

FEE \$	<u>0</u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. RZ-2007-049

d

Building Address LISTED ON ATTACHED
 Parcel No. Reference Map 2943-182
 Subdivision NIAGARA VILLAGE
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name _____
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SHEDS

APPLICANT INFORMATION:

Name NIAGARA VILLAGE HOA
 Address 2812 NIAGARA CIR. SOUTH
 City / State / Zip CARNO JUNCTION CO 81501
 Telephone GREG POTTBERG 245-2964

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: ORDINANCE NO. 4092

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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 Greg Pottberg Date 7/24/07
 Department Approval Adam Olson Date 7-13-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

NOTE TO FILE
7/6/2007

RZ-2007-049

The City Council approved a zero foot side and rear setback for accessory structures less than 200 square feet at their June 20, 2007 meeting. A copy of that ordinance is attached. On July 6, 2007 Adam Olsen from Planning and Dan Shepard from Code Enforcement walked through Niagara Village to document all the existing sheds on the properties. A list has been compiled for the record of all existing sheds. A large "umbrella" planning clearance will be issued for the existing sheds. Any future sheds will need to receive a planning clearance from the City, but may still abide by the zero side and rear yard setbacks as approved by the City Council.

RECORD OF DECISION / FINDINGS OF FACT

DATE: June 21, 2007
FILE: RZ-2007-049, Niagara Village Rezone
LOCATION: Niagara Cir & 28 ¼ Road

PETITIONER: Niagara Village HOA
2812 Niagara Cir
Grand Junction, CO 81501

REPRESENTATIVE: Greg Pottberg
2812 Niagara Cir
Grand Junction, CO 81501

PLANNER: Adam Olsen

PROJECT IS: **APPROVED**

On June 20, 2007, the Grand Junction City Council approved the request of allowing a zero foot side and rear yard setback for accessory structures less than 200 square feet. The City Council found that the criteria of Section 2.6.A of the Zoning and Development Code have been met. If you have any questions concerning this matter then please call me at 256-4138.



Adam Olsen
Associate Planner

Maunty Tech
Adam
R2-2007-049

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4092

AN ORDINANCE AMENDING ORDINANCE NO. 2864 THE NIAGARA VILLAGE PLANNED DEVELOPMENT ZONE ORDINANCE, ESTABLISHING ZERO SIDE AND REAR YARD SETBACKS FOR ACCESSORY STRUCTURES THAT ARE LESS THAN 200 SQUARE FEET

RECITALS:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of the request for reducing the side and rear setbacks to zero feet for accessory structures that are less than 200 square feet in size in the Niagara Village Planned Development (PD).

The Planning Commission forwarded a recommendation to City Council to adopt the proposed amendments to the Niagara Village PD Zoning Ordinance # 2864. The City Council finds that the request meets the goals and policies set forth in the Growth Plan and the requirements of the Code.

This Ordinance will establish the setback standards for accessory structures under 200 square feet located in the side and rear yards to be zero feet (0'). No structure may be located within any utility and/or multipurpose easements,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The Niagara Village Planned Development Zoning Ordinance #2864 is hereby amended as follows:

The side and rear setbacks for accessory structures less than 200 square feet shall be zero feet (0').

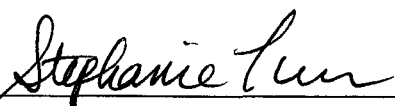
No structure may be located within an easement. There are utility and/or multipurpose easements present in some of the rear yards and side yards within the Niagara Village Planned Development. All structures must be located outside the easements.

The remainder of Ordinance #2864 not specifically amended herein shall remain in full force and effect.

INTRODUCED on first reading on the 6th day of June, 2007 and ordered published.

ADOPTED on second reading this 20th day of June, 2007.

ATTEST:



City Clerk



President of Council

RZ-2007-049
7/6/2007

Niagara Village Sheds

Niagara Circle North

2824
2820
2822
2818
2816
2814
2810
2808
2806
2802
2800

Niagara Circle West

499
497
495
493
491
489
487
485
483
481
479
473
471
486
488
490
492
494
482
480
478

Niagara Circle East

472
476
478
480
484
477

NIAGARA VILLAGE SHEETS, CONTINUED

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481
485
487
489

Niagara Circle South

2801
2803
2809
2811
2813
2815
2817
2819
2821
2823
2825
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2818
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