

Planning \$ TO BE PAID with other School Project
 TCP \$ TO BE PAID w/ OTHER SCHOOL PROJECTS
 Drainage \$ _____
 SIF\$ _____

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____
 FILE # _____

Building Address 588 25 1/2 Rd.
 Parcel No. 2945-101-00-942
 Subdivision _____

Multifamily Only: NA
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 3500 SF

Sq. Ft. of Lot / Parcel 16.65 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name SCHOOL DIST 51
 Address 2115 GRAND AVENUE
 City / State / Zip GJ G 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name PNCI CONSTRUCTION INC.
 Address 553 25 1/2 RD.
 City / State / Zip GJ G 81504
 Telephone 242-3548

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE CSR Maximum coverage of lot by structures 1.00 FAR
 SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement No Additional Req'd
 Maximum Height of Structure(s) 65' Special Conditions: _____
 Voting District _____ Ingress / Egress Location Approval NA (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature Francis P. De Santis Date April 19, 2006
 Department Approval [Signature] Date April 19, 2006

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting [Signature] Date 4/19/06 EXISTING SUFF NO ADD 2 ADDITIONAL REQUIRED

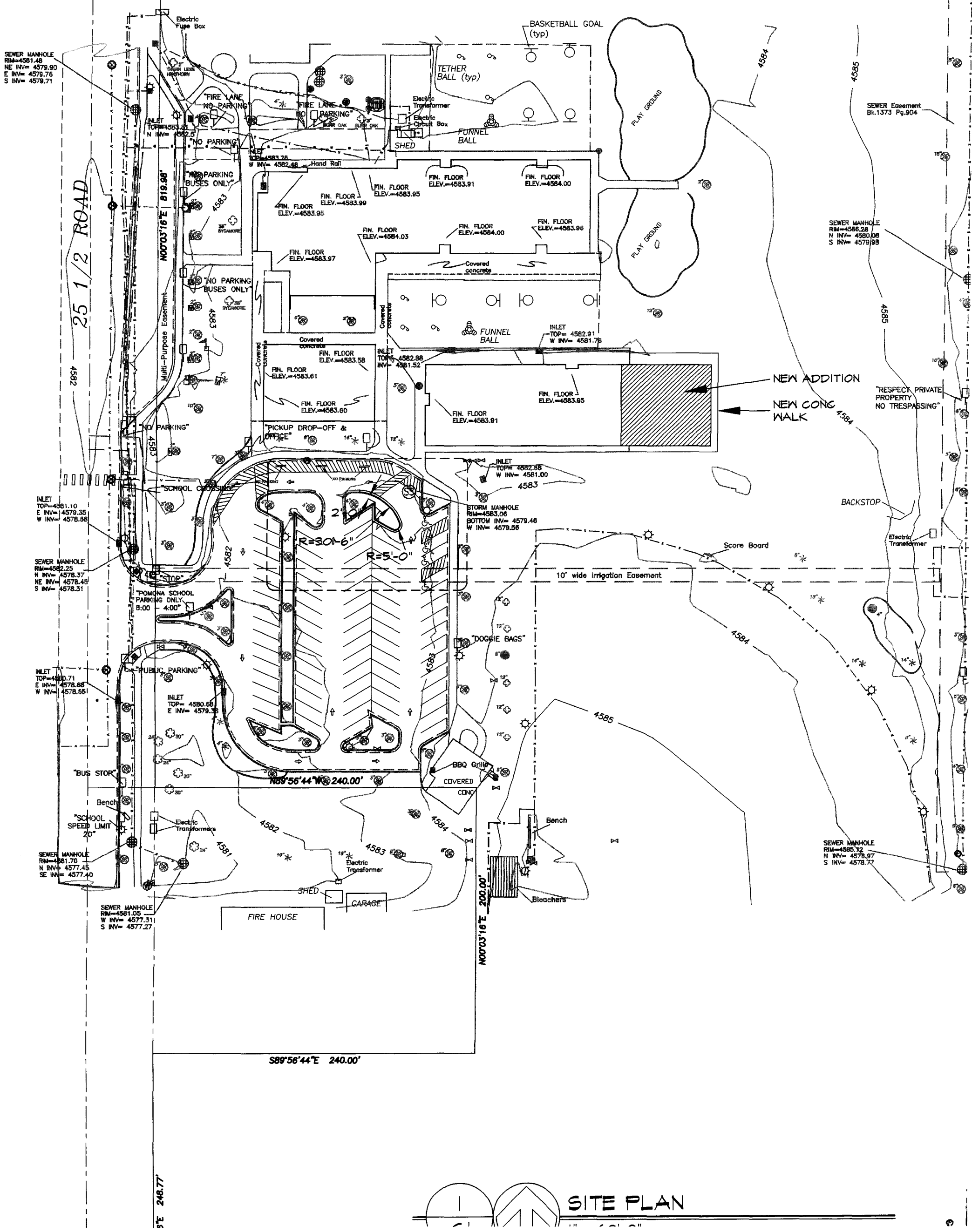
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

under Review by Jody Romero

ACCEPTED
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE ENGINEER. MAINTAINING
 DEPT. OF PUBLIC WORKS. MAINTAINING
 RESPECT FOR ALL UTILITIES, EASEMENTS
 LOCATE ALL UTILITIES, EASEMENTS
 AND PROPERTY LINES.

SEWER MANHOLE
 RM=4581.48
 NE INV= 4579.90
 E INV= 4579.76
 S INV= 4579.71

SEWER MANHOLE
 RM=4586.45
 NW INV= 4581.35
 S INV= 4581.25



SITE PLAN