

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

LDG PERMIT NO.
FILE # <u>MSP-2006-119</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 930 Ute Ave  
 SUBDIVISION City of Grand Jct.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-144-27-942  
 SQ. FT. OF EXISTING BLDG(S) 17,294  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2,688

OWNER Mesa County Valley School District No. 51  
 ADDRESS 2115 Grand Ave  
 CITY/STATE/ZIP Grand Junction, CO 81501

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 3  
 CONSTRUCTION

APPLICANT Eric Nilsen  
 ADDRESS 2115 Grand Ave.  
 CITY/STATE/ZIP Grand Junction, CO 81501  
 TELEPHONE 254-5233

USE OF ALL EXISTING BLDG(S) School Administration  
 DESCRIPTION OF WORK & INTENDED USE: Office

*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> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>65'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>1.00 FAR</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>58 req'd; site exceeds</u> SPECIAL CONDITIONS: _____
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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.

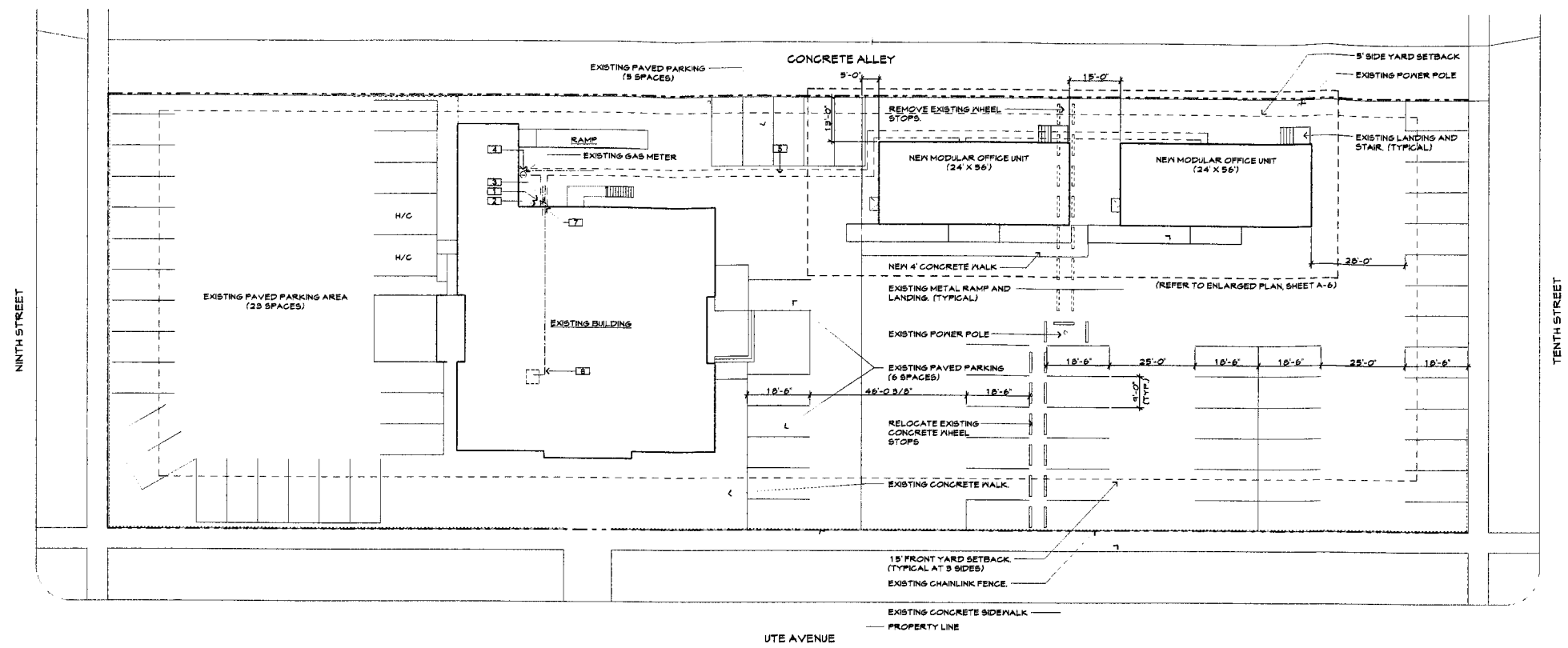
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature Eric Nilsen Date 4/11/2006  
 Department Approval Spunta Costello Date 6/5/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate E. Isberr</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)



**SITE PLAN - EMERSON BUILDING**

1" = 20' 930 UTE AVENUE

**PARKING**

PARKING AREA PROVIDED FOR 12 CARS.

**KEY NOTES**

- 1. PROVIDE 2 - 1 1/2" Ø CONDUITS WITH PULL STRINGS. ANCHOR TO FACE OF EXTERIOR WALL. STUB IN TO BUILDING ABOVE CEILING ELEVATION.
- 2. PROVIDE 1 - 3/4" Ø CONDUIT WITH PULL STRING. ANCHOR TO FACE OF EXTERIOR WALL. STUB IN TO BUILDING ABOVE CEILING ELEVATION.
- 3. PROVIDE EXPANDED METAL CLIMB GUARD OVER NEW CONDUITS. REFER TO S/A-5.
- 4. CONNECT NEW GAS PIPING TO EXISTING GAS METER.

- 5. NEW TRENCH FOR WATER PIPING, ELECTRICAL POWER CONDUIT, SYSTEMS CONDUITS AND GAS PIPING. BURY WATER AND GAS PIPING AND PER PLUMBING CODE AND LOCAL JURISDICTION REQUIREMENTS. REMOVE EXISTING PAVING, FILL, COMPACT AND PATCH PAVING TO MATCH EXISTING.
- 6. CONNECT NEW 1" WATER PIPING TO EXISTING PIPING IN BASEMENT. PROVIDE SHUT-OFF VALVE.
- 7. PROVIDE SEALANT AND ESCUTCHEON PLATE AT NEW PENETRATIONS IN EXISTING WALL.

**GENERAL NOTES**

1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES WITH OWNER. CONTRACTOR TO PATCH, REPAIR AND/OR ALTER UTILITY PIPING AND MINS AS REQUIRED. UNDERGROUND UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICITY, FIRE ALARM, INTERCOM, TELEPHONE NETWORK, GAS, WATER, SANITARY SEWER, STORM SEWER AND IRRIGATION.
2. SLOPE GRADE AWAY FROM FOUNDATION WALLS AT A 2% GRADE.

**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.

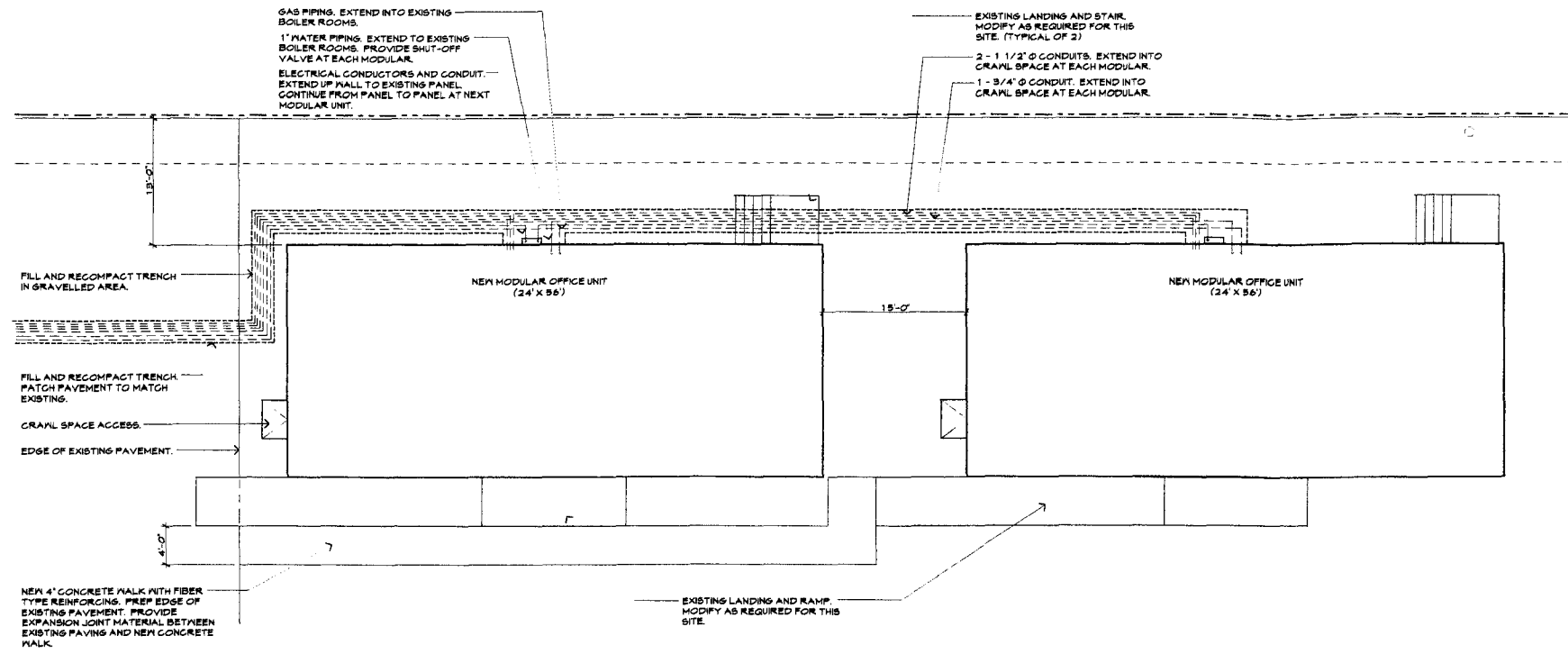
Executed by: [Signature]  
 Name and Title: Assistant City Manager  
 Community Development Department  
 City of Grand Junction, Colorado  
 Date: 6/5/06

APPROVED FOR CONSTRUCTION  
[Signature] (KENT MARSH) 6/5/06

**Michael E. Oney**  
 architect  
 Michael E. Oney LLC  
 115 N 19th Street, Suite 409  
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 money@meoneyllc.com

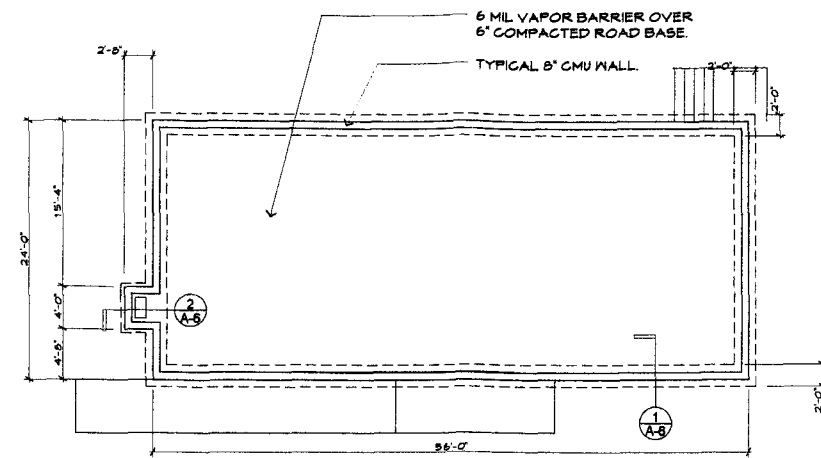
Modular Classroom Unit Placement  
**Emerson Building**  
 930 Ute Avenue Grand Junction, Colorado

Site Plan
Project No.: 0607 Date: 5/10/06 Drawn By: meo
Revisions:
Sheet <b>A-5</b>



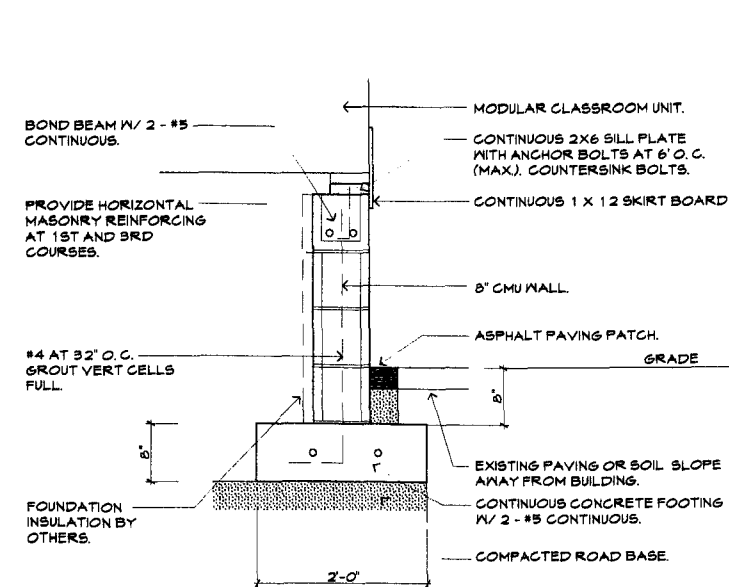
**PARTIAL SITE PLAN**  
 1/8" = 1'-0"

(REFER TO SITE PLAN, SHEET A-5, FOR CONTINUATION OF UTILITIES)

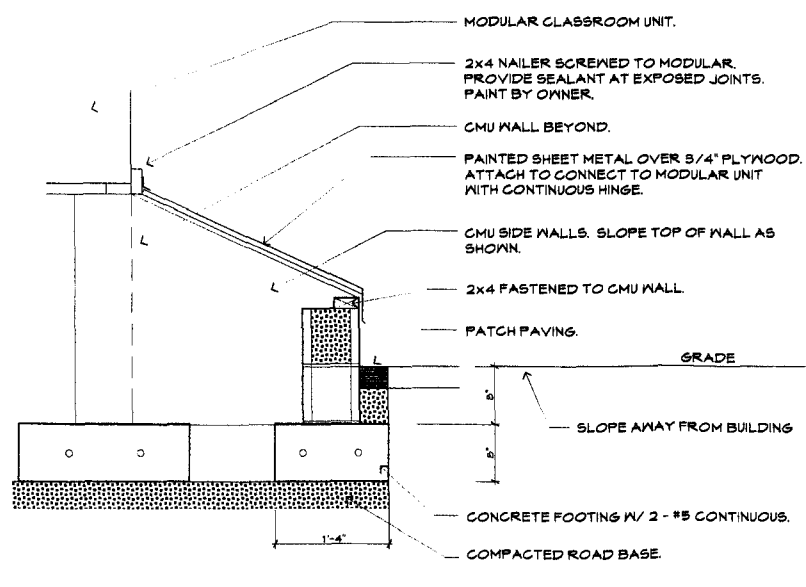


**FOUNDATION PLAN**  
 1/8" = 1'-0"

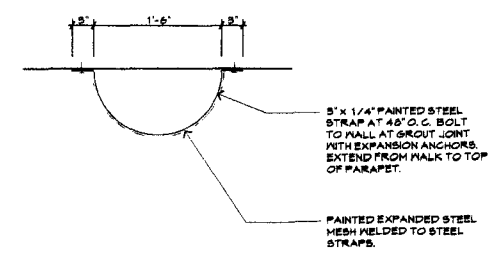
(TYPICAL FOR EACH MODULAR UNIT TO BE PLACED)



**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**  
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 LLC  
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 (970) 254-9882 Fax  
 meoarch@fmsiber.net

Modular Classroom Unit Placement  
**Emerson Building**  
 930 Ute Avenue Grand Junction, Colorado

Partial Site Plan  
 Foundation Plan  
 Details

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

Sheet  
**A-6**