

RECEIPT OF APPLICATION

DATE BROUGHT IN: 4/9/03
CHECK #: 010562 AMOUNT: 50⁰⁰
DATE TO BE CHECKED IN BY: 4/14/03
PROJECT/LOCATION: 310 N 7th St

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application



DEVELOPMENT APPLICATION

Community Development
250 North 5th
Grand Junction CO 81501
(970) 244

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

Petition for (check all appropriate boxes):

- | | | |
|--|--|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input checked="" type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input type="checkbox"/> Vacation, Right-of-Way | <input type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____

From: _____

From: _____

To: _____

To: _____

To: _____

Site Location:

310 No. 7th Street

Site Tax No.(s):

2945-144-05-942

Site Acreage/Square footage:

2.58 Ac

Site Zoning:

CSR

Project Description:

R-5 Modular Classroom Building

Mesa County Valley School District #51

Property Owner Name 2115 Grand Ave.	Developer Name	Representative Name
Address Grand Junction, CO 81501	Address	Address
City/State/Zip 970-254-5100	City/State/Zip	City/State/Zip
Business Phone No. ericn@mesa.k12.co.us	Business Phone No.	Business Phone No.
E-Mail 970-242-8674	E-Mail	E-Mail
Fax Number Eric Nilsen	Fax Number	Fax Number
Contact Person 970-254-5233	Contact Person	Contact Person
Contact Phone No.	Contact Phone No.	Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Eric Nilsen

Signature of Person Completing Application

4-9-2003

Date

[Signature]

4-9-03

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

Date

**City of Grand Junction
Fire Department
New Development Fire Flow**

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: APRIL 4, 2003
Project Name: R-5 Modular Classroom Addition
Project street address: 310 7th Street
Assessor's Tax Parcel Number: 2945-144-05-942
Property Owner name: School District 51
City's project file #: _____
Name of Water Purveyor: City of Grand Junction

1. If the project includes one or more one or two-family dwelling(s): N/A
 - a. The maximum fire area¹ for each one or two family dwelling will be _____ square feet.
 - b. All dwelling units will , will not: include an approved automatic sprinkler system.Comments: _____

2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: Modular building is frame construction and has a total area of 1344 S.F. (24'x56')
 - b. List each building that will be provided with an approved fire sprinkler system: N/A

3. List the minimum fire flow required for this project (based on Appendix B and C): _____
Comments: _____

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC-2000, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (i.e., location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

[End of Section A. Section B continues on the reverse side of this page]

¹ Fire area is defined on page 357 of the IFC.

City of Grand Junction
Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system: 1959
3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: _____
[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 psi residual pressure, please list what the applicant/developer must do or obtain:

Print Name and Title of Water Supplier Employee completing this Form:

Ron Key Water Service Supervisor Date 4-7-03

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.:

Signature of P.E.:

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water, and City water.

² Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2000 Edition

⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Michael E. Oney, Architect LLC

115 N Fifth Street, Suite 409
Grand Junction, Colorado 81501

General Project Report

Date: April 7, 2003

Project: Modular Classroom Placement
R-5 High School
Mesa County Valley School District 51
Grand Junction, Colorado

Project Description

The project will consist of the placement of a modular classroom unit at the north side of the existing school building. The utilities for the modular classroom unit will tie into the existing utilities in the existing school building.

Parking will be reduced by 4 spaces to 196 spaces. The actual parking need is for 155 parking spaces (projected use).

Public Benefit

The construction of the project will allow the District to provide a necessary program to the students of R-5 High School. The program was originally located at the R-5 campus before it was moved to Orchard Mesa. The staff at R-5 administer the program and having the program located on campus would make administration more efficient and would reduce the number of trips between R-5 and Orchard Mesa.

Neighborhood Meeting

Not Applicable

Project Compliance, Compatibility and Impact

1. Not Applicable
2. The adjacent land uses are commercial/residential to the north across Grand Avenue, commercial/residential to the east across 8th Street, commercial to the south across White Avenue and commercial to the west across 7th Street.
3. Site access and traffic patterns will be unchanged.
4. Utilities are existing. One fire hydrant is located at the southwest corner of the property and another is located at the northwest corner of the intersection of Grand Avenue and 7th Street.
5. There will be negligible increases to existing utilities.
6. The facility should have no effects on public facilities.
7. Not Applicable
8. Not Applicable
9. Hours of operation are regular school hours.
10. The program will employ 4 full time personnel. There are 30 students in the program.
11. There will be no public signage required for the project. Some way-finding signage may be required.

Development Schedule and Phasing

Construction should begin in mid-June and be complete by the middle of July.

APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 4/11/03

Project Name: _____ (if applicable)

Project Location: 310 N 7th St. (address or cross-streets)

Check-In Staff Community Development: PC initials of check-in Development Engineer: _____ staff members

APPLICATION TYPE(S): MSRP (e.g. Site Plan Review)

FEE PAID: Application: \$50 BALANCE DUE: Acreage: _____ Public Works: _____ Yes amount \$ _____ No

COMPLETENESS REVIEW: Originals of all forms received w/signatures? Yes No, list is missing items below

- _____
- _____
- _____

Missing drawings, reports, other materials: No Yes, list missing items below Note: use SSID checklist

- _____
- _____
- _____

Incomplete drawings, reports, other materials? No Yes, list missing items below Note: Attach SSID checklist(s) w/incomplete information identified

- _____
- _____
- _____

Professional stamp/seal missing from drawings/reports?

No

Yes, list missing items below

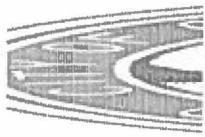
- _____
- _____
- _____

Other: Please list below

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: Senta

Special Processing Instructions:



CITY OF GRAND JUNCTION

Community Development Dept. • 250 N. 5th Street • Grand Junction, CO 81501

April 16, 2003

ACCEPTANCE LETTER

A submittal for the R-5 Modular Classroom (MSP-2003-064) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Senta Costello, the project planner, at 244-1442 or sentac@ci.grandjct.co.us.

Review comments for the project will be available on 4/29/03 after 4:00 P.M., approximately 3 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: MSP-2003-064

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4-7-03 To Review Agency: City Community Development

File No: MSP-2003-064 Staff Planner: Senta Costello
(To be filled in by City Staff) *(To be filled in by City Staff)*

Project Name: R-5 Modular Classroom Building

Location: 310 N. 7th Street, Grand Junction, CO

Development Review Meeting Date: 4/22/03
(To be filled in by City Staff)

COMMENTS *(For Review Agency Use)*

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

**All comments must be returned to the
Community Development Department no later than**

(To be filled in by City Staff)

4/28/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By _____

Date _____

City of Grand Junction
Fire Hydrant Flow Summary

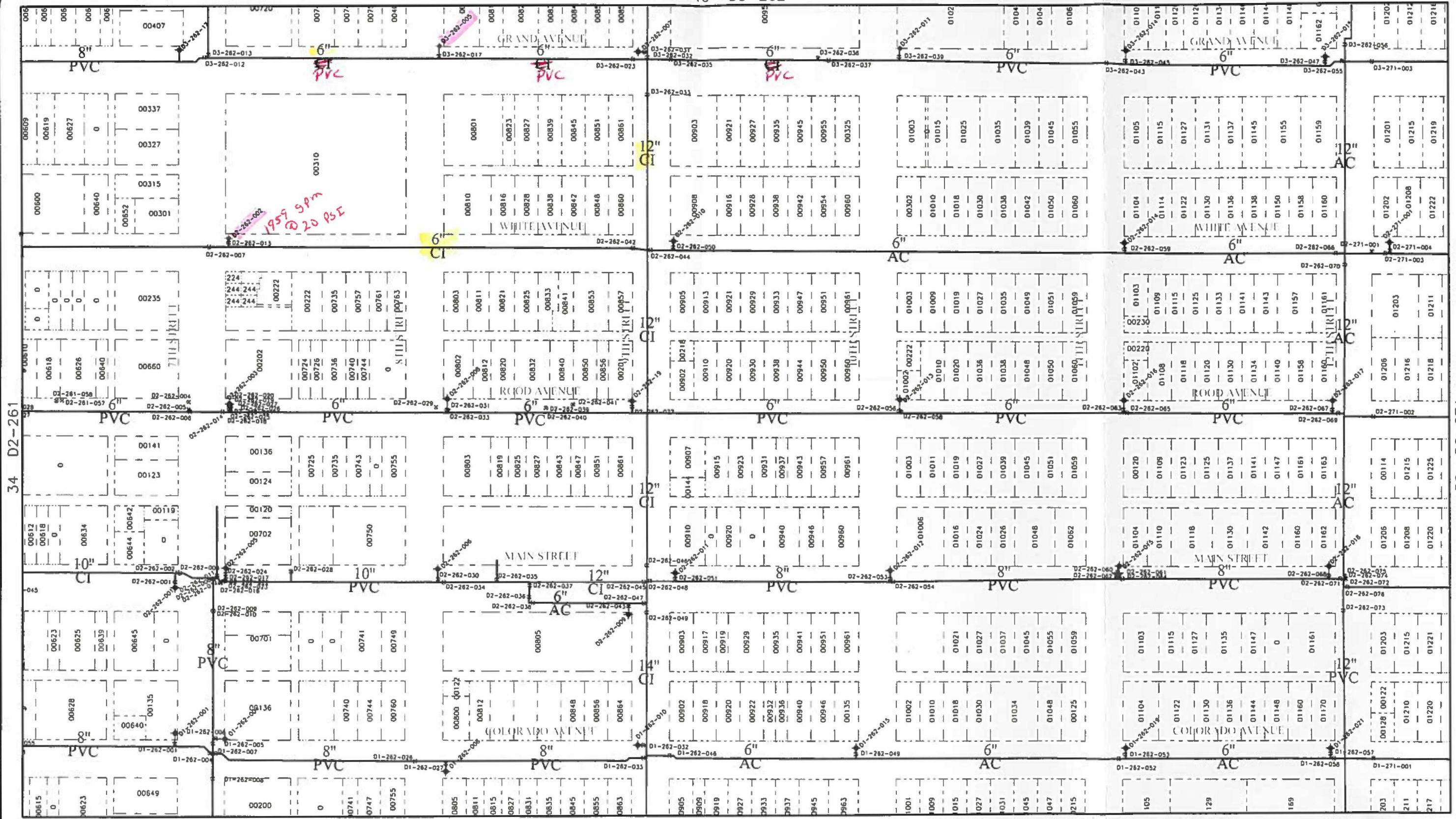
Hydrant Number	Route Number	Number	Street	Type & Year	Main Size	Color	Average Maximum Flow	1997-2002 Average Flow @	1997-2002 Maximum Flow	2002 Max Flow	2002 Flow at 20 psi	2001 Max Flow	2001 Flow at 20 psi	2000 Max Flow	2000 Flow at 20 psi	1999 Max Flow	1999 Flow at 20 psi	1998 Max Flow	1998 Flow at 20 psi
D1-262-016	3100	998	Ute	M98	6"CI	B	946	2819	3126		No Test	787	2539		No Test	857	2544	1188	3126
D1-262-012	3105	902	Ute	M88	14"PV	B	929	3083	4315		No Test	823	2492	823	1963	889	2525	1188	4119
D1-262-003	3110	698	Ute	C82	8"PVC	B	1046	3520	3680		No Test		No Test		No Test	920	3624	1210	3255
D1-262-007	3110	798	Ute	M96	8"PE	B	901	3052	3624		No Test		No Test	823	3004	920	3624	823	2854
D1-261-020	3115	602	Ute	C82	8"PVC	B	883	3397	3699		No Test	751	2873	823	3552	823	3288	857	3699
D1-261-017	3125	502	Ute	C83	8"PVC	B	865	3223	3401		No Test	889	3401	787	3397		No Test	920	2870
D1-261-012	3130	398	Ute	M69	8"PE	B	737	2608	3242		No Test		No Test		No Test	823	3242	857	2289
D1-261-006	3135	298	Ute	M96	8"PE	B	840	3434	3564		No Test		No Test	823	3552	823	3242	857	3564
D1-261-004	3140	202	Ute	M96	8"PE	B	822	2694	3424		No Test	823	2198	751	2703	857	3424		No Test
D1-261-001	3145	102	Ute	AD89	8"PE	B	889	2860	2931		No Test		No Test		No Test	920	2789		No Test
D1-262-021	3150	1198	Colorado	M79	6"AC	B	898	3343	3971		No Test		No Test	751	2722	920	3971	1062	3531
D1-262-019	3155	1102	Colorado	M79	6"AC	B	883	3940	7447		No Test	889	2503	751	7447	857	2255	1062	3556
D1-262-015	3160	998	Colorado	D78	6"AC	B	857	2597	3150	857	2044		No Test		No Test		No Test		No Test
D1-262-010	3165	898	Colorado	C82	14"CI	B	974	4686	6429		No Test	857	3179		No Test		No Test	1114	4451
D1-262-008	3170	801	Colorado	M83	8"PVC	B	1039	4083	4550		No Test		No Test		No Test	889	3837	1139	4550
D1-262-004	3175	702	Colorado	C83	8"PVC	B	923	4375	6664	889	2868	751	2830	672	6664		No Test	1188	4707
D1-262-001	3180	698	Colorado	M86	6"PVC	B	1176	5912	6470		No Test		No Test		No Test		No Test	1188	5354
D1-261-019	3185	602	Colorado	M86	8"PVC	B	1126	2982	3035		No Test		No Test		No Test		No Test	1163	3035
D1-261-016	3190	502	Colorado	M86	8"PVC	B	926	3589	4351		No Test	920	2968	712	No Test	1008	4351		No Test
D1-261-009	3195	498	Colorado	M86	8"PVC	B	1102	2892	3297		No Test		No Test		No Test		No Test	1089	3297
D1-261-007	3200	302	Colorado	M86	8"PVC	B	874	2653	3075		No Test	920	2631	787	2336	751	2569		No Test
D1-261-003	3205	202	Colorado	M80	8"PVC	B	815	3506	4192		No Test		No Test		No Test	787	3397	1008	4192
D2-261-002	3210	101	Main	C87	10"CI	B	894	3872	5016		No Test		No Test	857	3328	751	3241	1036	3904
D2-261-003	3215	198	Main	C87	10"CI	B	860	3643	6446		No Test	751	2385	857	3699	672	2647	1062	3037
D2-261-007	3220	302	Main	M7	10"CI	B	926	2880	3552		No Test		No Test	889	3552	717	2144	1210	3184
D2-261-010	3225	399	Main	M7	10"CI	B	908	2848	3647		No Test	629	2296	751	3123	1036	3647	1062	2440
D2-261-011	3230	401	Main	M7	10"CI	B	815	1770	3263		No Test		No Test		No Test	920	3263	920	995
D2-261-013	3235	499	Main	M7	10"CI	B	724	1609	2644		No Test		No Test	787	2251	751	2644	751	811
D2-261-016	3240	501	Main	M7	10"CI	B	940	3033	3467		No Test		No Test	712	2507		No Test	920	3467
D2-261-017	3245	599	Main	M7	10"CI	B	919	2954	3201		No Test		No Test		No Test	712	2525	1036	3136
D2-261-019	3250	601	Main	M7	10"CI	B	681	1617	3017		No Test		No Test	787	2251	857	3017	475	475
D2-262-018	3260	1198	Main	M94	8"PVC	B	925	2980	3358		No Test	889	3298		No Test	751	2006	1139	57
D2-262-015	3265	1102	Main	M94	8"PVC	B	769	1852	3619		No Test		No Test	475	551	531	628	1062	2610
D2-262-012	3270	1002	Main	M92	8"PVC	B	818	1916	3592		No Test		No Test	475	555	531	634	1256	3592
D2-262-006	3285	802	Main	C94	10"PV	B	633	1292	2809		No Test		No Test	475	541	475	528		No Test
D2-262-005	3290	702	Main	C84	10"PV	B	704	1566	2912		No Test	823	2100		No Test	889	2912	475	517
D2-262-017	3295	1198	Rood	C80	6"CI	B	895	3759	4713		No Test	751	4713	751	3123	823	2567	1089	3975
D2-262-016	3300	1102	Rood	M94	6"PVC	B	632	1260	2673		No Test		No Test		No Test	857	2673	629	685
D2-262-013	3305	1002	Rood	M94	6"PVC	B	935	2839	3527		No Test		No Test	751	2394	787	No Test	1062	2595
NEW	3307	902	Rood	M94	6"PVC	B	934	3001	3527	857	2678	787	3517		No Test	823	2246	1062	3037
D2-262-008	3310	802	Rood	M94	6"PVC	B	976	3822	4940		No Test		No Test	823	3801	857	3508	1188	4940
D2-262-003	3315	702	Rood	C84	6"PVC	B	982	5278	9280		No Test		No Test		No Test	823	3369	1114	3186
D2-261-018	3320	602	Rood	C84	6"PVC	B	814	2084	3619	857	2292	823	2530	531	656	475	573	1188	2833
D2-261-015	3325	502	Rood	C84	6"CI	B	954	3014	3245		No Test		No Test	751	2786	889	3245	1256	3101
D2-261-009	3330	398	Rood	C87	6"CI	O	763	2116	3190	857	2925	787	2460	531	682	531	702	950	2740
D2-261-005	3335	202	Rood		6"CI	O	928	3235	3685	857	2451		No Test	787	3144		No Test	1089	3658
D2-262-014	3340	1102	White	M74	6"AC	B	853	2261	3123		No Test		No Test		No Test	751	3123	857	1620
D2-262-010	3345	902	White	M74	6"AC	B	786	3182	4962	857	2678	712	2189	823	2897	751	4962		No Test
D2-262-002	3350	702	White	C83	6"CI	O	821	1959	2934	475	520		No Test		No Test	751	2148	1139	2934
D2-261-012	3355	498	White	M81	8"PVC	B	636	2777	8161		No Test	787	2216	823	8161	920	2870	411	411
D2-261-008	3360	398	White	M83	8"PVC	B	605	1497	2751	751	2385		No Test	857	2751		No Test	475	462
D2-261-006	3365	298	White	M83	8"PVC	B	872	2130	3793		No Test		No Test	751	804	672	1659	950	2266
D2-261-004	3370	202	White	M82	8"PVC	B	820	2677	3422		No Test	751	2148	823	3422	629	2513	920	2401

City of Grand Junction
Fire Hydrant Flow Summary

Hydrant Number	Route Number	Number	Street	Type & Year	Main Size	Color	Average Maximum Flow	1997-2002 Average Flow @	1997-2002 Maximum Flow	2002 Max Flow	2002 Flow at 20 psi	2001 Max Flow	2001 Flow at 20 psi	2000 Max Flow	2000 Flow at 20 psi	1999 Max Flow	1999 Flow at 20 psi	1998 Max Flow	1998 Flow at 20 psi
D2-261-001	3375	102	White	C81	8"PVC	B	855	1793	2290		No Test		No Test	751	1403	712	1193	1008	2290
D3-262-015	3380	1198	Grand	C86	6"PVC	B	826	2613	3827		No Test	787	2778	751	2148	751	1870	889	2443
D3-262-014	3385	1102	Grand	M93	6"PVC	B	848	3158	3552		No Test	857	3077	787	2578	857	3424	889	3552
D3-262-011	3390	1002	Grand	M50	6"CI	O	611	1459	3245	857	3077	889	3245	238	233	337	325	672	806
D3-262-007	3395	898	Grand	C80	12"CI	B	473	916	3032		No Test	859	3032	238	246	411	411	411	427
D3-262-005	3400	802	Grand	AD92	6"CI	O	670	2013	3616	823	3616	851	3003	789	2295	787	2399	672	672
NEW	3405	698	Grand	M	8"PVC	B	840	2522	3795		No Test		No Test	823	2100	731	1992	857	2199
NEW	3410	602	Grand	M94	8"PVC	B	861	2285	2686		No Test	889	2686	751	2114	857	2134	889	1930
D3-261-010	3415	498	Grand	M7	8"PVC	B	827	2063	2683		No Test		No Test	712	2683	787	1708	857	1436
D3-261-008	3420	398	Grand	M82	8"PVC	B	1054	2603	2886		No Test		No Test		No Test	889	2443	1210	86
D3-261-007	3425	302	Grand	M82	8"PVC	B	849	1688	2778		No Test	889	2778		No Test	605	776	950	1613
D3-261-003	3430	198	Grand	AD92	8"PVC	B	708	1067	1786		No Test		No Test	411	431	411	437	1089	1786
D3-262-012	3435	1098	Ouray	M69	6"AC	B	616	810	1830		No Test		No Test	238	212		0	823	1197
D3-262-006	3440	898	Ouray	M	6"AC	B	655	1590	2972		No Test	857	2972	751	1976	857	2080	336	378
D3-262-003	3445	702	Ouray	M65	6"AC	G	616	1284	2060		No Test		No Test	629	2060	751	1405	411	551
NEW	3446	598	Ouray	M97	6"PVC	B	826	3515	5819		No Test	857	2335	672				712	2392
D3-261-011	3450	498	Ouray	C81	6"CI	B	769	1831	3144	787	2180		No Test	787	3144		No Test	751	831
D3-261-005	3455	298	Ouray	C87	4"CI	R	533	1110	2572	168	168	168	201	787	2289	823	2572	672	769
D3-261-002	3460	102	Ouray	M72	4"CI	R	617	917	1268		No Test	238	285	712	1241	712	1268	751	888
D3-262-016	3465	1198	Chipeta	C83	6"AC	B	899	2381	3635		No Test		No Test	787	1737	823	1561	1036	2589
D3-262-010	3470	1002	Chipeta	M74	6"AC	B	819	2426	4784		No Test	823	2443	475	1004	672	1014	1036	2886
D3-262-009	3475	902	Chipeta	M84	12"CI	B	723	2074	3715		No Test		No Test	411	450	411	483	1062	3715
D3-262-004	3480	802	Chipeta	M74	6"AC	B	764	2492	4444		No Test	751	2604	531	772	581	766	978	3875
D3-262-001	3485	701	Chipeta	M86	8"PVC	B	823	2261	2261		No Test		No Test	823	2261		No Test		No Test
D3-261-013	3490	602	Chipeta		6"CI	O	692	1546	3457	787	3457	712	2599	581	709	531	620	889	1157
D3-261-009	3495	402	Chipeta	C7	6"CI	R	419	515	690	238	242	377	462	531	690	531	666		No Test
D3-261-004	3500	202	Chipeta	C87	6"CI	O	528	663	1396	168	168	168	197	581	738	581	607	1062	1396
D3-262-013	3505	1102	Gunnison	M66	6"AC	B	717	1988	3132		No Test		No Test	751	1976	751	1940	444	904
D3-262-008	3510	902	Gunnison	M67	6"AC	B	719	2194	3665		No Test	823	2204		No Test	751	1976	444	930
	3512	802	Gunnison	M99	6"		705	2382	3899		No Test		No Test		No Test	751	1976	444	1270
D3-262-002	3515	702	Gunnison	M74	10"PV	B	799	2570	3247		No Test		No Test	823	2742	920	3247	475	1144
D3-261-012	3520	502	Gunnison	C80	8"PVC	B	748	2325	3616	787	3397	889	3192	672	939	712	1092	605	713
D3-261-006	3525	302	Gunnison	M82	8"CI	O	657	1278	2339	581	1113	751	1193	672	977	672	977	377	1068
D3-261-001	3530	102	Gunnison	AD88	8"CI	B	810	2076	2937	672	1322		No Test	712	1636	857	1902	920	2586
D4-262-019	3535	1198	Hill	M50	6"CI	O	738	1533	2521		No Test	581	970	531	871	629	960	1062	2344
D4-262-012	3540	1002	Hill	C86	6"CI	R	670	1505	2817	238	243	377	413	712	1652	712	1874	1062	2817
D4-262-006	3545	802	Hill	C83	6"CI	O	801	1933	2842		No Test	556	808		No Test	629	1655	1163	2842
D4-262-002	3546	701	Hill	M86	6"PVC	B	872	2643	3120		No Test		No Test		No Test	823	2166		No Test
D4-261-014	3550	602	Hill		6"CI	O	725	2767	7066	444	510	475	577	787	2873	751	2604	1036	7066
D4-261-010	3555	402	Hill	M68	6"CI	O	839	2085	3477		No Test	475	587		No Test	823	2112	1235	3477
D4-261-004	3560	202	Hill		6"CI	O	836	2320	3190		No Test	556	714	787	2294	857	2544	1062	3190
D4-262-014	3565	1098	Teller	AD78	6"AC	B	974	2880	3086		No Test		No Test		No Test	857	2634	1114	3086
D4-262-010	3570	902	Teller	M79	6"AC	B	791	2788	3598		No Test	823	2905		No Test	889	2443	531	2208
D4-262-005	3575	802	Teller	M94	6"PVC	B	856	2580	3340		No Test		No Test		No Test	857	2355	823	2046
D4-262-003	3580	702	Teller	M94	6"PVC	B	742	2148	2720		No Test		No Test	751	2385	920	2720	556	1339
D4-261-012	3585	502	Teller	C88	6"CI	G	803	2536	4580		No Test	556	835	672	2794	857	2274	920	2194
D4-261-007	3590	302	Teller	D77	6"CI	O	704	1961	3422	531	747	605	866	823	3422	857	2807		No Test
NEW	3591	198	Teller	M97		B	829	2104	2855		No Test		No Test	712	1958	857	2855	889	1715
D4-261-002	3595	102	Teller	M95	6"CI	O	871	1891	2778		No Test		No Test	823	2433	889	2778	823	1525
D4-262-018	3600	1198	Belford	M74	6"AC	B	689	2236	2950		No Test		No Test	712	2724	751	2950	605	1033
D4-262-013	3605	1098	Belford	M74	6"AC	B	768	2261	2487		No Test		No Test	712	2036	823	2487		No Test
D4-262-011	3610	1002	Belford	M74	6"AC	B	776	2183	2332		No Test	787	2108	712	2167	751	2331	712	2332
D4-262-008	3615	898	Belford	M93	8"CI	B	762	2112	2845		No Test		No Test	712	2845	823	2399		No Test

2013 9pm
@ 20 PSI

40 D3-262



LEGEND

CITY WATER LINE 4" AND UNDER

CITY WATER LINE 6" TO 10"

CITY WATER LINE 12" AND ABOVE

UTE WATER LINE

ABANDONED WATER LINE

WATER VALVE

FIRE HYDRANT

SAMPLE STATION

SCALE
1" = 200'

REVISED
April 27, 2000

CITY OF GRAND JUNCTION WATER SYSTEM MAP



D3-261	D3-262	D3-271
D2-261	D2-262	D2-271
D1-261	D1-262	D1-271

SHEET NUMBER
35
D2-262

General Meeting Schedule for April 21, 2003 - April 28, 2003				
Date/Time	Project	Location - Tax Schedule #	Planner	Applicant information
Apr 21, '03 8:30	PP - Major Subdivision on 11.61 acres	Lot 2 Bethesda Minor Sub/ 2943-072-26-002	R Pat	Chris Damell - 245-4099
Apr 21, '03 9:00	ANX/PP - Major Subdivision on 17 acres	2889 C Rd/ 2943-301-00-255, 252	L Lori	Mike Joyce - 255-1131
Apr 21, '03 9:30	SPR/CUP - change residence to Daycare Center of approx 30 children.	567 N 24th St/ 2945-131-15-006	R Scott	Danielle Daniel - 256-1683
Apr 21, '03 10:00	PP - Major Subdivision on 3.29 acres	S of 378 Evergreen/ 2943-192-00-233	E Lori	Jay Ketchum -
Apr 21, '03 10:30	SPR - Real Estate Office (Interior remodel w/ access & Engineering issues)	545 North Ave/ 2945-142-05-018	R Senta	Mike Queally - 243-3376
Apr 21, '03 11:00	ANX/PP - Major Subdivision on 7 1/2 acres	2975 B 1/2 Rd/ 2943-294-00-147	L Lisa	Scott Schultz - 241-4267
Apr 21, '03 11:30	SPR - demo existing building and build community church w/ activities for homeless	806 Kimball Ave/ 2945-231-16-018	E Ronnie	Lucy Bates - 245-5984
Apr 21, '03 12:00	CUP for new cell tower	1133 Patterson/ 2945-111-27-000,003,004	E Ronnie	Mac Neumann - 303-294-9293
Apr 28, '03 8:30	ANX/SPR - build new facility for approx 8 beds for group living facility	2930 D 1/2 Rd/ 2943-172-00-221	R Ronnie	Rudy Crespin - 434-6108
Apr 28, '03 9:00	SPR/SS - new Ice skating rink & possibly combining lots	2515 & 2521 River Rd/ 2945-103-28-007 & 004	R Ronnie	Roy Blythe - 242-1058
Apr 28, '03 9:30	SPR - new commercial building for warehouse/office use	584 N Commercial Dr/ 2945-102-14-018	S Senta	Bob Turner - 242-1423
Apr 28, '03 10:00	ANX/Major Sub - approx 20 lots on 5.71 acres	2866 A 3/4 Rd/ 2943-311-12-025	L Lisa	Vince Popish - 257-7552
Apr 28, '03 10:30	SPR - Storage tank farm for liquids such as antifreeze, (existing oil & gas equip rep)	568 S Commercial/ 2945-102-14-055,037,038	S Scott	Le Roy Jensen - 242-8610
Apr 28, '03 11:00	PP - wants PD zone to develop 70 SF Attached homes (extension of the Legends)	S of Patterson Rd/ 2943-071-00-008	P Pat	Ron Abeloe - 234-5681
Apr 28, '03 11:30	ANX/PP/Amend PD - add property to Canyon Rim #4, amend lots & create 8 new	Canyon Rim #4 - 2945-192-21-005 & 00-116	L Lisa	David Bagg - 234-2222
Apr 28, '03 12:00	Reconfigure lots within the Midwest Commercial Sub & major Subdivision	675 23 Rd / 2945-061-00-006 & 13-017	P Pat	Tom Nowak - 245-3100

Besta

From: "Bob Lee" <BLee@co.mesa.co.us>
To: <CommDev@ci.grandjct.co.us>
Date: Wed, Apr 16, 2003 2:33 PM
Subject: Agency Review

*AP
4/17/03*

SPR-2003-066 No objections to the application. All contractors working on the project must be licensed by the City of Grand Junction. Need separate building permit for each building.

SPR-2003-065 No objections to the application. Building plans submitted for plan review must be sealed by an architect. All contractors working on the project must be licensed by the City of Grand Junction.

MSP-2003-064 No objections to the application. All contractors working on the project must be licensed by the City of Grand Junction.

REVIEW COMMENTS

Page 1 of 2
April 29, 2003

FILE # MSP-2003-064

TITLE HEADING:

LOCATION: 310 North 7th Street

PETITIONER: Mesa County School District #51 – Eric Nilsen

PETITIONER'S ADDRESS/TELEPHONE: 2115 Grand Avenue
254-5100

STAFF REPRESENTATIVE: Senta Costello

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., JULY 29, 2003.

CITY COMMUNITY DEVELOPMENT

4/22/03

Senta Costello

244-1442

The site development is expanding by 9%. This requires a corresponding 9% of the site to be brought up to Code requirements regarding landscaping, screening/buffering, and parking. The site currently exceeds the required parking for the use and there are no buffering requirements. However, the site does need to be brought into closer conformance with the Code regarding landscaping and screening. 4 new large trees and 26 new shrubs equal 9% of the total required landscaping for the site. The 26 shrubs are after the allowed 25% for turf allowance is included, otherwise 9% of the total landscaping requirements for this site equals 34 shrubs. If the new landscaping is placed along the parking lot perimeter, it will also count towards the need for screening of the parking lot.

CITY DEVELOPMENT ENGINEER

4/14/03

Laura Lambery

256-4155

1. TCP = \$1250
(1344 SF, 30 students, 4 employees) Average ITE methodologies in ITE Section 530, 50 trips
2. Pave parking lot? IF so, need drainage report and fee.
3. Access locations need to be 50' from intersection flowline or TEDS exception.

CITY FIRE DEPARTMENT

4/17/03

Hank Masterson

244-1414

No objections to a Planning Clearance.

CITY CODE ENFORCEMENT

4/15/03

Randy Keller

256-4102

1. Any new fences to comply with Section 4.1.J.
2. Any new illumination to comply with Sections 6.6.A.8 and 7.2.F.
3. Construction trash and dust to comply with Municipal Code Sections 16-81 and 16-126.

MESA COUNTY BUILDING DEPT

4/17/03

Bob Lee

244-1656

No objections to the application. All contractors working on the project must be licensed by the City of Grand Junction.

Comments not available as of 4/29/03:

City Utility Engineer

Qwest

Xcel

Memorandum

DATE: May 15, 2003

TO: Laura Lamberty, Community Development Engineer
Randy Keller, Code Enforcement Officer

FROM: Senta Costello, Associate Planner

SUBJECT: Response to Comments – R-5 Modular
Classroom- (MSP-2003-064).

Attached are the revised comments for this project. Please review and return any further comments you have to me by Thursday, May 22, 2003.

If you have any questions please contact me at:

Phone #: 244-1442

Fax #: 256-4031

E-mail: sentac@ci.grandjct.co.us



"Where Kids Come First"

Maintenance and Operations
Cal Clark, Director
2115 Grand Avenue
Grand Junction, CO 81501

TEL 970-254-5100
FAX 970-242-8674

calclark@mesa.k12.co.us

RECEIVED

MAY 1 2003

COMMUNITY DEVELOPMENT
DEPT.

May 15, 2003

Senta Costello
City of Grand Junction
Community Development Department
250 N. 5th Street
Grand Junction, CO 81501

Dear Senta:

The purpose of this letter is twofold. Firstly, this letter is written in order to satisfy the School Board's obligation pursuant to section 22-32-124(1), C.R.S. Pursuant to this statute, it is the School Board's intention to advise you, and its request that you consult with the School Board, concerning the proposed construction of a school structure or school building. In order to comply with said statute, we have previously submitted a site development plan (MSP-2003-064) for your review and comment. Pursuant to the above mentioned statute, you may request a public hearing before the School Board relating to the proposed site development plan.

Secondly, this letter is a response to the review comments received from the City of Grand Junction for the planning submittal (MSP-2003-064) informing the City Community Development Department of School District No. 51's intent to place a modular classroom building at the R-5 School. I reviewed these comments with Jack McKelvy, Executive Director of Support Services, and Dave Montoya, Director of Grounds and Transportation.

In response to City Code Enforcement comments by Randy Keller:

1. A small section of new fence is planned and will comply with Section 4.1.J.
2. The only new outside illumination planned is exterior porch light on the modular.
3. Contractors will be required to comply with Municipal Code Sections 16-81 and 16-126 to control construction trash and dust.

In response to City Development Engineer comments by Laura Lamberty:

1. The School District will pay the requested Transportation Capacity Payment of \$1,250.00.
2. No additional paving is planned as part of this project, so the drainage report and fee do not apply.
3. Laura stated that relocation or modification of the parking lot driveways is not required as part of this project, but this work will need to be incorporated into any future development of this site.

In response to City Community Development comments by Senta Costello:

The School District is currently developing a comprehensive landscaping plan for the R-5 site. The plan will include the installation of an automated sprinkling system and phased development of the parking lot and buffer zones around the site. The City's Zoning and Development Code will be considered during the development of the R-5 landscaping plan. Because of the School District's current budget limitations and construction timeline, it is not feasible to do a partial landscaping of the R-5 site at this time.

If the City Community Development Department wishes to request a public hearing before the School Board they should contact Mary Kalenian at 970-254-5193. Mary is Secretary to the Board and will be able to make the scheduling arrangements for a hearing.

Unless a hearing before the School Board is requested, it is the School District's intention to proceed with the placement of the modular classroom building at the R-5 site. The School District will adhere to the site plan submitted and incorporate the responses addressing the Community Development Departments comments.

Sincerely,

A handwritten signature in cursive script that reads "Eric Nilsen".

Eric Nilsen
Projects Coordinator
970-254-5233

22-32-124 - Building codes - zoning - planning.

(1) Prior to the acquisition of land or any contracting for the purchase thereof, the board of education shall consult with and advise in writing the planning commission, or governing body if no planning commission exists, that has jurisdiction over the territory in which the site is proposed to be located in order that the proposed site shall conform to the adopted plan of the community insofar as is feasible. In addition, the board of education shall submit a site development plan for review and comment to such planning commission or governing body prior to construction of any structure or building. The planning commission or governing body may request a public hearing before the board of education relating to the proposed site location or site development plan. The board of education shall thereafter promptly schedule the hearing, publish at least one notice in advance of the hearing, and provide written notice of the hearing to the requesting planning commission or governing body. Prior to the acquisition of land for school building sites or construction of any buildings thereon, the board of education also shall consult with the Colorado geological survey regarding potential swelling soil, mine subsidence, and other geologic hazards and to determine the geologic suitability of the site for its proposed use. All buildings and structures shall be erected in conformity with the standards of the division of oil and public safety. Nothing in this subsection (1) shall be construed to limit the authority of a board of education to finally determine the location of public schools within the district and erect necessary buildings and structures.

(1.5) Prior to contracting for a facility, a charter school shall advise in writing the planning commission, or governing body if no planning commission exists, which has jurisdiction over the territory in which the site is proposed to be located. The relevant planning commission or governing body may request the charter school to submit a site development plan for the proposed facility, but must issue such request, if any, within ten days after receiving the written advisement. If requested by the relevant planning commission or governing body, the charter school, acting on behalf of its sponsoring school board, shall submit such a site development plan. The relevant planning commission or governing body may review and comment on such plan to the governing body of the charter school, but must do so, if at all, within thirty days after receiving such plan. The relevant planning commission or governing body, if not satisfied with the response to such comments, may request a hearing before the board of education regarding such plan. Such hearing shall be held, if at all, within thirty days after the request of the relevant planning commission or governing body. The charter school then may proceed with its site development plan unless prohibited from doing so by school board resolution.

(2) (a) Notwithstanding the provisions of section 8-20-101 (4), C.R.S., upon request of the division of oil and public safety after consulting with the affected board of education, the appropriate building department of a county, town, city, or city and county wherein a building or structure has been erected pursuant to subsection (1) of this section may make the necessary inspections to determine that such building or structure has been erected in conformity with the standards of the division of oil and public safety and, if such building or structure is in conformity,

shall issue the necessary certificate of occupancy prior to use of the building or structure by the school district. A fee may be charged for such inspections upon approval of the board of education, if the amount of the fee is determined on the basis of the direct cost of providing such service. If the division of oil and public safety, after consulting with the affected board of education, requests inspections by the building department, such inspections shall be in lieu of any inspections made by the division of oil and public safety; except that this subsection (2) shall not be construed to relieve the division of oil and public safety of the responsibility to conduct such inspections if the appropriate county, town, city, or city and county agency does not conduct the inspections. Any county, town, city, or city and county conducting such inspections shall also be authorized to annually reinspect the building or structure to assure that it is maintained and operated in accordance with the fire code adopted by the director of the division of oil and public safety. The inspecting entity shall cooperate with the affected school district in carrying out the duties of this section.

(b) If the division of oil and public safety conducts the necessary inspection to determine that a building or structure erected pursuant to subsection (1) of this section has been erected in conformity with the standards of the division of oil and public safety, it shall charge a fee of two hundred dollars for such inspection; except that the director of the division of oil and public safety by rule or as otherwise provided by law may reduce the amount of the fee if necessary pursuant to section 24-75-402 (3), C.R.S., to reduce the uncommitted reserves of the fund to which all or any portion of the fee is credited. After the uncommitted reserves of the fund are sufficiently reduced, the director of the division of oil and public safety by rule or as otherwise provided by law may increase the amount of the fee as provided in section 24-75-402 (4), C.R.S. Any fees collected by the division of oil and public safety pursuant to this paragraph (b) shall be transmitted to the state treasurer, who shall credit the same to the public safety inspection fund created pursuant to section 8-1-151, C.R.S.

(3) The county, town, city, city and county, or fire protection district providing fire protection service for the buildings and structures of a school district may annually inspect such buildings and structures to assure that they are maintained in accordance with the fire code adopted by the director of the division of oil and public safety unless the board of education of the district has contracted for such inspections to be conducted by a person qualified to conduct such inspections by reason of experience, training, or certification.

Source: L. 64: p. 590, § 25. C.R.S. 1963: § 123-30-25. L. 81: Entire section amended, p. 1064, § 1, effective June 12. L. 84: (1) R&RE and (2) amended, pp. 599, 600, § 1, 2, effective April 5. L. 85: (2) amended, p. 338, § 6, effective July 1. L. 86: Entire section amended, p. 499, § 118, effective March 26. L. 98: (2)(b) amended, p. 1331, § 41, effective June 1. L. 2000: (1.5) added, p. 519, § 2, effective August 2. L. 2001: (1), (2), and (3) amended, p. 1138, § 66, effective June 5.

Am. Jur.2d. See 68 Am. Jur.2d, Schools, § § 84-88.

C.J.S. See 78 C.J.S., Schools and School Districts, § § 362-368.

The authority of the director of the division of labor to inspect school buildings for fire prevention purposes or to issue fire code enforcement orders to school districts must be implied because it is not expressly granted by this section. *West Adams County Fire v. Adams County Sch. Dist.* 12, 926 P.2d 172 (Colo. App. 1996).

The authority of the director of the division of labor in § 8-1-107 (2)(d) to "enforce" the provisions of this section is not exclusive but may also be taken by a fire protection district absent the school district's exercise of authority to contract with a qualified fire inspector. *West Adams County Fire v. Adams County Sch. Dist.* 12, 926 P.2d 172 (Colo. App. 1996).



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Last Modified: November 15, 2001

MESA COUNTY VALLEY SCHOOL DISTRICT 51
MAINTENANCE DEPARTMENT

2115 Grand Avenue, Grand Junction, CO 81501
970-254-5129

Eric Nilsen - 970-254-5233

FAX 970-242-8674

LETTER OF TRANSMITTAL

Date: May 22, 2003

To: City of Grand Junction - Community Development Dept. Reference: R-5

Attention: Senta Costello

We are sending you the following items:

ATTACHED

UNDER SEPARATE COVER VIA

PRINTS

REPRODUCIBLE

RECEIVED

MAY 22 2003

COPIES	DESCRIPTION	DEPT.
2	Memo addressing R-5 High School landscaping plans	

REMARKS: Dave Montoya said there are some preliminary site drawings being developed by the school and the Grounds Dept.; he can provide copies of them for review when they are available.

FOR APPROVAL

APPROVED AS SUBMITTED

FOR YOUR USE

APPROVED AS NOTED

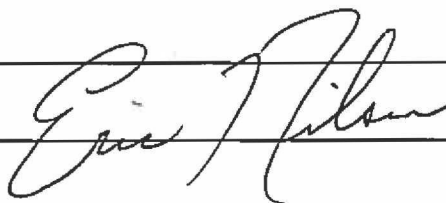
AS REQUESTED

RETURNED FOR CORRECTIONS


REVIEW AND COMMENT

Copies to: Dave Montoya; file

By: Eric Nilsen



Memo

To: Eric Nilsen, Maintenance Operations Coordinator
From: David C. Montoya, Transportation/Grounds Director 
Date: May 21, 2003
Subject: R-5 High School Grounds

This memo is to inform you of the proposed plans for the grounds at R-5 High School. I will also give you a brief history of the campus.

In addition to student and staff use, the parking area at R-5 is an area used by community a great deal. A church across Grand Ave. uses the parking lot for parking for church members attending services. City and County agencies have used the parking for both fleet and personal vehicle. The parking lot is used for staging areas for parades and activities downtown as well as parking for community members attending those parades and activities. The campus is used for classes offered to the community.


R-5 currently does not have an automated sprinkler system for the grounds. It is the intention of the Grounds Department to purchase and install a fully automated system for the campus. That project was initially slated for Spring, 2003. The project was canceled due to budget restraints. The funding for the project was again requested in the proposed 2003/2004 budget. That budget has not been yet approved. The department is hoping it will gain approval. With the approval, this phase of the campus improvement will take place late fall, 2003 or early 2004.

As for the landscape plan for the campus, the staff, students at R-5 have planned a variety of improvements to the campus. Work has begun with improvement of the boulevard strips at the north end of the campus. The next phase of that project will be the east side along 7th Street and the south side along White Avenue. This is a slow process as the work is planned and provided by staff and students at the school as time permits. Hopefully, with the addition of the automated system, the work will be completed quickly. The plans will be scrutinized and perhaps modified due to the current and possible future water restrictions.

The phase that includes the parking lot will be accomplished as funding permits. Those plans include paving the parking lot, landscaping of the parking lot and fencing replacement/repair.

If you have any questions, please call me at ext. 5127.

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From: David C. Montoya, Transportation/Grounds Director 
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If you have any questions, please call me at ext. 5127.

City of Grand Junction

Community Development Department
Planning | Zoning | Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



**CITY OF GRAND JUNCTION
MINOR SITE PLAN REVIEW**

FOR)

**ADMINISTRATIVE DECISION
APPROVING**

Eric Nilsen)
Mesa Co. Valley School District #51)
2115 Grand Ave)
Grand Junction, CO 81501)

File #MSP-2003-064

An application submitted by Mesa County Valley School District #51 requesting a Minor Site Plan Review to construct a modular classroom in CSR zone district, located at 310 N 7th St, was considered administratively by the City of Grand Junction on June 3, 2003. After considering all pertinent data, the Administrator **APPROVES** with conditions the Site Plan upon finding that the proposal complies with all applicable sections of the Grand Junction Zoning and Development Code.

Conditions of approval:

1. The letter dated May 15, 2003 from School District #51 to the City of Grand Junction is taken as guarantee that the landscaping improvements will be installed after the final budget is approved in October.
2. Once landscaping plans are finalized, a copy of the plan must be provided to the Community Development Dept. for the file.
3. If any changes in timing or layout of the landscaping plans occur after approval of this project, the new timeline/plans must be submitted to the Community Development Dept. for review.

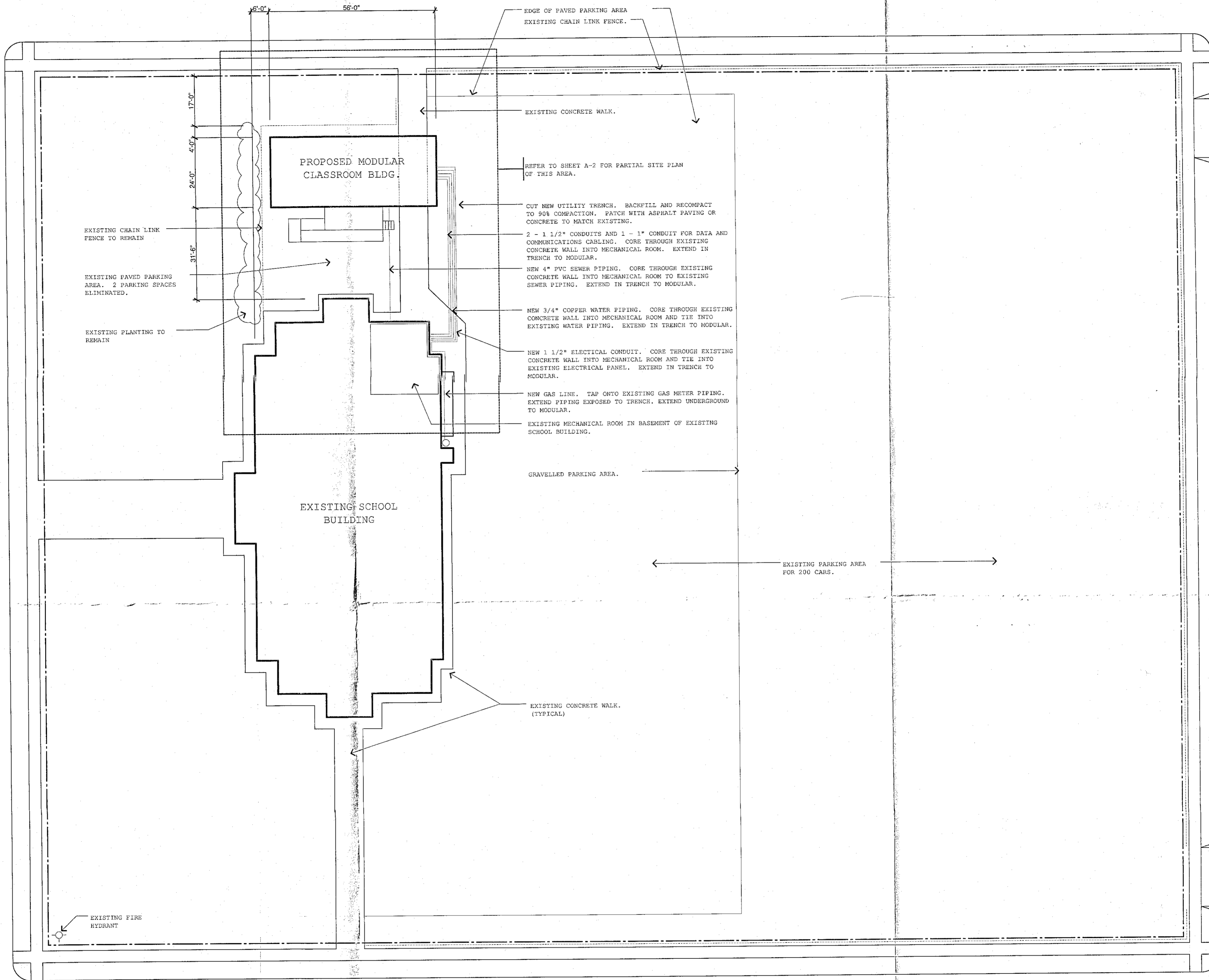
All uses that are subject to a Minor Site Plan Review must commence construction within six months of the date of approval. If a building permit is obtained within 6 months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.


Senta L. Costello
Associate Planner

Cc: Laura Lamberty – City Development Engineer

7TH STREET

GRAND AVENUE



WHITE AVENUE



Major or Minor Site Plan Approval
Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on June 3, 2003.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on Dec 3, 2003.

Executed by: [Signature] Date: 6/3/03
Issue and Title: Community Development Department
City of Grand Junction, Colorado

*Rec'd Dir for L2
6/3/03*

Site Data

Parking:	
Existing	200
Spaces Needed	155
Spaces Eliminated	4
Total Spaces Provided	196

Michael E. Oney
architect UJC
115 N Fifth Street, Suite 409
Grand Junction, Colorado 81501
(970) 254-9089
(970) 254-9062 Fax
meoarch@frontier.net

Placement of Modular Classroom
R-5 High School
2938 North Avenue
Grand Junction, Colorado

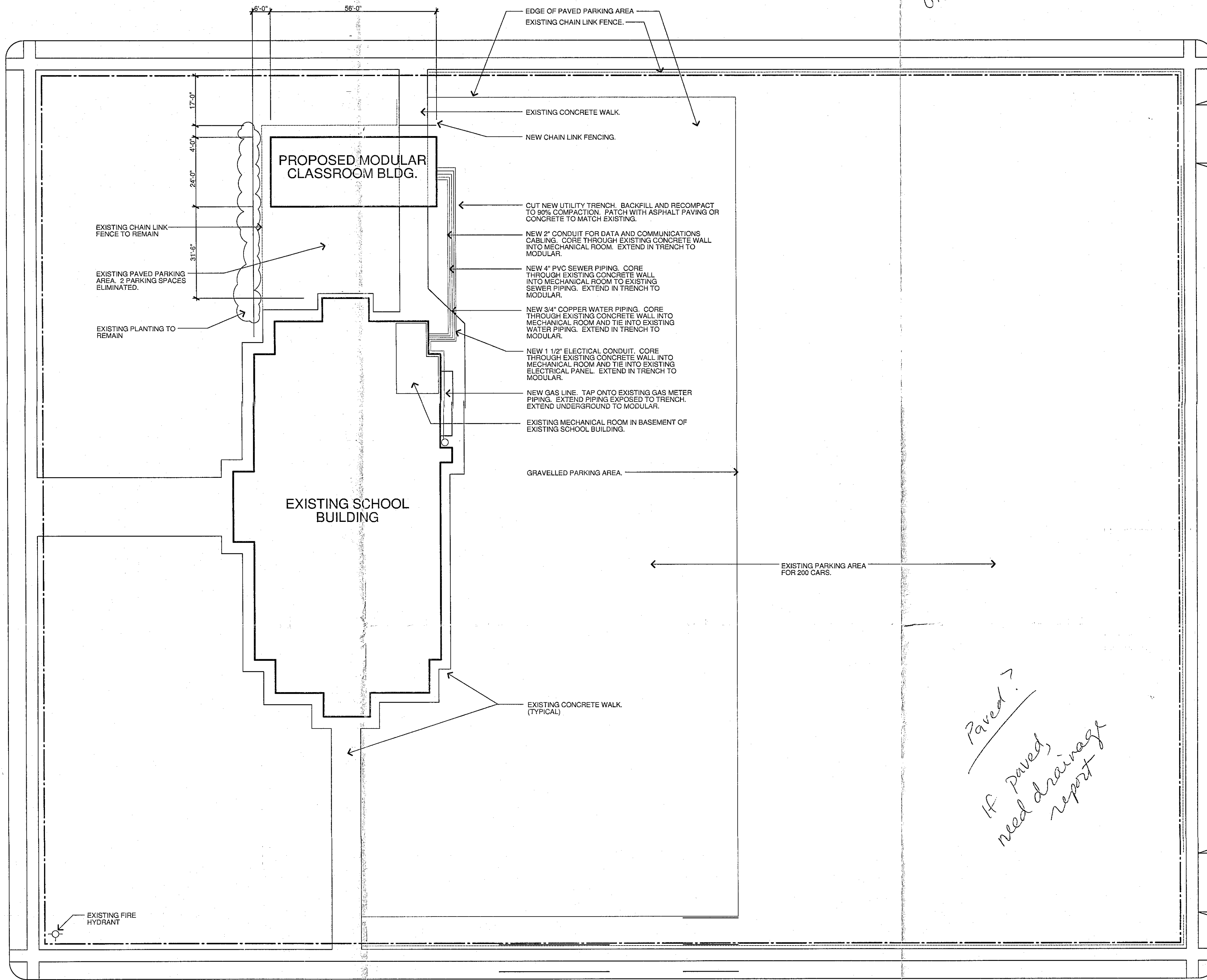
Site Plan
Project No.: 0307
Date: 5/12/03
Drawn By: meo
Revisions:
Sheet
A-1

03-064

7TH STREET

GRAND AVENUE

Grand

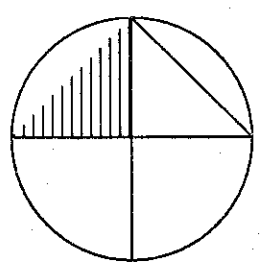


38' ±

8' ±

*Paved?
If paved,
need drainage
report*

*38' ±
50' ±
120'*



SITE PLAN
1" = 30'-0"

Michael E. Oney
architect
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Placement of Modular Classroom
R-5 High School
2938 North Avenue
Grand Junction, Colorado

Site Plan

Project No.: 0307
Date: 4/7/03
Drawn By: meo

Revisions:

Site Data

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Sheet

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