

PRE-APPLICATION CONFERENCE

Date: 12/10/93
Conference Attendance: Joe Sprague, Kristen Ashbeck (via FAX/mail)
Proposal: Community Learning Center
Location: 1022 Grand Avenue

Tax Parcel Number: 2945-141-41-950
Review Fee: \$110
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

- Additional ROW required?
Adjacent road improvements required? Alley & sidewalk (possibly)
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Alley Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
Drainage
Floodplain/Wetlands Mitigation
Other
Screening/Buffering
Landscaping
Availability of Utilities
Land Use Compatibility
Traffic Generation
Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

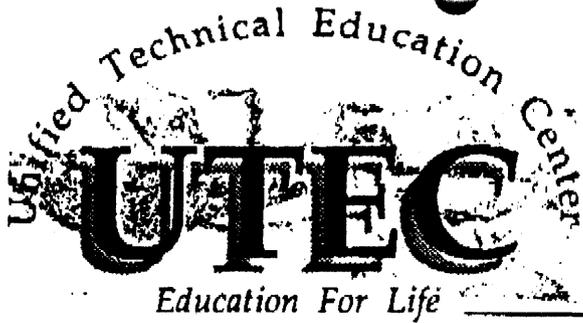
In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)



2508 Blichmann Ave. • Grand Junction, CO 81505
303-248-1999 • Fax 303-248-1104

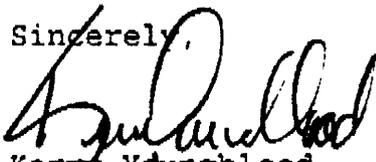
September 22, 1993

To Whom It May Concern,

I have been requested to submit a letter of support regarding the availability of vocational education options for our residents.

The Unified Technical Education Center (UTEC) operates both secondary and post-secondary programs here in the Grand Valley. Any student who is eligible for services from School District #51 may attend. Those students who may be involved in a group home or an RCCF-type setting would have equal access to any appropriate program that is available to any of our students, regardless of where they may reside, as long as it is in our attendance area.

Sincerely,



Kerry Youngblood
Director

KY/jl

copy to: Darlene Green
Grand Mesa Youth Services



**THE PROBATION DEPARTMENT
TWENTY-FIRST JUDICIAL DISTRICT - MESA COUNTY**

The Courthouse - Room 201-A - Grand Junction, Colorado

Phone (303) 243-5500

FAX (303) 243-7005

Chief Probation Officer
Charlie Schmalz

Mailing Address:
Box 20000, Grand Junction, CO
81502-5042

September 27, 1993

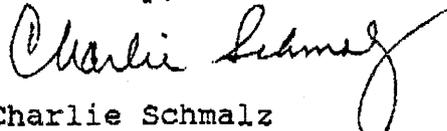
Joe Sprague
FAX #[303]781-1008

Dear Mr. Sprague:

I am in support of your efforts to establish a youth residential center through CLC in Mesa County. It is my understanding that this facility will specialize with youth who have alcohol and drug problems. The nearest facility for residents in Mesa County for any type of residential facility, other than a hospital-type facility, is in the Denver metropolitan area. A facility such as the one you are planning to establish will be of great benefit to not only delinquent youth, but all youth in general in this area.

If you should need any assistance in your endeavors, please do not hesitate to contact me.

Sincerely,


Charlie Schmalz
Chief Probation Officer

CS:gs

Community Learning Centers

3615 South Huron, Suite 206

Englewood, Colorado 80110

(303) 761-0807

FAX (303) 781-1008

Joe Sprague

October 27, 1993 Executive Director

Ms. Kris Ashbeck
Zoning Department
City of Grand Junction

Dear Kris,

Thank you for taking the time to discuss my zoning question this afternoon. I'll try to give you a picture of what we are talking about.

Community Learning Centers, a Colorado non-profit agency, operates five community residential programs for kids from county social services departments and from the Division of Youth Services (DYS). We have two in Denver, one in Jefferson County, one in Colorado Springs and one in Alamosa.

We wrote a proposal to DYS to provide community residential services for eight to ten kids. We found out last week that our proposal has been accepted for funding.

With the assistance of Dick Thompson at Bray and Co. Real Estate, we found and wrote a contract on a great building to house the program. The address is 1022 Grand Avenue. There are two church buildings on the site and we would use the one on the corner to house the program.

For us to use the building it must be licensed by social services and approved for use by the fire and health departments. They will do a walk through with us on Monday morning.

Because of the significant need for residential care in the area, we want to license the program for 16 residents.

The youths would live there and receive counseling services from the program staff and from local professionals. The residents would be referred to us by social services and DYS.

I probably should have called you last week but I read the grid and thought we were ok as a residential group home. I hope you'll be able to review this letter and let me know what you think. We look forward to meeting with you on Monday.

Sincerely,



Community Learning Centers

3615 South Huron, Suite 206

Englewood, Colorado 80110

(303) 761-0807

FAX (303) 781-1008

Joe Sprague
Executive Director

December 13, 1993

Ms. Kristen Ashbeck
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

Dear Ms. Ashbeck,

This is the **GENERAL PROJECT REPORT** requested by your department regarding our project at 1022 Grand Avenue.

A. Project Description

1. Location - 1022 Grand Avenue. Lots 24 through 32 inclusive, Block 68, City of Grand Junction
2. Acreage - Lots 24 through 32 inclusive.
3. Proposed Use - Residential group home for 14 boys ages 13 to 18. The average age is 15.8 years old. The living facilities will be in the building on the corner - see plans.

B. Public Benefit

There is a significant public benefit to having this program in Grand Junction. Currently, there are no similar programs in the area. Children needing community residential services are sent out of the area to Denver, Glenwood Springs and Durango.

Not only is this more expensive for local agencies, it makes working with the youth's families much more difficult. The transition back home is also more of a problem when the youth has lived so far away.

The program will be licensed as a Residential Child Care Facility (RCCF) by the state department of social services. This is the highest standard of licensing the department gives. The licensing specialist from social services did a quick walk-through of the facility and was very encouraged about the potential for an excellent program for kids.

C. Project Compliance, Compatibility, and Impact

1. Adopted plans and/or policies - We are not requesting rezoning, variances or conditional or special use. Our use is approved for up to 14 residents with no one over the age of 18. (letter attached)

2. Land use in the surrounding area - There seems to be a mixed use in the area. There are churches, schools, a rehab center across the street, some social services agencies and residences within 1 or 2 blocks. Our use will not change the outside appearance of the property.

3. Site access and traffic patterns - There is access to both buildings from 10th and from Grand Avenue. The parking lot is very large. Traffic flow should be no more than the current flow from the church and will be significantly slower than the times of church services.

4. Availability of utilities, including proximity of fire hydrants - no problems.

5. Special or unusual demands on utilities - none.

6. Effects on public facilities - There should be minimal effect on public facilities. Our experience with other programs has been that the impact has been small. We will have our own school.

7. Site soils and geology - N/A

8. Impact of project on site geology - none

9. Hours of operation - 24 hours/day, 365 days a year. This is a residential program.

10. Signage plans - There will be no signs put up. At some point we might put a small name plate next to the front door, attached to the wall.

D. Development Schedule and Phasing

We hope to complete the purchase of the building on December 27, 1993 and begin the required remodeling the following day. With all the work needing to be done and the required inspections to be completed, we would hope to accept our first resident on February 1, 1994.

We would phase in residents four at a time each week.

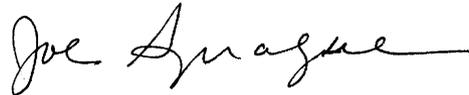
E. Staff - There will be a minimum of two staff on duty at all times during awake hours (about 6am to midnight) During the night, there will be one awake staff supervising the program. There will be on-call staff available at all times.

Beds - We will eventually have 14 residents in the program.

Students - We do not plan to have any outside students attending the on-grounds school. No student will ever have his own car or be allowed to drive any car while in the program.

Attached is the letter to Zoning briefly describing the program. I hope this adequately answers all of your questions.

Sincerely,

A handwritten signature in cursive script that reads "Joe Sprague". The signature is fluid and extends to the right with a long horizontal stroke.

Joe Sprague

REVIEW COMMENTS

Page 1 of 2

FILE #149-93

TITLE HEADING: Site Plan Review - Youth Home

LOCATION: 1022 Grand Avenue

PETITIONER: Joe Sprague

PETITIONER'S ADDRESS/TELEPHONE: 3615 South Huron
Englewood, CO 80110
761-0807

PETITIONER'S REPRESENTATIVE: Baldrey & Associates

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/15/93
244-1591

No comment.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

12/17/93
244-1656

Our plans examiner, who is on vacation, is working on this project. I believe we have expressed all of our concerns, at least to the designers. We have performed a plan review of the project. Contact person is Dan Davis, 244-1651.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

12/20/93
244-1400

No requirements at this time. They have submitted plans for our review. I have been in touch with these people and have given them the ok to start on their remodel.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

12/21/93
244-1437

1. Parking requirement cannot be determined from information provided. Does "staff" include counselors? If not, how many other staff will there be for other services and for teaching in classrooms?
2. How long will the church continue to use the adjacent building? Future uses of the adjacent building will be limited to those which have a parking demand no greater than the total number of off-street spaces minus the requirement determined for the youth home.

3. Revise site plan to show entire site (include all parking to the east).
4. This project could be eligible for the placement of street trees along 10th Street. Contact the City Parks Department for information on the Street Tree Program (Don Hobbs, 244-1545).

CITY UTILITY ENGINEER
Bill Cheney

12/21/93
244-1590

WATER - no comment

SEWER - "Equivalent Residential Unit" (E.Q.U.) goes from 3.3 to 5.04 for 14 residents. An increase in the Plant Investment Fee of \$1,305 is required for the proposed use. The fee is required prior to issuance of a building permit. Contact City Utility Billing if there are any questions.

GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

12/22/93
244-3587

No comment.



City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

November 2, 1993

Mr. Joe Sprague
Community Learning Centers
3615 South Huron Suite 206
Englewood, Colorado 80110

Dear Joe,

The property located at 1022 Grand Avenue (tax schedule number 2945-141-41-950) in Grand Junction is zoned Residential Multifamily 64 units per acre (RMF-64). According to section 4-3-4, Use/Zone Matrix, of the Zoning and Development Code, the residential service proposed by Community Learning Centers is an allowed use in the RMF-64 zone under the general category of "Residential Group Homes/Receiving Homes/Care Facilities".

Under this category, the Code's definition of a "Specialized Group Home" best fits the living and counseling activities proposed at 1022 Grand Avenue. However, this definition includes several criteria by which the facility must operate. The home can only accommodate a maximum of 14 children and all of the children must be under the age of 19. As previously discussed with you, because of the nature of the kids living in the facility, if it is proposed that any of them be over the age of 18, we would then consider the home a "Law Enforcement Rehabilitation Center" which would require a Conditional Use Permit through a public hearing process.

As an allowed use, the specialized group home would simply involve a Planning Clearance from the Community Development Department and a Building Permit from the Mesa County Building Department for any interior remodel work required by building and/or fire code.

Please contact the Community Development Department if you have questions regarding this information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen".

Kristen Ashbeck
Planner

To: *Development Review
From: Bobbie Paulson
Subject: Site Plan Review Mtg 12/21/93
Date: 12/17/93 Time: 2:11p

A Site Plan Review Meeting is scheduled for December 21, 1993 at 9:00 a.m. in Conference Room "B". The agenda is as follows:

1. A site plan for a new "Community Learning Center" proposed to be located at 1022 Grand Avenue. STAFF: Kristen Ashbeck
2. A site plan for a new Domino's Pizza proposed to be located at 904 North Avenue. STAFF: Kristen Ashbeck
3. 1/2-Street Improvement Text Amendment. STAFF: Kathy Portner

Comm. Learning Ctr

1. Future use of adjacent building
2. Site plan of entire site
3. 1/2-street improvements - no

primary document suggested for

Community Learning Centers
3615 S. Huron St. Suite 206
Englewood, Colorado 80110

Ms. Kristen Ashbeck
Zoning Department
City of Grand Junction

December 23, 1993

Dear Kristen,

I'm writing to respond to the zoning department comments about our proposed group home (File #149-93).

From the Community Development Department:

1. I apologize for not making this clear. During the day, there will be two staff (counselors) and one teacher on duty most of the time. Once a week there will be a staff meeting for all the staff - probably six to eight - for two hours.

In the evening there will be two to three staff (counselors) on duty with one staff on duty all night.

At different times during the week, there might be a case worker visiting a youth for a one or two hour period.

2. The church has the option to use the adjacent building until January 15, 1994. We have talked with another church about their interest in leasing that building for Sunday services. I understand and agree that "future uses will be limited to those which have a parking demand no greater than the number of off-street spaces minus the requirement determined for our facility."

The complete site plan which you should now have, shows that there is more parking than I can imagine us ever needing.

3. Revised site plan. The architect finished this and you either have it or it is on the way.

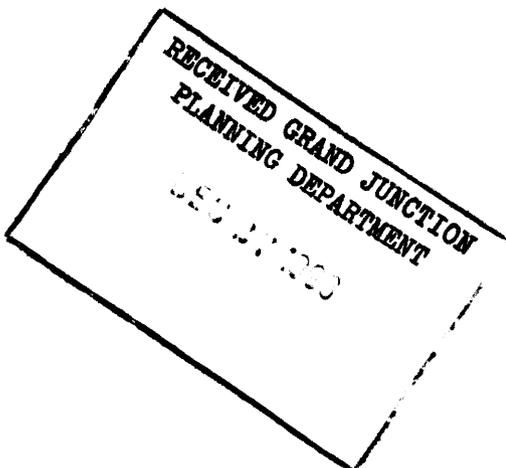
4. Thanks for this suggestion. I spoke with Gail at the Parks Department and she put us on the list to receive trees this spring. She was very helpful.

Enclosed is a check for the Plant Investment Fee (\$1305).

I hope this covers everything. I really appreciate the professionalism you and the zoning office have shown throughout this process.

Sincerely,


Joe Sprague
Executive Director





Community Learning Centers
 3615 S. Huron, Suite 206
 Englewood, CO 80110

Joe Sprague
 Executive Director

Phone: (303) 761-0807

FAX: (303) 781-1008

June 13, 1994

Ms. Kristen Ashbeck
 Planning Department, City of Grand Junction
 250 N. 5th Street
 Grand Junction, CO 81501-2668

Dear Kristen,

I'm writing to request an increase in our allowed capacity from 14 to 16 residents. As we discussed late last year, I wanted to wait to make this request until I was satisfied that the program was well-structured and operating safely. I feel we are at that point.

I've enclosed our license from social services which licenses us for 16 residents. This number is based on strict space and program guidelines from the State Department of Social Services.

The increase of two would have no adverse effect on our programming or the community. We have worked very hard to become positive members of the community.

Thank you for considering this request and please call with any questions.

Sincerely,

Joe Sprague

*+ conditional approval ? pending meeting
 + variance*

#149-93

RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 JUN 20 1994

cu



STATE OF COLORADO
DEPARTMENT OF SOCIAL SERVICES
1575 SHERMAN STREET
DENVER, COLORADO 80203

FULL CHILD CARE LICENSE

WHEREAS, it appears from the NEW application and the supporting information thereto, of
ID: 91721

GRAND AVENUE RESIDENTIAL CENTER
1022 GRAND AVE
GRAND JUNCTION, CO 80110

GOVERNING BODY: COMMUNITY LEARNIN
LICENSEE LOCATION:
1022 GRAND AVE, GRAND JUNCTION

(hereinafter referred to as the licensee), an investigation thereon made by the Department of Social Services, that the said licensee having met all requirements to operate the type of facility as herein- under mentioned, as required by the Child Care Act, as amended, and the rules and regulations of the Department of Social Services, is;

GRANTED A LICENSE TO OPERATE A **RESIDENTIAL CHILD CARE FACIL** commencing 03-23-1994 expiring on 03-23-1996 at 1022 GRAND AVE, **GRAND JUNCTION,** Colorado, upon said premises only, and is authorized to receive children for care, under the supervision of the Department of Social Services, subject to the following terms and conditions, and/or restrictions:

The provisions of the Child Care Act, and the rules, regulations and standards of the Department of Social Services shall be complied with by the licensee at all times.

This license shall be displayed in a conspicuous place on the licensed premises and shall be surrendered by the licensee to the Department of Social Services, upon expiration, revocation or suspension.

This license is not transferable. The licensed premises and the records thereof shall be open to inspection at all times to the Department of Social Services, or its authorized representatives.

Other conditions or restrictions:

The number and age of children cared for upon said premises shall at no time exceed:

16 MALES FROM THE AGE OF 12 TO 18

Exhibits

IN TESTIMONY WHEREOF, at Denver, Colorado, this 1ST day of APRIL 1994, by official act, the Department of Social Services, a part of the Executive Department of the State of Colorado, the authorized officers of said department have hereunto subscribed their hands.

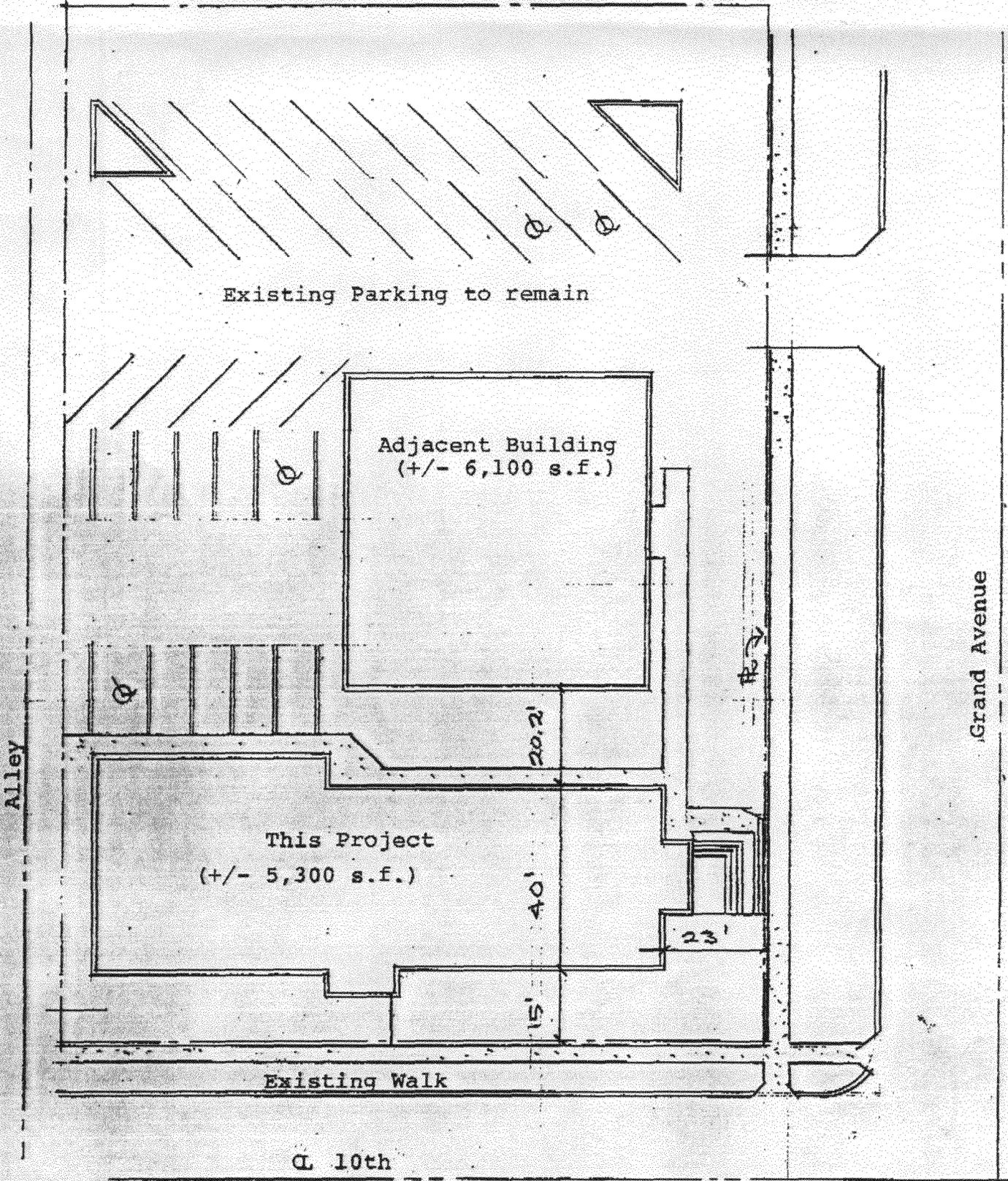
Attest:

Grace Hardy

DEPARTMENT OF SOCIAL SERVICES

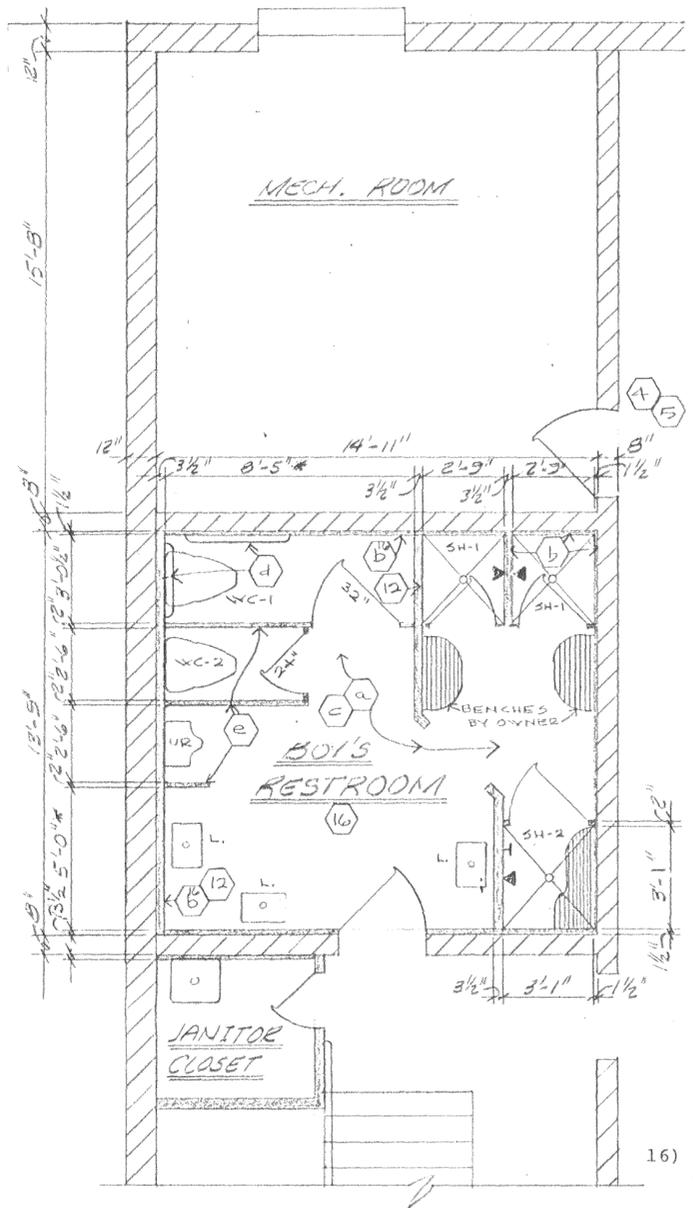
Rena D. Andrews

Administrator of Licensing



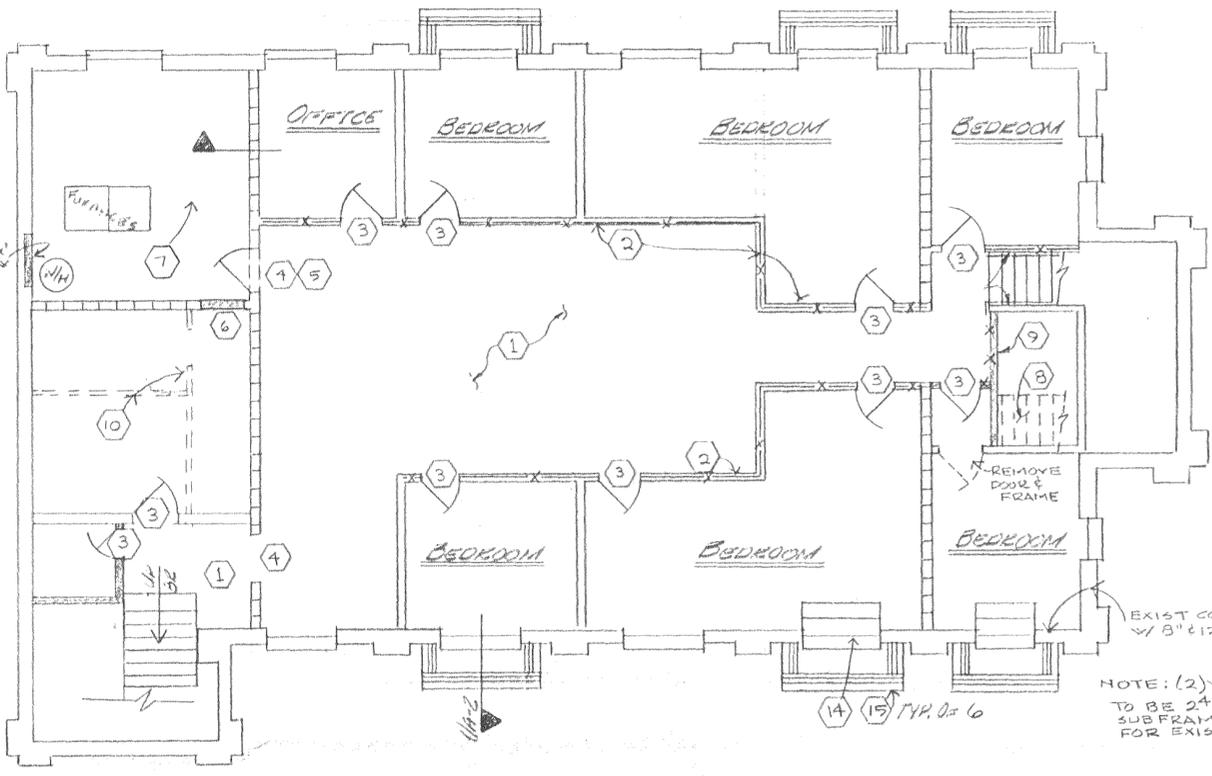
N  SITE PLAN: 1" = 30 Ft.

COMMUNITY LEARNING CENTERS / 1022 GRAND AVENUE
 GRAND JUNCTION, COLORADO

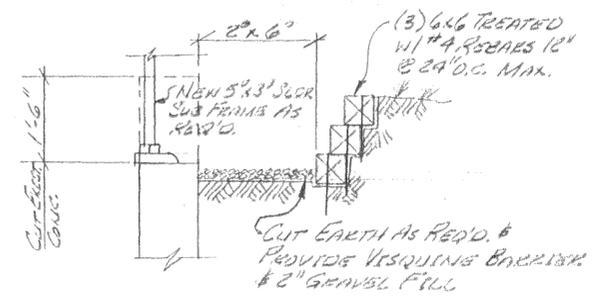


REST ROOM PLAN: 1/4" = 1'-0"
* DIMENSIONS VARY +/- 3"

- 16) Rest room finishes:
- New ceiling - 2 x 4's @ 24" o.c. with 5/8" type "x" gypbd - light texture. Use W.R. board @ shower. Finish 2 coats semi-gloss enamel.
 - Furred walls as per #12. Provide FRP board where shown - 2 coats enamel elsewhere.
 - Floor - epoxy finish - submit sample for Owner approval.
 - Provide grab bars where shown. 42" long @ side of w.c. / 24" at rear. Anchor w/ lags to blocking - no butterflies or mollies.
 - Toilet partitions as shown. Anchor at walls with lags to solid blocking. No butterflies or mollies. Lead edges full height stiles firmly anchored to floor and ceiling.



LOWER LEVEL PLAN: 1/8" = 1'-0"



SECTION 11A-2: 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES: Refer to marks on drawings.

- New ceiling in areas indicated of 5/8" type "x" gypsum board. Apply directly to existing material or on hat channels spaced at 24" o.c. at contractors option. Tape, sand and prep for Owner paint.
- New 5/8" type "x" gypboard both sides of existing partitions. Existing finishes will have been removed by Owner.
- 20 minute rated doors and frames - light legacy in timely frames. All doors equipped with closer and smoke seal. 3'-0 x 6'-8 unless noted.
- Cut existing CMU for new door. Face apply 3 x 3 x 1/2 angle lintel x 4'-0 long on both sides cut into existing joint or into CMU.
- 1 hour rated door and frame with closer and smoke seal.
- Remove existing door and frame. Infill with 2 x 4 framing & 5/8" type "x" gypbd - fire calk perimeter.

- New ceiling in furnace rooms of 5/8" type "x" gypbd. Fit tight and fire calc @ exist CMU.
- Remove existing stairs shown dotted - patch and repair as required.
- New partitions - 2 x 4 studs @ 16" o.c. with 5/8" type "x" gypbd each side.
- Remove existing rest room fixtures and walls shown dotted. Verify structure above ceiling and call for inspection after ceiling cut & before ceiling and partition removal. Initial inspection indicates this is furred ceiling of 2 x 4 joists and gypbd - if so remove.
- Furred chases for vent and exhaust piping. 2 x construction with gypbd finish.
- Partition/furring at new rest rooms. 2 x 4 or 2 x 2 as shown - gypbd finish. Use W. R. board at shower enclosure.

- Close off existing loft with construction as per #9.
- New windows at lower level. Cut existing concrete as required and shown. Install new 5'-0 x 3'-0 slider - Windsor # 2628 with sill height at max of 44" a.f.f. Sub frame head and jambs - finish and trim as required.
- Construct new area way at egress windows.
- Hardware requirements.
 - Fire rated doors: Closer, smoke seal, passage set @ bedrooms, keyed privacy set at storage, mechanical rooms & J.O.
 - Provide panic bars on doors marked "PB" Full length bar. - keyed on outside.
 - Provide lever type knob where marked "L" action as per. (a) above.
 - Include in bid allowance of \$1,500 for hardware material and all installation.

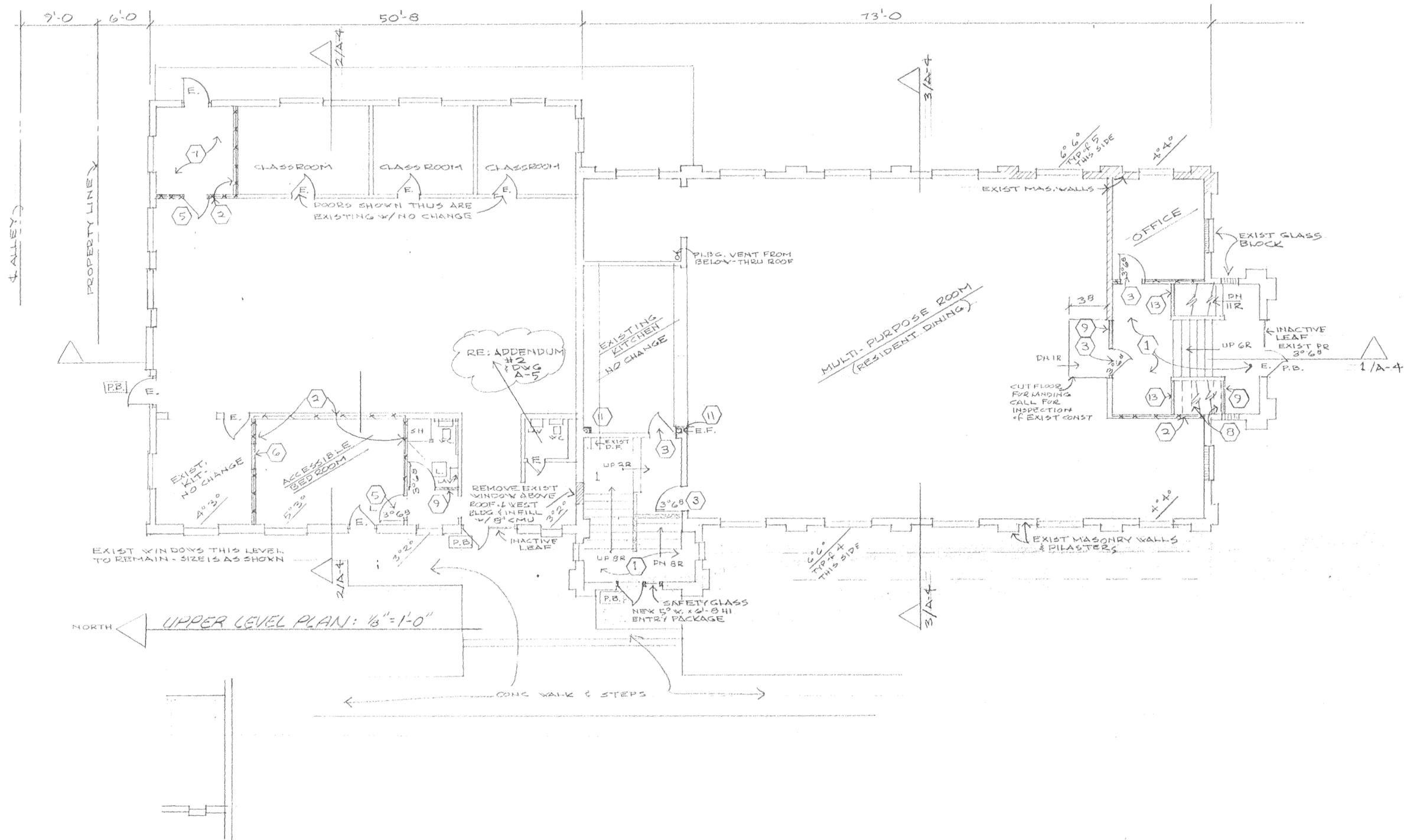
NEW HOME FOR:
COMMUNITY LEARNING CENTERS
1022 GRAND AVE.
GRAND JUNCTION, COLO.



baldry associates
architects and planners
8527 w. colfax ave. #247
lakewood, colorado 80215 / 252-6235

93/43 NOV. 29, 1993

A-2



GENERAL CONSTRUCTION NOTES: Refer to marks on drawings

- | | | |
|---|--|---|
| <p>1) New ceiling in areas indicated of 5/8" type "x" gypsum board. Apply directly to existing material or on hat channels spaced at 24" o.c. at contractors option. Tape, sand and prep for Owner paint.</p> <p>2) New 5/8" type "x" gypboard both sides of existing partitions. Existing finishes will have been removed by Owner.</p> <p>3) 20 minute rated doors and frames - light legacy in timely frames. All doors equipped with closer and smoke seal. 3'-0 x 6'-8 unless noted.</p> <p>4) Cut existing CMU for new door. Face apply 3 x 3 x 1/2 angle lintel x 4'-0 long on both sides cut into existing joint or into CMU.</p> <p>5) 1 hour rated door and frame with closer and smoke seal</p> <p>6) Remove existing door and frame. Infill with 2 x 4 framing & 5/8" type "x" gypbd - fire calk perimeter.</p> | <p>7) New ceiling in furnace rooms of 5/8" type "x" gypbd. Fit tight and fire calk @ exist CMU</p> <p>8) Remove existing stairs shown dotted - patch and repair as required.</p> <p>9) New partitions - 2 x 4 studs @ 16" o.c. with 5/8" type "x" gypbd each side.</p> <p>10) Remove existing rest room fixtures and walls shown dotted. Verify structure above ceiling and call for inspection after ceiling cut & before ceiling and partition removal. Initial inspection indicates this is furred ceiling of 2 x 4 joists and gypbd - if so remove.</p> <p>11) Furred chases for vent and exhaust piping. 2 x construction with gypbd finish.</p> <p>12) Partition/furring at new rest rooms. 2 x 4 or 2 x 2 as shown - gypbd finish. Use W. R. board at shower enclosure.</p> | <p>13) Close off existing loft with construction as per #9</p> <p>17) Hardware requirements.</p> <p>a) Fire rated doors: Closer, smoke seal, passage set @ bedrooms, keyed privacy set at storage, mechanical rooms & J.C.</p> <p>b) Provide panic bars on doors marked "PB" Full length bar. - keyed on outside.</p> <p>c) Provide lever type knob where marked "L" action as per (a) above.</p> <p>c) Include in bid allowance of \$1,500 for hardware material and all installation.</p> |
|---|--|---|

NEW HOME FOR:
COMMUNITY LEARNING CENTERS
1022 GRAND AVE.
GRAND JUNCTION, COLO.

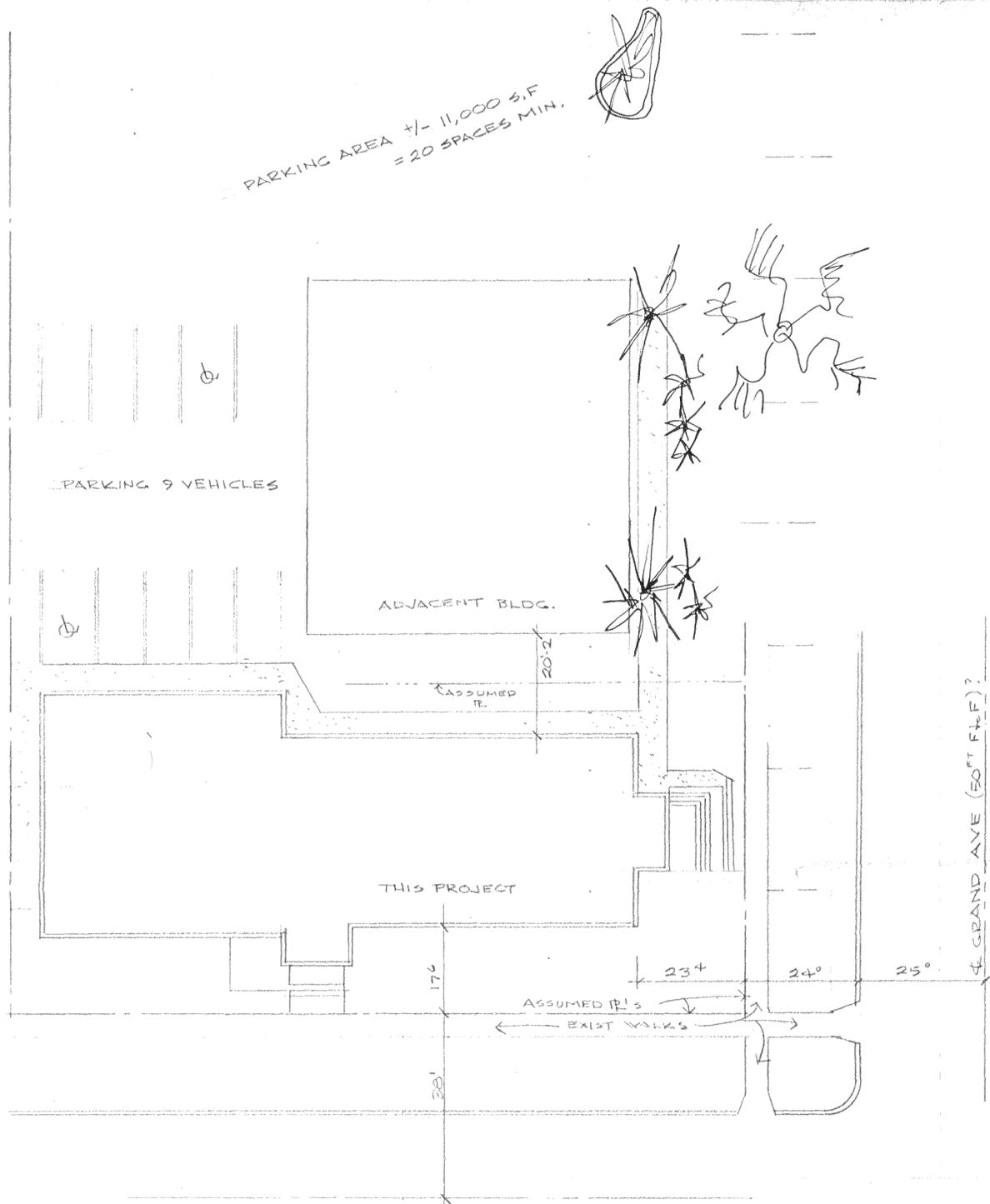


baldry associates
architects and planners
8527 W. Colfax Ave. #247
Lakewood Colorado 80215 / 232-6235

93/43

NOV. 29, 1993





SITE PLAN: 1" = 20' ALL EXISTING LANDSCAPING TO BE MAINTAINED

PROJECT DESCRIPTION:

This project consists of the work necessary to convert the existing Nazarene church building for use by Community Learning Centers.

The program to be accommodated in this facility includes the housing and education of 14 - 16 young men ages 14 to 16.

Bedroom and rest rooms facilities are to be provided on the lower level of the south building with dining and multi-purpose space above.

The north building will house classrooms and an accessible bedroom together with small kitchen and rest rooms.

CODE REVIEW:

Occupancy Groups: A-3 / E-2 / R-1
Construction type: V-N

Allowable areas:	Basic	+ 50%
A-3	6,000	9,000
E-2	9,100	13,650
R-1	6,000	9,000

Existing building:
Main Floor: 5,182
1st + 2nd Flr: 7,966

Mixed Area Ratio:	A-3	E-1	R-1
Actual	1200	1080	2902
Allowed	9000	13650	9000
	= .13 + .08 + .32 = .53		
	Above is less than 1.0 OK		

Special considerations:

None of the occupancies may be located above the second floor.

Block off existing loft over south entry or create a complying mezzanine.

Residential use of lower floor creates an occupant load in excess of 10. Corridor must be one hour. Extend one hour rating thru front and rear stair lobbies to exit doors from building.

Provide egress windows in sleeping rooms.

Provide accommodations for physically impaired.

- Provide fire rated enclosure for both furnace rooms.
- Provide NEC required convenience outlets in new "R-1" spaces.
- Provide complete fire alarm, smoke detection system thru-out.

**NEW HOME FOR:
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APPENDUM #2 12/14/93