

PLANNED UNIT DEVELOPMENT

Final Development Plan Application

(No fee required above that for preliminary application)

1) Name and address of ~~property owners~~ and/or developers.

LYNN MALINOWSKI
name

LORENE WITHROW
name

_____ name

439 CITY VIEW LN.
address G.J.

231 PALO VERDE
address FRUITA

_____ address

242-9481
business phone

858-7831
~~business~~ phone

_____ business phone

Name of Development: MESA MONTESSORI SCHOOL (PRESCHOOL)

Common Location: IN THE UNITY CHURCH

Legal Description: 2945 - 024.A - 00 - 951
3205 No 12th

2) Final Development Plan Requirements: The Developer will provide the Development Department with the original and 18 prints of this application and a proposed final development plan on a 24" x 32" sheet containing the following information.

- a) Title of Development.
- b) Zoning of property.
- c) Legal Description.
- d) Locations and dimensions of all structures, proposed and existing.
- e) Screening and landscaping plans identifying the specific type, location and quantity of all proposed and existing landscaping and screening.
- f) A traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets and alleys. (Proposed and existing).
- g) A final drainage plan showing proposed on site drainage system and ultimate off site disposal.
- h) Location and type of any site limitations such as existing easements, ditches, extreme slopes, etc.
- i) A composite utility plan as required under subdivision final plat requirements.
- j) Areas proposed to be conveyed, dedicated or reserved for parks, playgrounds, open space or other similar public and semi public uses.

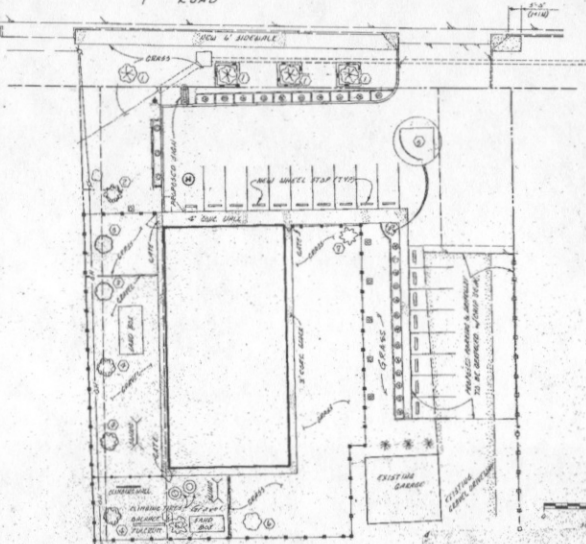
Note: This application is a summary of the requirements in Section 15 of the Grand Junction Zoning Ordinance and Development regulations. It does not relieve an applicant from the responsibility of complying with the requirements of this section but is intended as a guide to aid the applicant and those responsible for reviewing the application.

Lynn Malinowski
Name of person completing application

439 City View Ln.
address

242-9481
phone

"T" ROAD



LEGEND

- HIGH WIND FENCE
- ① 3" X 6" GRADE W/ 1" PER CENT DRAINAGE PLANT PIPE-JACK ASSEMBLY
- PRESSURE TREATED TIMBER
- PRESSURE TREATED CONCRETE
- FINISHED CONCRETE
- +30.0 BOUNDARY ELEVATION
- BUILDING ELEVATION
- X X X DETENTION AREA



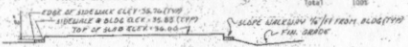
ISOMETRIC OF HANDICAP PARKING RAMP
IN SCALE

- NOTES:**
1. All landscaped areas will be irrigated with an underground sprinklered irrigation system.
 2. All trees and shrubs to be planted following guidelines set forth in "The Guide for Colorado Landscaping Industry Standards & Specifications" by the International Landscape Contractors of Colorado, with additional notice to the wrapping of all new deciduous trees with a commercial "bark wrap" in order to prevent winter damage to the bark and proper staking to support the trees. See also "Landscape Guidelines for Rehabilitation of Grand Junction".
 3. All landscaping shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are to an unhealthy condition shall be required.

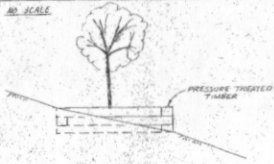
LAND USE REVISIONS

- Vegetative Landscaping (trees, shrubs & vines) 31,250 sq. ft. 345
- Non-vegetative Landscaping (paved/gravel areas) 2,375 sq. ft. 105
- Walkways, Seating, and Signage 12,500 sq. ft. 568
- Total 46,125 sq. ft. 1018

AREA	AREA	AREA
11,250 sq. ft.	2,375 sq. ft.	12,500 sq. ft.
345	105	568
1018		

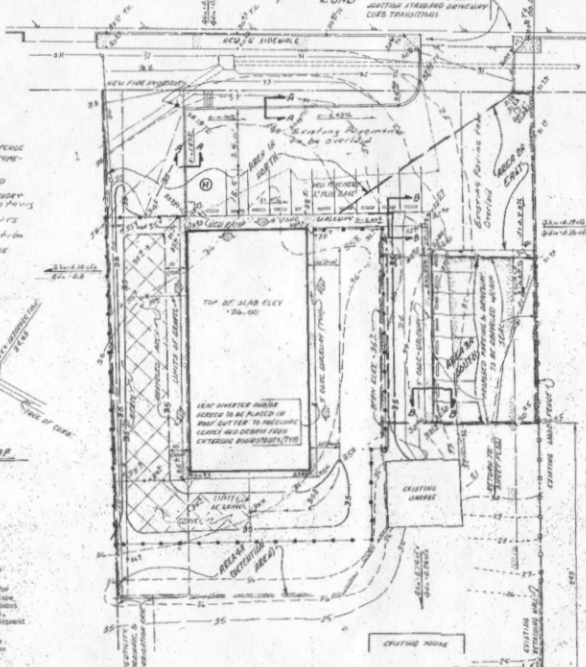


TYPICAL BUILDING GRADING
IN SCALE

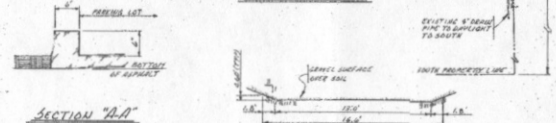


TREE PLANTER DETAIL
IN SCALE

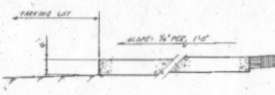
"T" ROAD



DRAINAGE PLAN

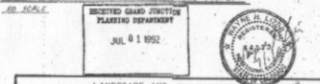


SECTION "A-A"
IN SCALE



SECTION "B-B"
IN SCALE

CROSS SECTION DESIGN
USED FOR 3'-0" RETENTION AREA



DESIGNED GRAND JUNCTION PLANNING DEPARTMENT
JUL 8 1 1992

LANDSCAPE AND DRAINAGE PLAN
MESA MONTESSORI CHILDREN'S HOUSE
DAY CARE CENTER
DRAWN: JAW/TJK, COLORADO

W.H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD · UNIT 8 · 241-1128
GRAND JUNCTION, COLORADO 81505

PLANT SYMBOL	IDENTIFY NAME	QTY	SIZE
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VEGETATION SCHEDULE

① Juniperus Monosperma	Juniperus monosperma "Sawtooth"	4	12" cal.
② Thuja Occidentalis	Thuja occidentalis "Sawtooth"	2	12" cal.
③ Prunella Nuttalliana	Nuttall's "Nuttall's" or "Strawberry"	4	12" cal.
④ Spiraea Prunifolia	Spiraea prunifolia "Moulinet"	2	12" cal.
⑤ Lonicera Maackii	Lonicera maackii "Maackii"	1	16" cal.
⑥ Hamamelis Virginiana	Hamamelis virginiana "Shademaster"	1	16" cal.

ORNAMENTAL TREES

① Catalpa Borealis	Catalpa borealis	1	6" tall
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ORNAMENTAL SHRUBS

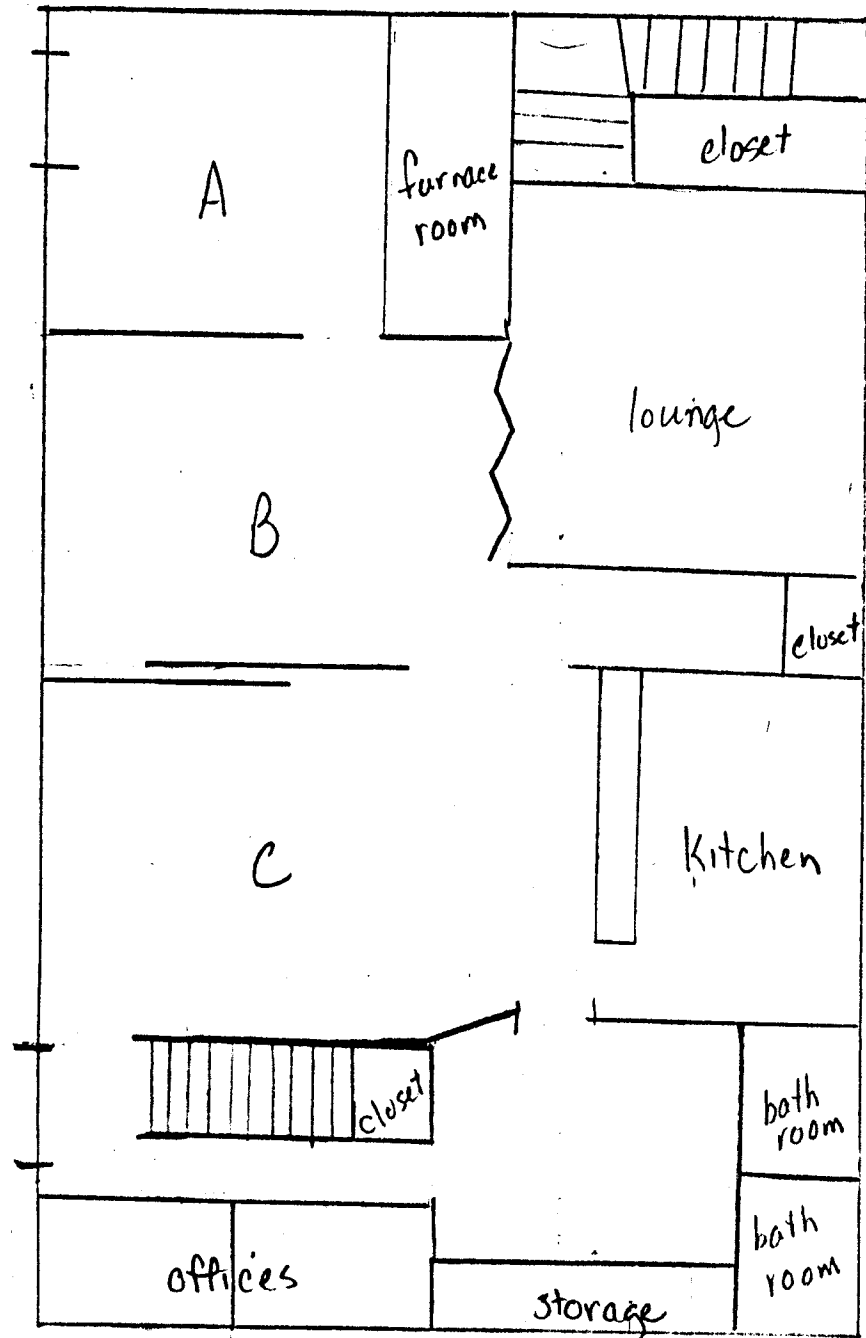
① Spring Glory Forsythia	Forsythia intermedia "Spring Glory"	2	5 gal.
② Common Lilac	Syringa vulgaris	3	3 gal.
③ Gold Drop Forsythia	Forsythia viridissima "Gold Drop"	13	2 gal.
④ Climbing Rose Blaze or other	Rosa blanda "Blaze" or other	6	2 gal.

ORNAMENTAL PERENNIALS

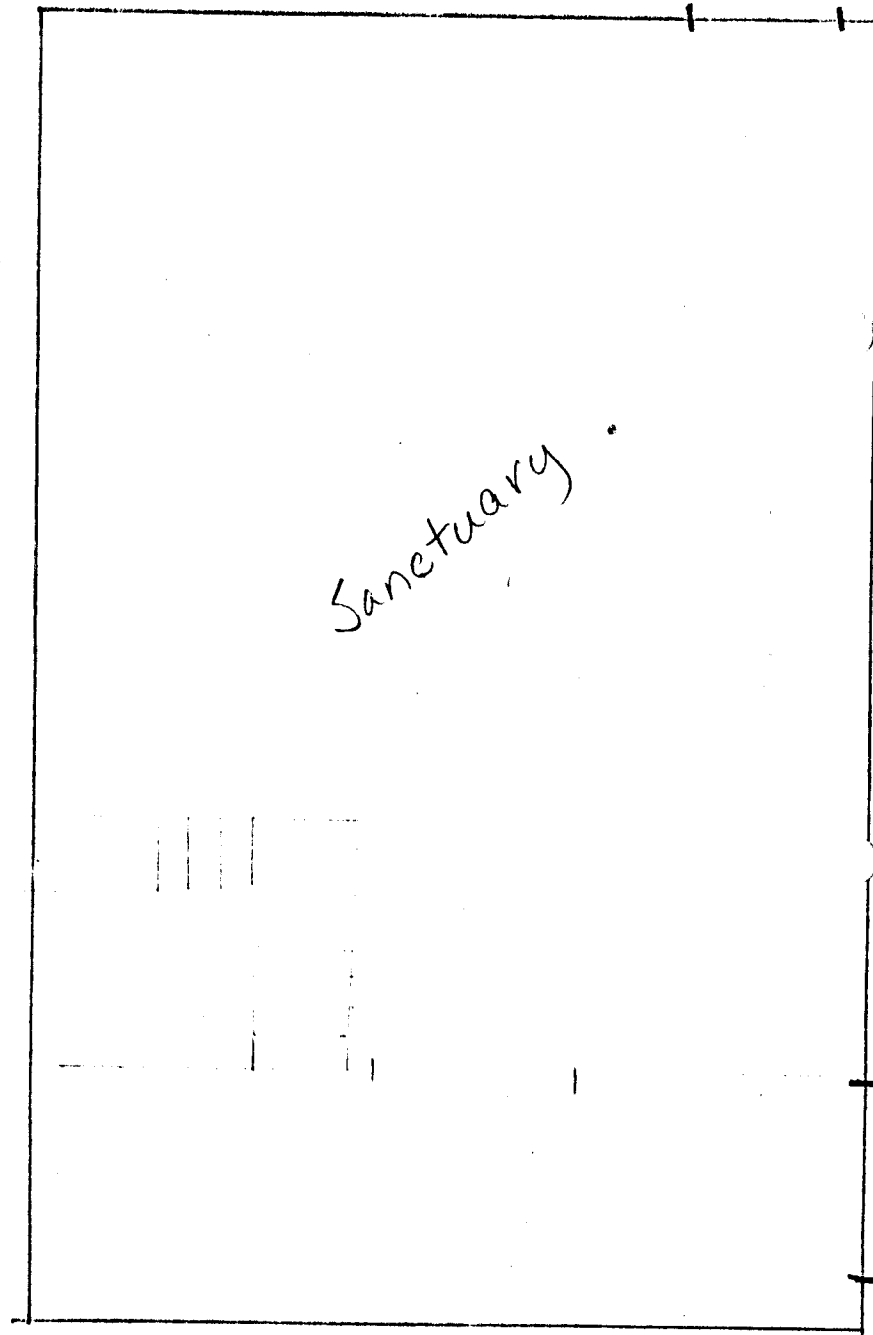
① Perennial Andromeda Juniper (Compact)	Juniperus horizontalis "Moundspan"	12	5 gal.
② Blue Chip Juniper	Juniperus horizontalis "Blue Chip"	3	5 gal.

Grass - Inside Fenced Area	Kentucky Bluegrass (Purpureum) Ryd Custom Mix (Plus grasses/forages/legumes)		
Grass - Outside Fenced Area	Kentucky Blue (Two varieties)		
Gravel - Inside Fenced Area	3/8" pea gravel		
Bark - Around Trees and Shrubs	Decorative bark for mulching purposes		

rooms A, B, & C used for preschool



1st floor



2nd floor

Lakeside

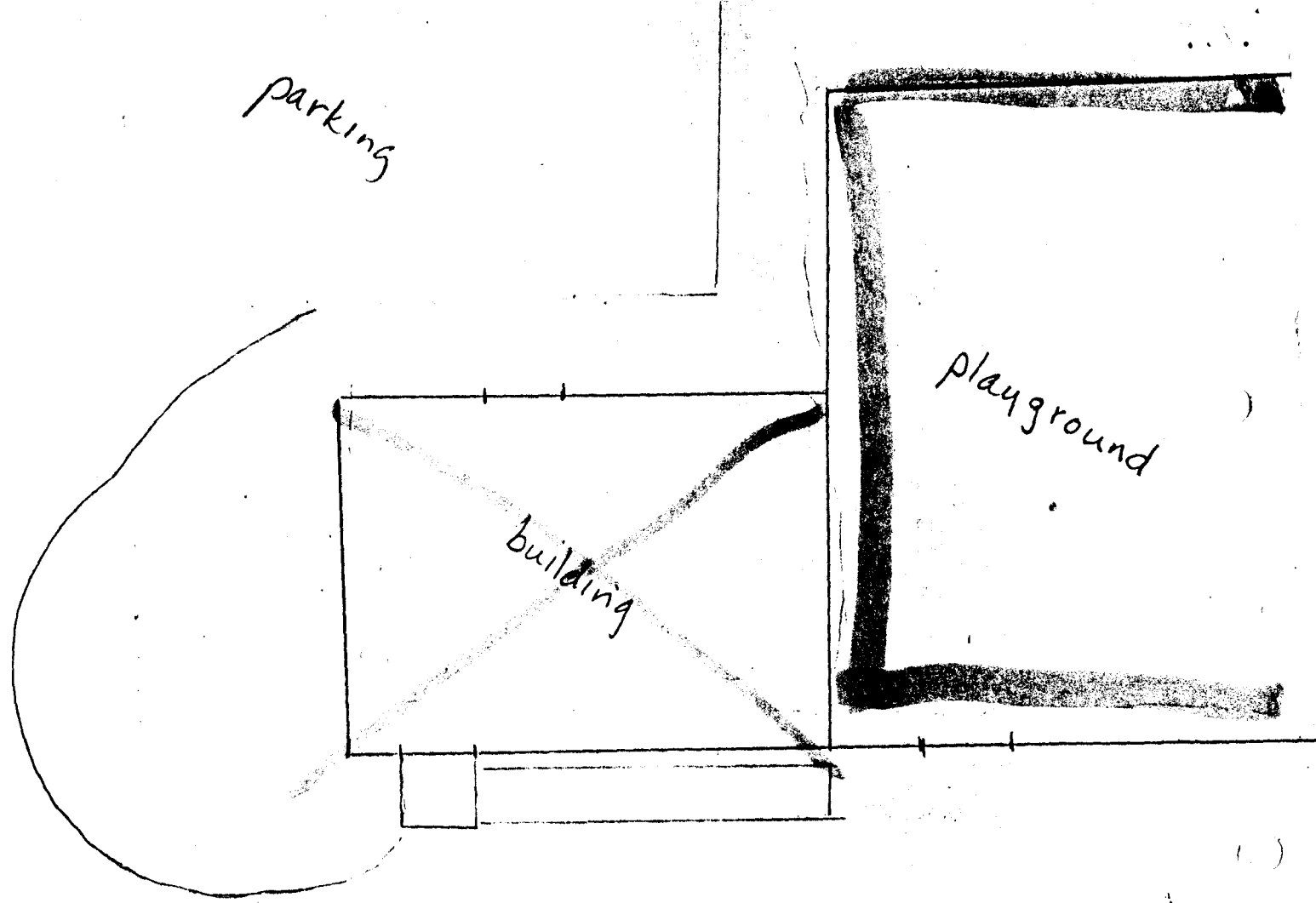
parking

playground

building

parking

12th Street



REVIEW COMMENT FOR: #88-78 Ammendment to PD-12 for Preschool

AS OF AUGUST 22, 1978

No Review Agencies Comments

Planning Staff: The use of churches for day care/preschool uses seems to be a good utilization of these structures during the week when they normally stand vacant.

Subdivision Amendment To PD-12 for Preschool

Date 10 AUGUST 78 Item # 88-78

Petitioner MESA MONTESSORI SCHOOL

UNITY CHURCH
3205 No. 12

Review Agencies Comments

Review Agencies Comments



Action Taken

Action Taken

P.C. APPROVED 5 SEPT 78

P.C. _____

C.C. Approved 6 SEPT 78

C.C. _____

Comments

Comments

Good Dec



ITEMS REQUIRED FROM DEVELOPER

- Check Utility Agreement Title Investigation
- Drainage Landscaping Covenants
- Improvements Guarantee Annexation Other (Specify)