

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2813 NIAGARA CIR NORTH
 Parcel No. 2943-182-20-004
 Subdivision Niagara Village
 Filing 2 Block 2 Lot 4

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 CEELA SWENSEN
 Address 2813 Niagara Cir North
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition/
 Other (please specify): Carport
19'11" x 16"

APPLICANT INFORMATION:

Name CEELA SWENSEN
 Address 2813 Niagara Cir N
 City / State / Zip GJ CO 81501
 Telephone 970 254-8040

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

NOTES: _____

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 _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

Approved per plan
bldg inv.

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).

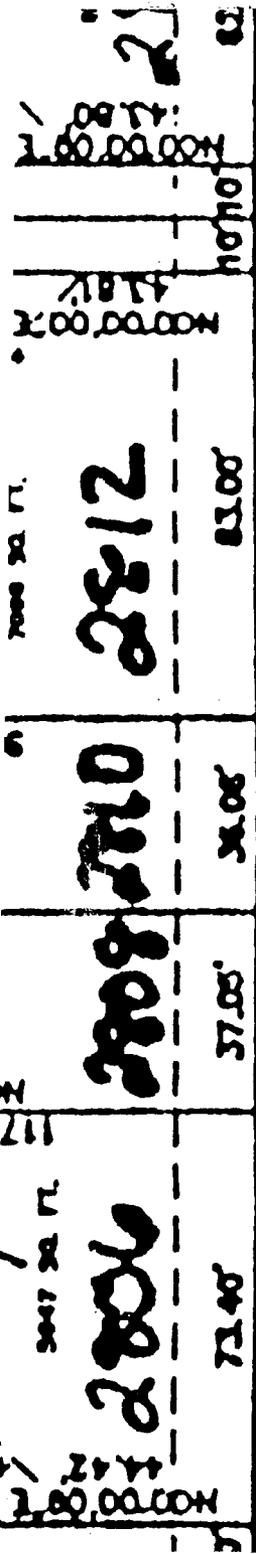
Applicant Signature Ceela Swensen Date 1-17-06
 Department Approval Dan Henderson Date 1-17-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="radio"/>	W/O No. _____
Utility Accounting <u>D. Auerholt</u>	Date <u>1/17/06</u>		

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)

1-16-06

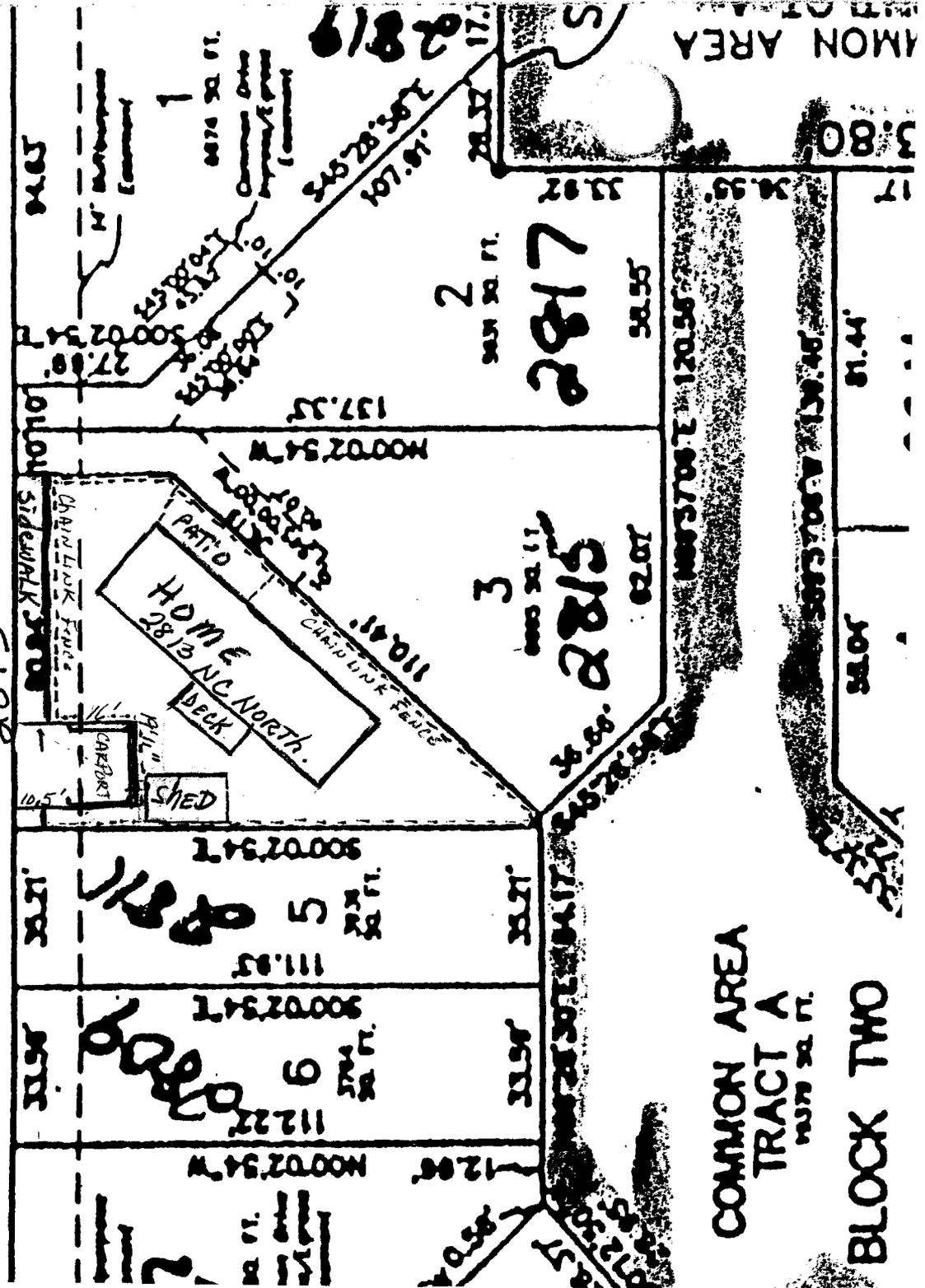
ACCEPTED *Dayleen Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NIAGARA CIRCLE NORTH

N 89°37'30" E 477.54'

2813



COMMON AREA
TRACT A
10379 SQ. FT.
BLOCK TWO

COMPLAINT/INSPECTION REPORT
CODE ENFORCEMENT - CITY OF GRAND JUNCTION

VAR-2006-223

4-20

LOCATION OF VIOLATION: 2813 Niagara Cir North Case No: 06-14050

CLOSEST ADJACENT INTERSECTION:

Zone RD	Subdivision: Niagara Village	Block 2	Lot 4	Parcel #: 2943-182-20-004	2813 W Niagara Cir
Date 2/13/06	Call Taken By: Faye		Assigned To: Ron		

<input type="checkbox"/> Junk, Trash, Cars	<input checked="" type="checkbox"/> Use/Zoning	<input type="checkbox"/> Animal
<input type="checkbox"/> Sign	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Other Structure too close

NATURE OF COMPLAINT: neighbor complained that carport looks too close to the road + could be a sight problem for neighbors driveways

OWNER: Cella Swensen

Home Address: 2813 Niagara Cir North City: Zip: Hm Phone:

Business Address: Bus. Phone:

RESIDENT: Cella Swensen Hm Phone:

Mailing Address: City: Zip: Bus. Phone:

REPORTING PARTY: Anonymous Hm Phone:

Address: Bus. Phone:

NOTES: Planning Clearance days approved per building envelope. The building envelope is 15 feet back from property line. I don't believe she is meeting that front setback.

3-1-06 RP called for update - advised no initial inspection yet.

3-6-06 THE CARPORT IS 6' BEHIND THE SLOEWALK. THE PC MAY HAVE BEEN ISSUED IN ERROR. FAYE, GAYLEEN AND PAT WILL REVIEW FOR DETERMINATION

REVIEW 3-8-06

3-8-06 GAYLEEN WILL CONTACT THE OWNERS TO REMOVE THE PC.

4-13-06 CONTACTED GAYLEEN - NO CALLS YET FROM THE OWNERS SHE WILL MAIL THE RELOCATION TO THEM AND COPY ME

REVIEW 4-27-06

4-27-06 NO RESPONSE RE LETTER TO SWENSEN

6-1-06 E-MAIL TO PAT! GAYLEEN - SEE ATTACHED

NIAGARA VILLAGE

KLART

NO PUBLIC SPACE CO EASEMENT
BOOK 142, PAGE 130

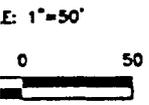
FRONTAGE WITH 8 5/8' DIST
Q. 10' SEWER EASEMENT
BOOK 142, PAGE 133

FOUND PK RAIL
BY CONC. WALL

S 89°59'51" E - 662.44"

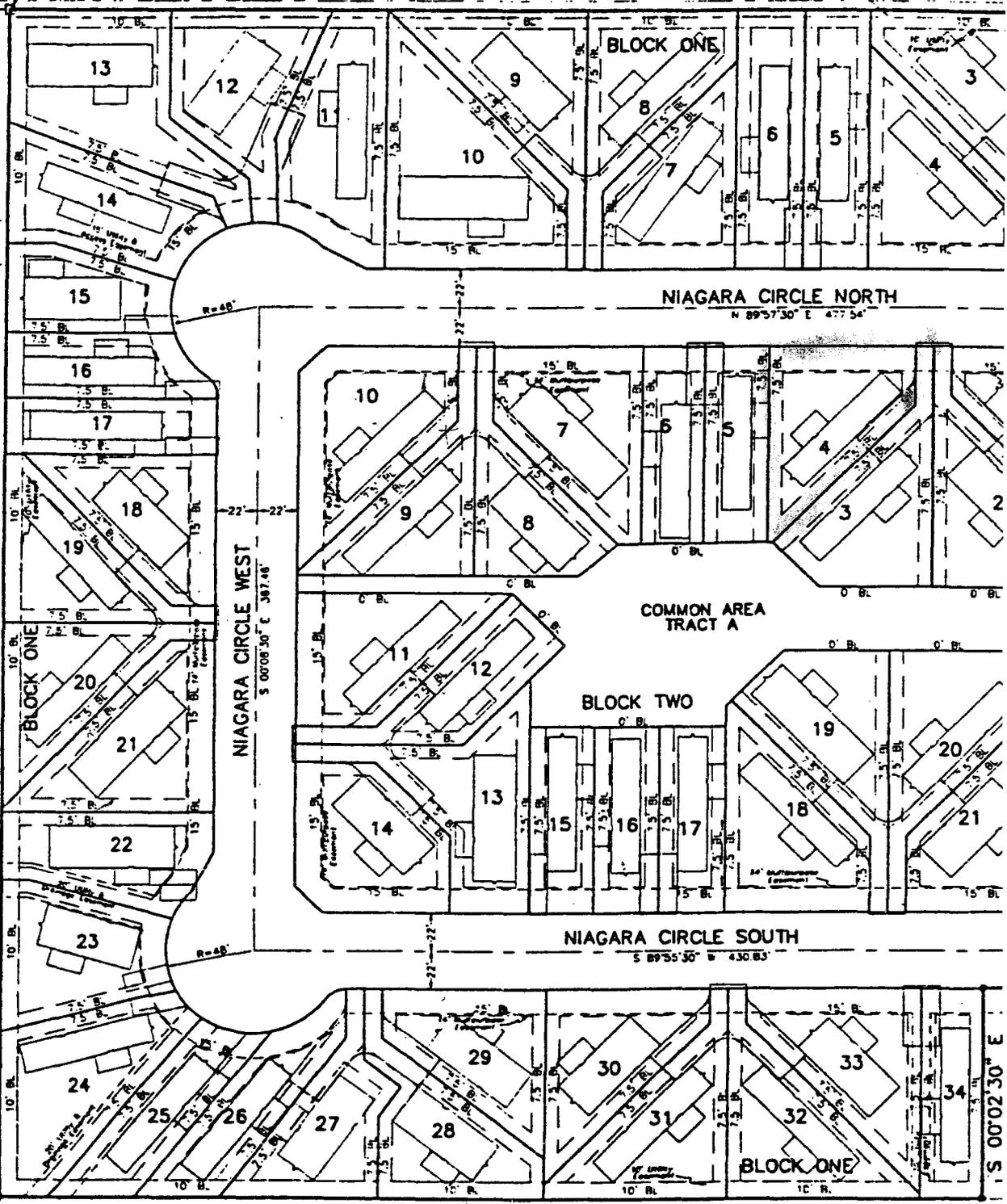
UTILITY EASEMENT
BY
X 152

E OF
NATIONAL GUARD



RAIL

379.90'



N 00°08'59" W 677.41'

NIAGARA CIRCLE WEST
S 00°08'30" E 387.48'

NIAGARA CIRCLE NORTH
N 89°57'30" E 477.54'

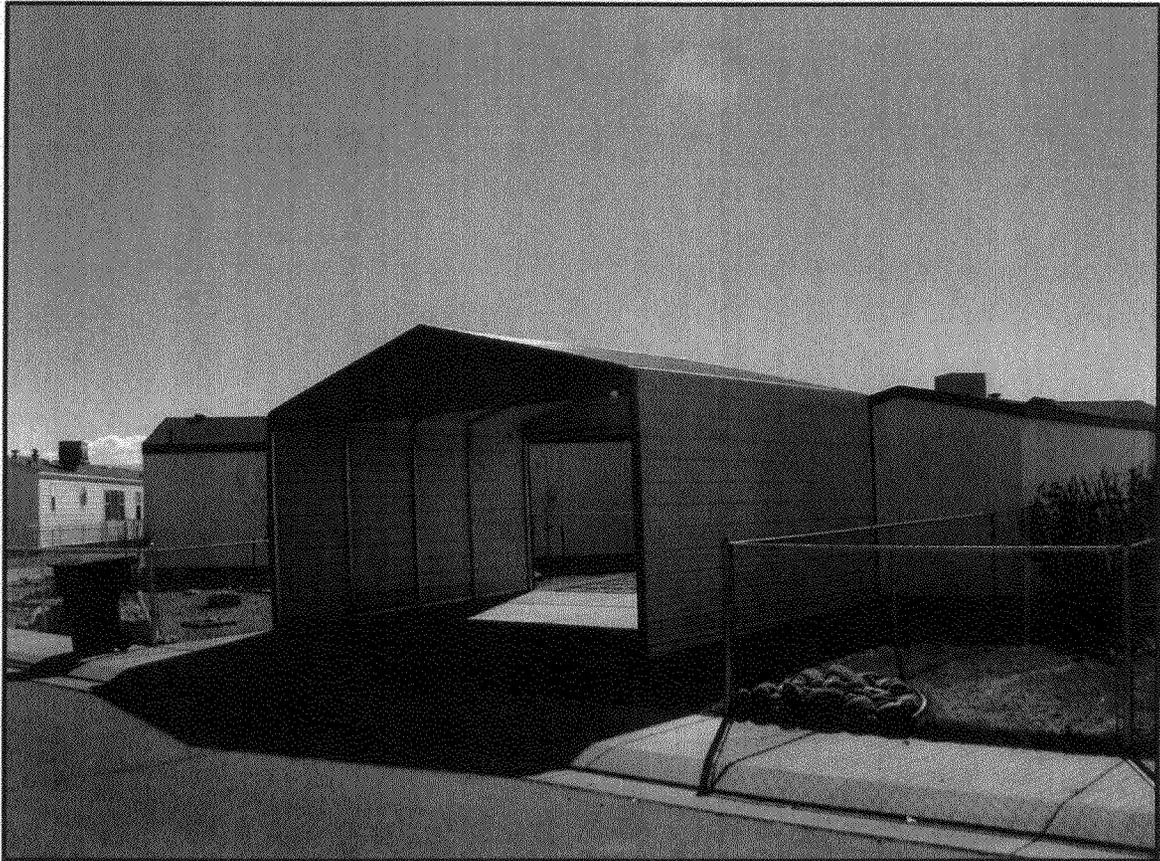
NIAGARA CIRCLE SOUTH
S 89°55'30" W 430.83'

N 89°59'31" W 545.14'

NO LOT ACCESS

S 89°58'31" E 1315.16'

S 00°02'30" E



Ron Sommerhause - Planning clearance at 2813 N. Niagara Cir.

From: Ron Sommerhause
To: Cecil, Pat; Henderson, Gayleen
Date: 6/1/2006 8:18 AM
Subject: Planning clearance at 2813 N. Niagara Cir.

I received a complaint on Feb. 13, 2006 regarding a recently installed portable carport at 2813 N. Niagara Cir. that is creating a sight distance problem.

Investigation revealed that a planning clearance was issued for this carport on Jan. 17, 2006. The p.c. was found to have been issued in error because the carport did not meet the required front setback.

My case notes for April 13th indicate that the Planning Tech. that issued the p.c. was going to send a letter to the applicant, Ceela Swensen informing her that the p.c. was revoked and the carport must be removed.

Please give me an update on the status of this issue as my case is still open and I would like to close it.

Gayleen Henderson - Planning clearance at 2813 N. Niagara Cir.

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To: Cecil, Pat; Henderson, Gayleen
Date: 6/1/2006 8:18 AM
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Hi Ron:

Here is a copy of the letter sent to applicant. On 6-2-06, I mailed her another complete Variance packet along with letter. (in case the information didn't reach her before).

Hope this helps.

I will be out for at least 2 wks (maybe more for Gallbladder surgery.)

Thanks
Gayleen

May 11, 2006

Ceela Swensen
2813 Niagara Circle North
Grand Junction, CO 81501

In reviewing your Planning Clearance that was obtained on January 17, 2006, it has been brought to my attention that the approval was per building envelope. As was mentioned at the counter, the building envelope setback is for 15' in the front. Apparently, there has been a complaint regarding the portable carport that is creating a sight distance problem. Enclosed is a packet for a Variance. The option is to either move the carport or obtain a Variance by submitting the 3 required packets to the Community Development Department.

If you have any questions regarding this notice, please feel free to contact me at (970) 244-1430.

Sincerely,



Gayleen Henderson,
Planning Technician

Ron Sommerhause - 2813 N Niagara Circle

From: Gayleen Henderson
To: Ron Sommerhause
Date: 7/27/2006 4:41 PM
Subject: 2813 N Niagara Circle

Ceela Swensen brought in a submittal application for a Variance for 2813 N Niagara Circle today.