

DATE SUBMITTED: 6-14-93

PERMIT NO. _____

FEE \$ 5000

PLANNING CLEARANCE

will be 5000

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1501 Ptarmigan Ridge Ct.

SQ. FT. OF BLDG: 1976

SUBDIVISION Ptarmigan Ridge

SQ. FT. OF LOT: 7000

FILING # 3 BLK # 3 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-56-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER MOUNTAIN HIGH ENTERPRISES

USE OF EXISTING BUILDINGS: _____

ADDRESS P.O. Box 1452 GJ 81502

DESCRIPTION OF WORK AND INTENDED USE: NEW SINGLE FAMILY RESIDENCE

TELEPHONE: 244-0463

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-4

Designated FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 30'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 7' REAR 30'

CENSUS TRACT 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32'

PARKING REQUIREMENT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Maria Pity
Department Approval

David Hoffman
Applicant Signature

6-14-93
Date Approved

6.14.93
Date

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



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

June 18, 1993

David Hoffman
925 N. 5th Street
Grand Junction, CO 81501

Dear David:

As we discussed today by phone, the Planning Clearance issued 6/14/93 for a new residence at 1501 Ptarmigan Ridge Court was issued in error and is hereby revoked. As per the requirements of the RSF-4 zoning, the structure must meet a front yard setback along both streets of 45' from center line of ROW or 20' from property line, whichever is greater. The ROW is 44' wide; therefore, the required setback is 23' from property line not 20' as indicated on the Planning Clearance issued on 6/14 and as shown on the accompanying site plan. A new Planning Clearance will be required with a revised site plan showing the structure meeting the required setbacks of 23' along both street frontages, 7' side and 30' rear. There will be no charge for the new Planning Clearance.

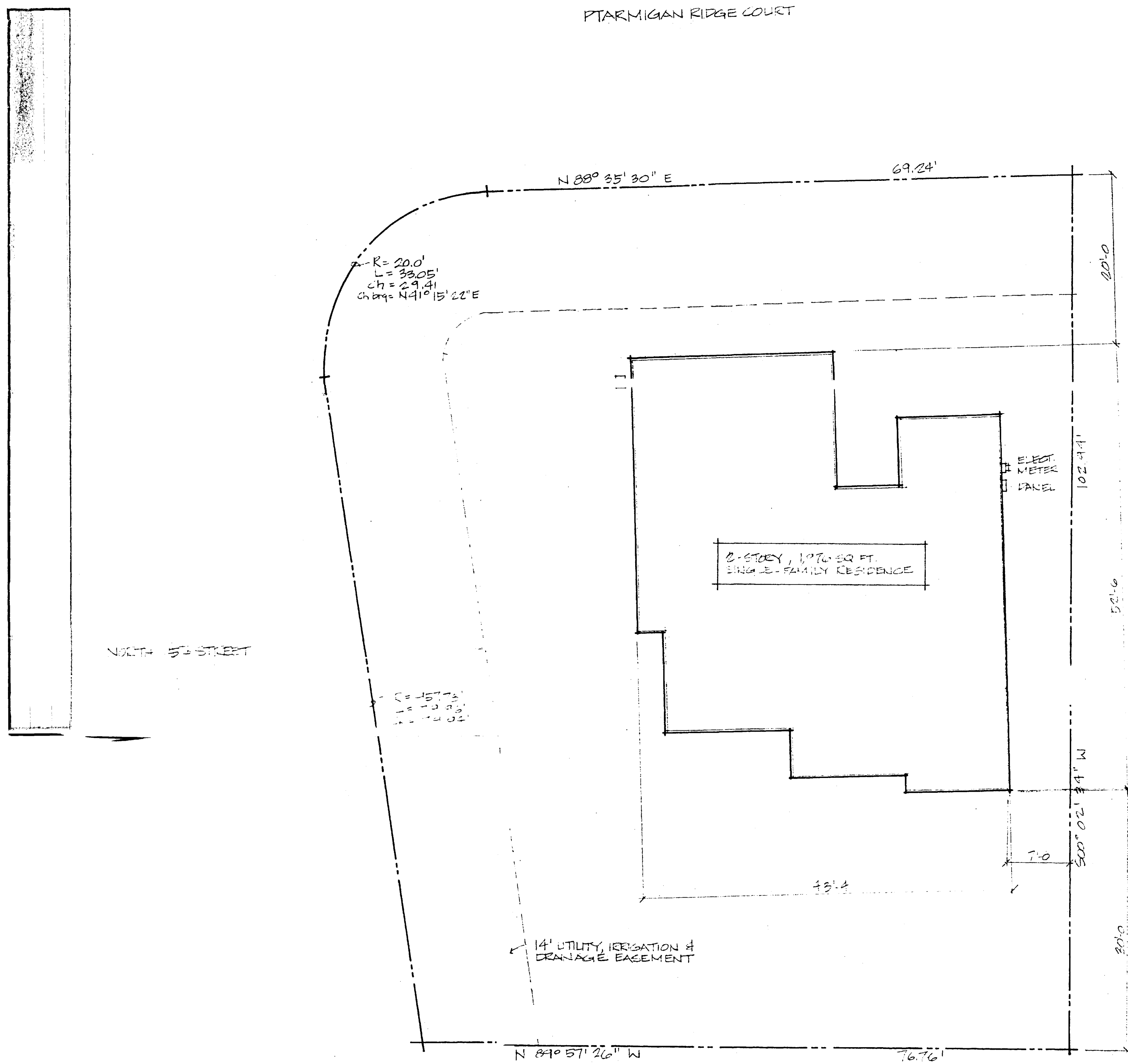
I appreciate you bringing this discrepancy to our attention and apologize for any inconvenience this may have caused.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor

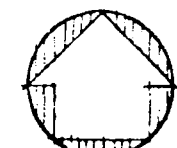
xc: Building Department



MP 6-14-93

ACCEPTED FOR RECORD
APPROVED FOR RECORD
DATE: 11/12/93
RESPONSIBILITY FOR ACCURACY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

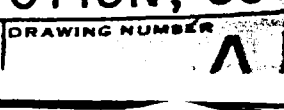
NORTH

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

LEGAL DESCRIPTION

LOT 1, BLOCK 3, PTARMIGAN RIDGE PLNG, TRSSE,
COUNTY OF MESA, STATE OF COLORADO

SETBACKS:
FRONT - 7.0'
SIDE - 7.0'
REAR - 30'

1,976 Sq. Ft. CUSTOM HOME AT 1501 PTARMIGAN RIDGE CT.	
SITE PLAN	SCALE: DRAWN BY FINE LINE DRAFTING REVISED
MOUNTAIN HIGH ENTERPRISES P.O. BOX 1452, GRAND JUNCTION, CO.	
DATE: 11/12/93	APPROVED BY:  DRAWING NUMBER: A1