name

Date

DISCLAIMER: The flood hazard boundary maps and other flood data used by the City of Houston in evaluating flood hazards to proposed developments are considered reasonable and adequate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods may occur and flood heights may be increased. Construction standards required by the City of Houston Floodplain Management are the minimum standards deemed necessary to minimize or eliminate flood damage. No reliance on these minimum standards shall not create liability on the part of the City of Houston or any other employee of the City of Houston in the event flooding or flood damage occurs. Please refer to Guidelines issued for Chapter 19 of the Code of Ordinances for more information.

epw

parcel of land is situated.

The applicant further represents and warrants to the City of Houston and to the property owners lying and situated within the addition or subdivision which the herein tract of land is situated, that such application, and the erection of the herein described construction and the eventual use thereof will not be used for any purpose which is prohibited by the deed restrictions or covenants running with the land within such subdivision or addition.

The applicant accepts this building permit subject to the foregoing representation and warranties and agrees that if such construction or use be in violation of any deed restrictions or covenants running with the land that such building permit shall automatically become null and void without the necessity of action on the part of the City of Houston or the property owner(s).

Date 21-MAY-2024		Receipt No. 8883506		Proj. Type REMDL		Project No. 23054	
Occupant VS INDIA LLC, DBA VISHALA GROCERY		Sprinklers		% Type			
Address 13314 WESTHEIMER RD		Space		TID No.			
City HOUSTON		Zip Code 77077		County HARRIS		Bldgs 1 Units Story 1	
Contractor S & S TRADING AND CONSULTING		Lic. No.		Phone 2816900884		Sales Order	
Paid by S & S TRADING AND CONSULTING		Lic. No.		Phone 2816900884			
Other TRAN, HUNG NGOC		Lic. No.		Phone 8327155693			
Use 95 SQ FT GROCERY STORE REMODEL 1-1-2-M-B '15IBC							

** CONTINUED FROM PRIOR PAGE **

Permit Type: 1H Health Plan Review

1	\$7,001 - 150K	
	Processing Fee	205.84
	Total Permit Fee	32.16
		238.00

Permit Type: C1 Duplicate CO or Change of Owner *C1*

1	NAME CHANGE	
	Processing Fee	90.06
	Total Permit Fee	32.16
		122.22

Permit Type: CC Certificate of Compliance

1	CERT OF COMPL	
		87.72

Permit Type: FJ Flood Commerical MFam Non Sub Permit

1	NON CONV WO MI	
	Processing Fee	385.98
	Total Permit Fee	32.16
		418.14

***** RECEIPT GRAND TOTAL ***** \$1,017.65

POST THIS PERMIT AT JOB LOCATION

FOR INSPECTION CALL:			
Building Inspections	832-394-8840	Sign Administration	832-394-8890
Electrical Inspections	832-394-8860	Occupancy Inspection	832-394-8880
Boiler A/C Inspections	832-394-8850	Utility Release	832-394-8847
Mobile Homes	832-394-8842	Plumbing Inspection	832-394-8870
		Plan Review	832-394-8

Inspection must be called within 180 days of purchase or this permit will lapse. After 360 days of purchase a new permit may be required per the Building Code, or the expiration date specified on the Permit or Report. Any structural work authorized by this permit is issued based on the assumption that the work above does not violate any applicable deed restrictions or supercede any orders issued by the D. B. Hearing Officer.

HOUSTON PUBLIC WORKS

Houston Permitting Center - Code Enforcement

The applicant, by the making, executing, and submitting this application to Houston Public Works represents and warrants that the proposed construction described in said application is not in violation of or contrary to any deed restriction or covenant running with the land in which the herein described lot, tract or parcel of land is situated.

The applicant further represents and warrants to the City of Houston and to the property owners lying and situated within the addition or subdivision in which the herein tract of land is situated, that such application, and the erection of the herein described construction and the eventual use thereof will not be used for any purpose which is prohibited by the deed restrictions or covenants running with the land within such subdivision or addition.

The applicant accepts this building permit subject to the foregoing representation and warranties and agrees that if such construction or use be in violation of any deed restrictions or covenants running with the land that such building permit shall automatically become null and void without the necessity of any action on the part of the City of Houston or the property owner(s).

Date 21-MAY-2024					Receipt No. 8883506	Proj. Type REMDL	Project No. 23054448
Occupant VS INDIA LLC, DBA VISHALA GROCERY					Sprinklers		
Address 13314 WESTHEIMER RD					% Type		
City HOUSTON					Zip Code 77077	County HARRIS	Bldgs 1
Contractor S & S TRADING AND CONSULTING					Units 1	Story 1	Occ. Gp 2
Paid by S & S TRADING AND CONSULTING					Sales Order		Lic. No.
Other TRAN, HUNG NGOC					Lic. No.		Phone 2816900884
Use 695 SQ FT GROCERY STORE REMODEL 1-1-2-M-B '15IBC					Lic. No.		Phone 2816900884
					Lic. No.		Phone 8327155693

Payment method: Point of sale # 02407106

\$1,017.65

Date	Department	Project Comments
07/26/2023	STRUCTURAL P	695 SQ FT GROCERY STORE REMODEL 1-1-2-M-B '15IBC
07/26/2023	STRUCTURAL P	ADD'L PERMITS REQ: ELECTRICAL, PLUMBING, MECHANICAL, HEALTH
07/26/2023	STRUCTURAL P	ENGINEER OF RECORD: SHAHRIAR EUSUF PE# 122192
07/26/2023	STRUCTURAL P	SIGNS SHALL BE PERMITTED BY C.O.H SIGN ADMINISTRATION
07/26/2023	STRUCTURAL P	LOCATED IN FLOOD PRONE AREA (GHOLINK)
05/21/2024	SUBMIT DATE	CONTRACTOR NAME CHANGE REQ'D BY: SONNY THOHUMKAL/2816900884
05/21/2024	SUBMIT DATE	CHANGED FROM: TBD
05/21/2024	SUBMIT DATE	CHANGED TO: S & S TRADING AND CONSULTING
05/21/2024	SUBMIT DATE	**LETTER ON FILE**

Permit Type: 13 Structural Permit

Valuation of construction	\$29,000	157.89
Plan Review Deposit		-38.48
Processing Fee		32.16
Total Permit Fee		151.57

** CONTINUED ON NEXT PAGE **

Rudy Moreno
Interim Building Official for the City of Houston

POST THIS PERMIT AT JOB LOCATION

FOR INSPECTION CALL:

Building Inspections	832-394-8840	Sign Administration	832-394-8890	Occupancy Inspection	832-394-8880
Electrical Inspections	832-394-8860	Interactive Voice Response	713-222-9922	Utility Release	832-394-8847
Boiler A/C Inspections	832-394-8850	Right of Way Inspection	832-394-9496	Plumbing Inspection	832-394-8870
Mobile Homes	832-394-8842			Plan Review	832-394-8810

must be called within 180 days of purchase or this permit will lapse. After 360 days of purchase a new permit may be required per section
Building Code, or the expiration date specified on the Permit or Report. Any structural work authorized by this permit is issued based on a
that the work above does not violate any applicable deed restrictions or supercede any orders issued by the D. B. Hearing Office.

npdcmp