

Planning \$ Pd w/ App.	Drains : <u>0</u>
TCP \$ <u>Waived per T.M.</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>MSP-2006-121</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

### Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 543 28<sup>3</sup>/<sub>4</sub> Road

TAX SCHEDULE NO. 2943-074-00-942

SUBDIVISION —

SQ. FT. OF EXISTING BLDG(S) 56,081

FILING — BLK — LOT —

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,344

OWNER Mesa County Valley School Dist. #51

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE — AFTER —  
CONSTRUCTION

ADDRESS 2115 Grand Avenue

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3  
CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81501

USE OF ALL EXISTING BLDG(S) School

APPLICANT Eric Nilson

DESCRIPTION OF WORK & INTENDED USE: Pre-School

ADDRESS 2115 Grand Ave

CITY/STATE/ZIP Grand Junction

TELEPHONE 254-5233

*Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>CSR</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>—</u> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>—</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>—</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>1.00 FAR</u>	<u>—</u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

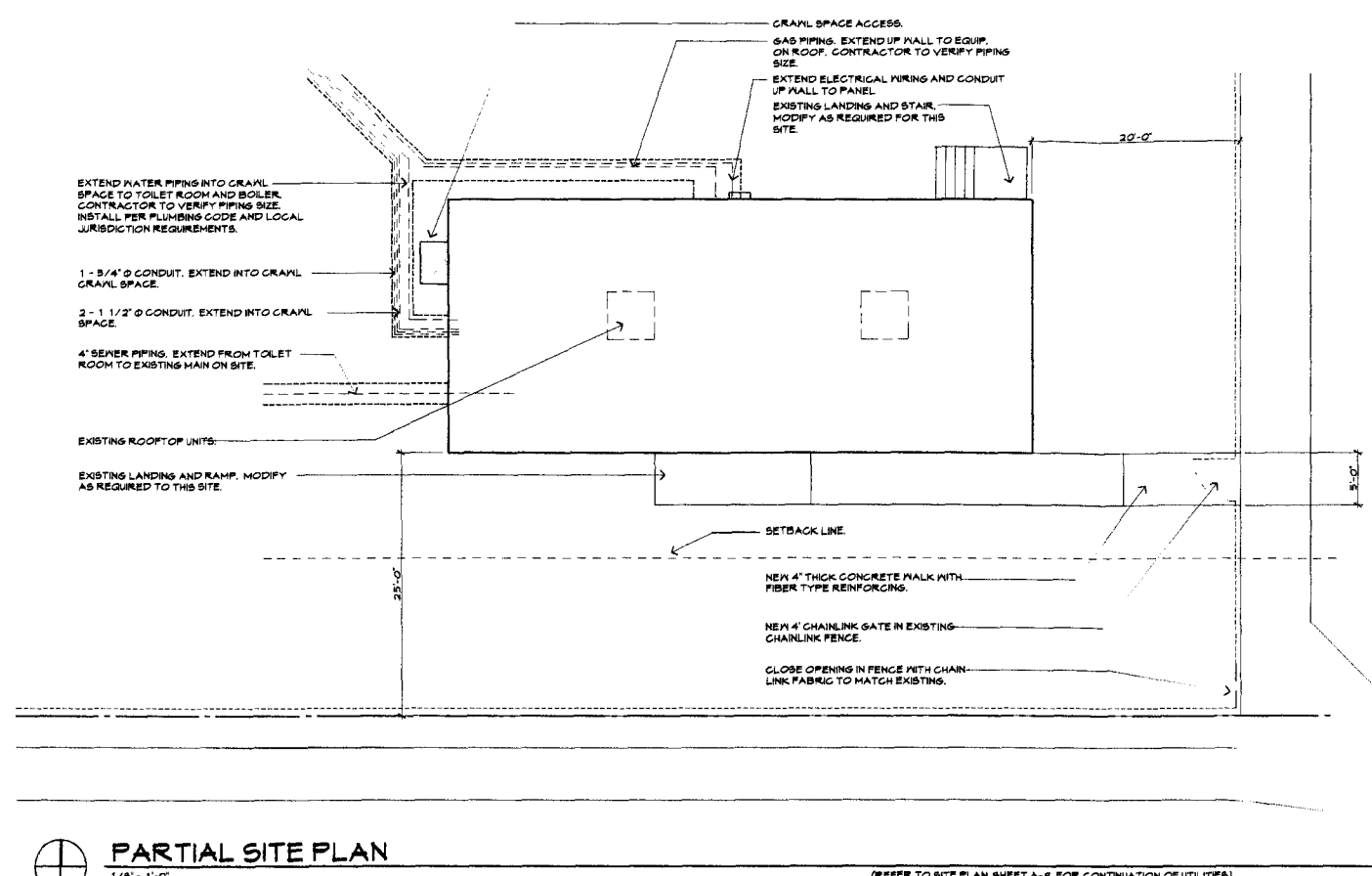
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Eric Nilson Date 4/12/2006  
 Department Approval Anta Postella Date 6/5/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	w/ <u>existing prem 5715</u>
Utility Accounting	<u>Kateelsberry</u>		Date <u>6/5/06</u>

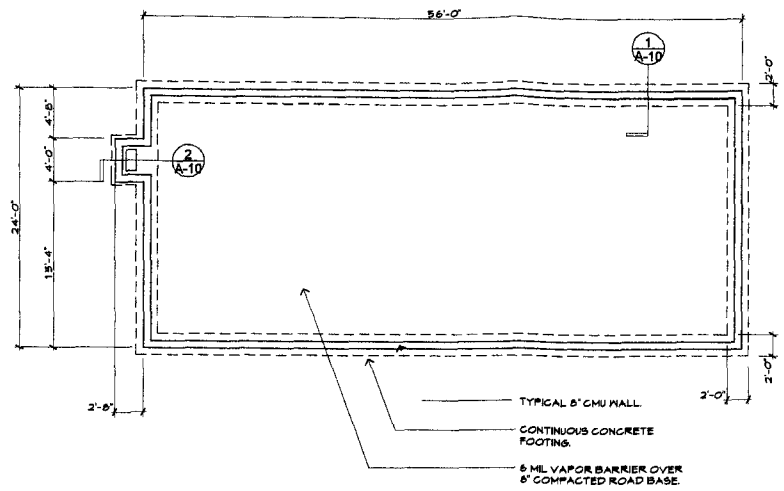
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning)    (Yellow: Customer)    (Pink: Building Department)    (Goldenrod: Utility Accounting)

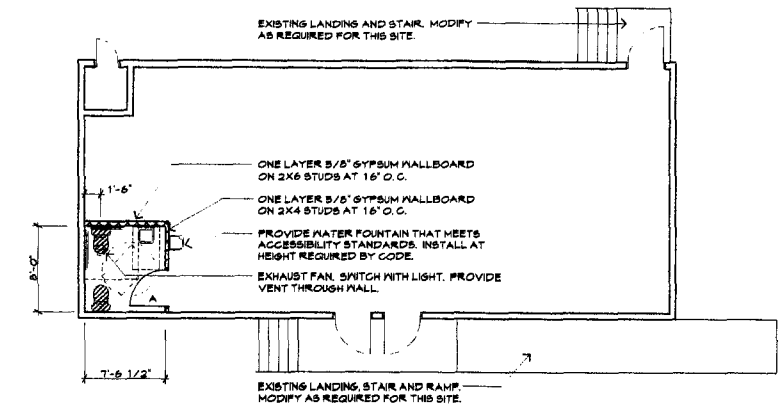


**1 PARTIAL SITE PLAN**  
1/8" = 1'-0"

(REFER TO SITE PLAN, SHEET A-9, FOR CONTINUATION OF UTILITIES)



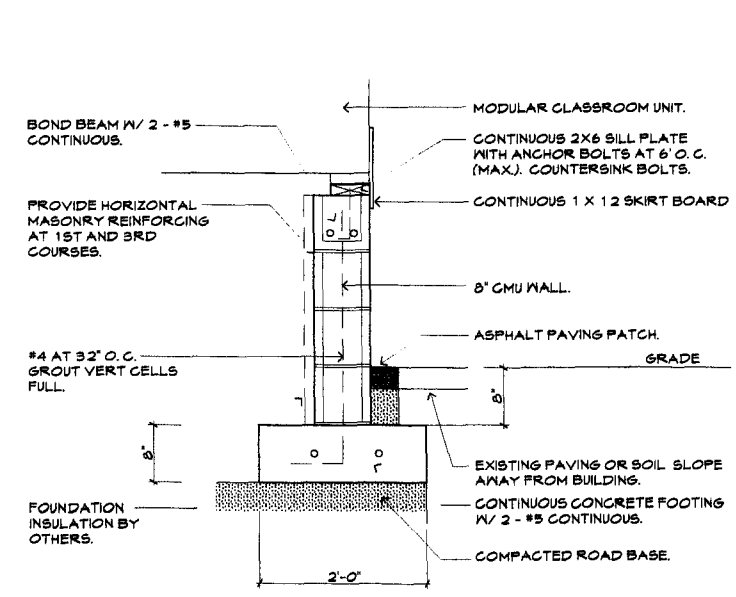
**FOUNDATION PLAN**  
1/8" = 1'-0"



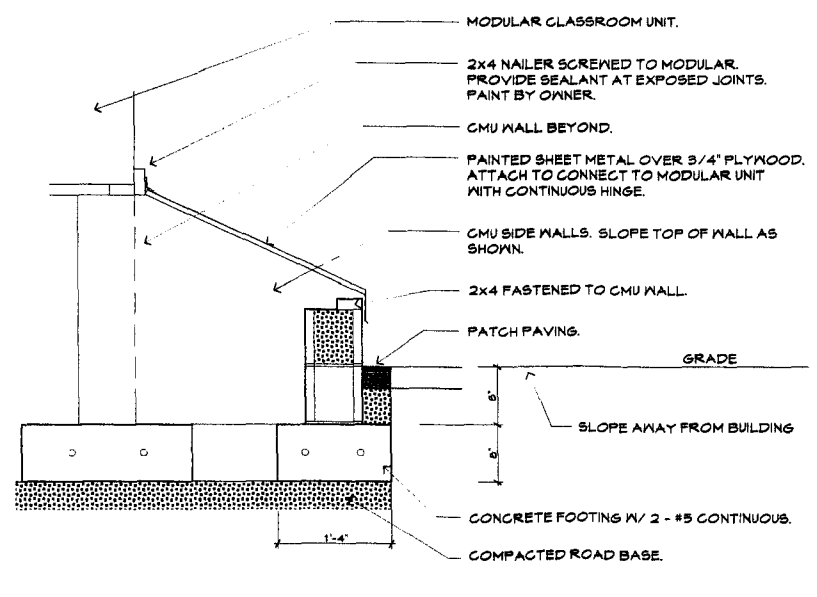
**TOILET ROOM NOTES**

1. PROVIDE TOILET FIXTURE, LAVATORY, GRAB BARS, TOILET PAPER HOLDER AND MIRROR THAT MEET ACCESSIBILITY STANDARDS. INSTALL AT HEIGHTS REQUIRED BY CODE. PROVIDE CLEARANCES REQUIRED BY CODE.
2. CONTRACTOR TO INSTALL OWNER FURNISHED SOAP DISPENSER AND PAPER TOWEL DISPENSER.
3. FINISHES:  
WALLS - 5/8" GYPSUM WALLBOARD  
FLOORING - TARKETT SHEET VINYL WITH 4" RUBBER BASE.  
PAINT - 2 COATS SEMI-GLOSS LATEX ON ONE COAT PRIMER, ON MEDIUM ORANGE PEEL TEXTURE.  
CEILING - 24" X 48" SUSPENDED ACOUSTIC TILE, WHITE.
4. DOOR A - PAINTED 5'-0" X 7'-0" SGMD WITH PAINTED WOOD FRAME. PROVIDE HINGES, PRIVACY LOCK, MALL STOP AND SILENCERS, HANDLES TO BE LEVER TYPE.
5. PROVIDE UNIVERSAL ACCESSIBLE TOILET ROOM SIGN, MOUNT WITH TOP OF SIGN AT 48" AFF AT STRIKE SIDE OF DOOR.
6. PROVIDE SMOKE DETECTOR, HORN AND STROBE.

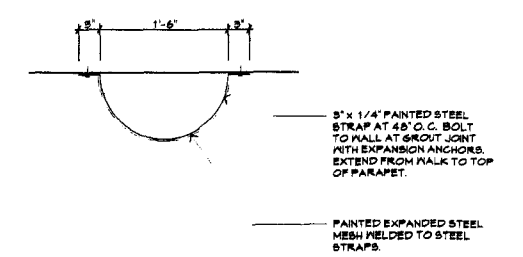
**FLOOR PLAN**  
1/8" = 1'-0"



**1 PERIMETER WALL DETAIL**  
1" = 1'-0"



**2 CRAWL SPACE ACCESS DETAIL**  
3/4" = 1'-0"  
(REFER TO DETAIL 1, THIS SHEET, FOR TYPICAL NOTES)



**5 CLIMB GUARD DETAIL**  
1" = 1'-0"

**Michael E. Oney**  
architect LLC  
115 N Fifth Street, Suite 409  
Grand Junction, Colorado 81501  
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(970) 234-9062 Fax  
mresearch@frontier.net

Modular Classroom Unit Placement  
**Nisley Elementary School**  
534 28 3/4 Road Grand Junction, Colorado

Partial Site Plan  
Floor Plan  
Foundation Plan  
Details

Project No.: 0607  
Date: 4/25/06  
Drawn By: meo

Revisions:

Sheet  
**A-10**

**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 5, 2006.

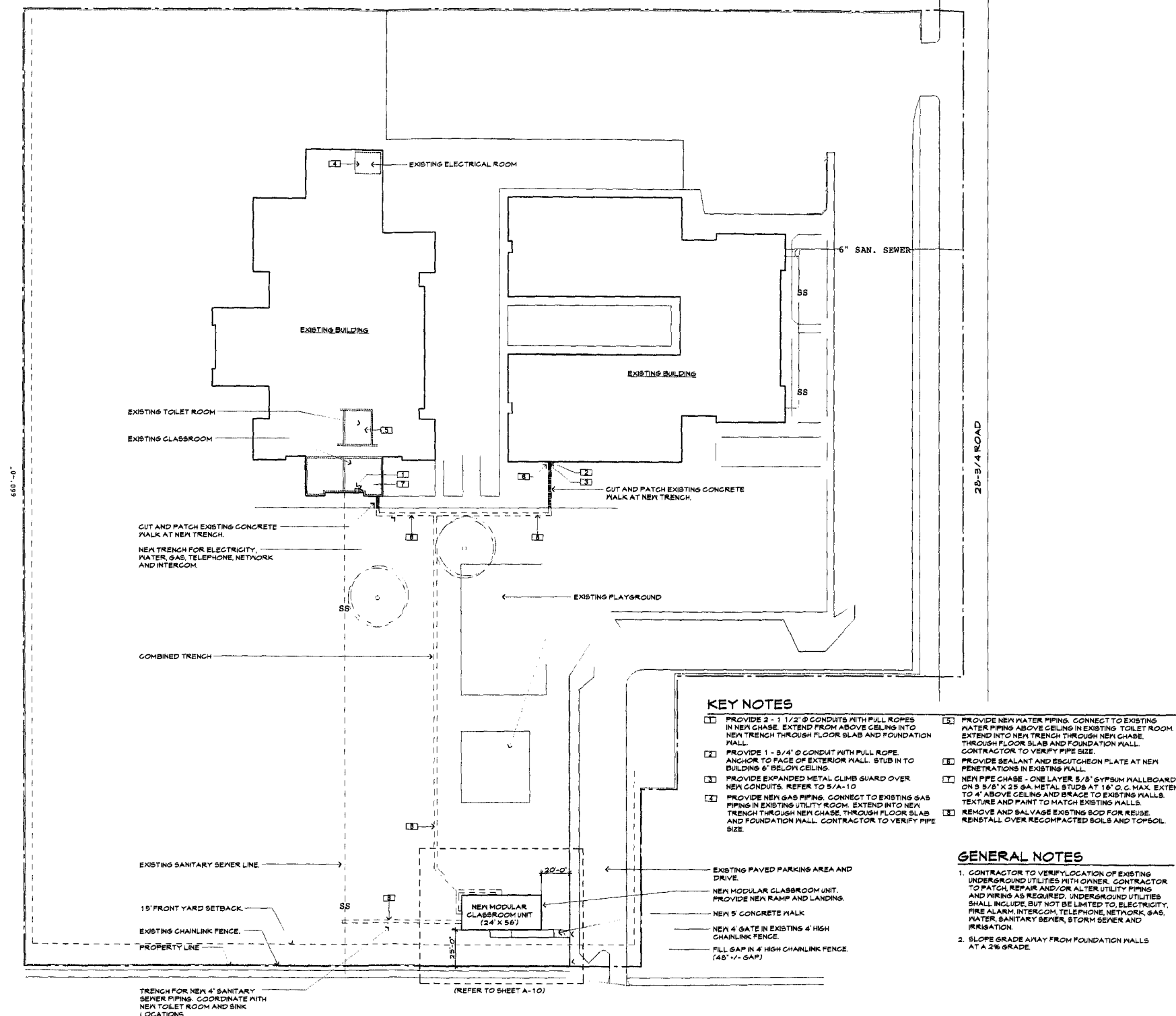
In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on Dec 5, 2006.

Executed by:

Justin Castello-Carr, Planner 6/5/06  
 Name and Title Date  
 Community Development Department  
 City of Grand Junction, Colorado

APPROVED FOR CONSTRUCTION

Kent Marsh (KENT MARSH) 6/5/06



**SITE PLAN - NISLEY ELEMENTARY SCHOOL**  
 1" = 40'

**Michael E. Oney**  
 architect  
 LLC  
 115 N Fifth Street, Suite 409  
 Grand Junction, Colorado 81501  
 (970) 254-9800 Fax  
 meoarch@frontier.net

Modular Classroom Unit Placement  
**Nisley Elementary School**  
 534 28 3/4 Road Grand Junction, Colorado

Site Plan

Project No.: 0607  
 Date: 4/25/06  
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**A-9**