

FEE \$	10.00
TCP \$	—
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BLDG PERMIT NO. 101133

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 3735 Christensen TAX SCHEDULE NO. 2945-012-68-004

SUBDIVISION Paramigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1620 garage 372

FILING \_\_\_\_\_ BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Clarence & Florence Schrock NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 4212 27 1/2 rd G.S. Co 81504

(1) TELEPHONE (970) 244 8585 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT Clarence Schrock USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 4212 27 1/2 rd G.S. Co DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE (970) 244 8585 Family Residence

**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 R-11 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20 from property line (PL) Parking Req't As shown  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5 from PL Rear 15 from PL Special Conditions As approved

Maximum Height 20'

CENSUS 11 TRAFFIC 21 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Clarence Schrock Date Oct. 3 - 1998

Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. #11646 TR 86905

Utility Accounting [Signature] Date 10-5-98

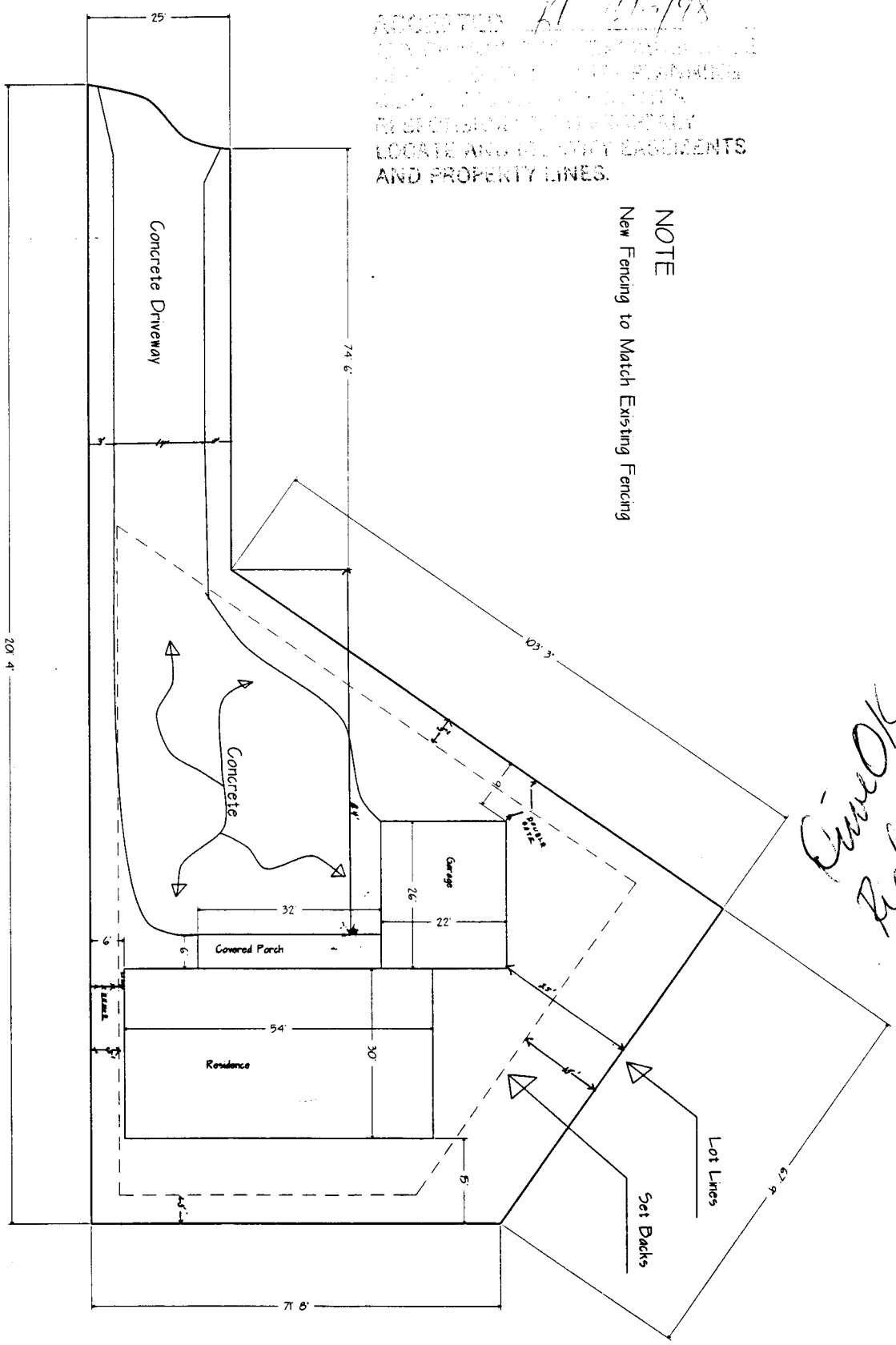
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *11/12/98*  
 CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE  
 New Fencing to Match Existing Fencing

*Final OK  
 Rick Davis  
 8-2-98*



Plot Plan  
 Scale 1/8" = 1'

*27.5 Schrock Construction, Inc. 4212 27.5 Rd., Grand Jct., Co. 970 244-8585*

<p>Schrock Construction          Clarence Schrock          4212 27.5 Rd., Grand Jct., Co.          Phone 970 244-8585</p>	<p>1620 Sq. Ft. Ranch 3 bedroom 2 Bath          572 Sq. Ft. Attached Garage</p>	<p>drawn by          ROD RICHARDSON          20 September 1998</p>
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*Ptarmigan Ridge North Homeowner's Association  
Architectural Control Committee*

September 15, 1998

Clarence Schrock  
4212 27-1/2 Rd.  
Grand Junction, CO 81506

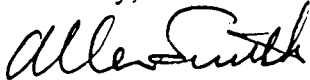
c/o Joan Griff/Remax 4000

Dear Mr. Schrock:

The Architectural Control Committee has completed review of your building plan for Lot 4, Block 1, Ptarmigan Ridge North Subdivision.

The plans are approved with the understanding that required setbacks shall be observed and the quality of materials and functional design and finish shall be in harmony with existing homes in the subdivision. Exterior finish colors, including roof shingles, are subject to final approval by ACC.

Cordially,



Allen Smith, Chair  
Architectural Control Committee