



CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

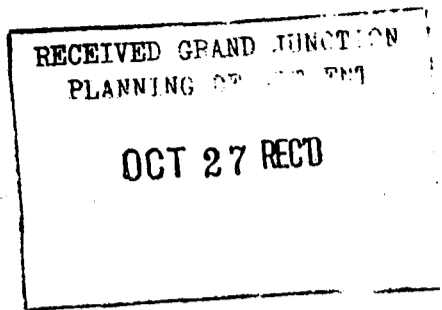
DATE: September 26, 1995  
TO: Mr. Hasty  
FROM: Bill Nebeker <sup>BN</sup>  
Senior Planner  
SUBJECT: Proposed Garage at 433 North 7th Street

.....  
The following information is needed for the city to process a minor change to the 7th Street Historic District:

1. Written statement of what you're proposing including intended use of new garage, existing accessory structures (garage and carport), and home.
2. Elevation drawings and/or detailed site plan with dimensions of new garage. If submitted site plan has not been drawn to scale a new site plan must be submitted.
3. \$50 fee. (If the minor change is approved there will be no additional fee from our office for the planning clearance.)

After information is submitted it will be sent to adjacent property owners and persons who spoke at the original city council hearing for adoption of the 7th Street Historic District. This notice will give persons 10 days to make comments and/or request a hearing. Approval or denial of the new garage is appealable by either party to the Planning Commission.

If you have any questions please call me at 244-1447.



October 27, 1995

Bill Nebeker  
Senior Planner  
250 N. 5th St.  
Grand Junction, CO 81501-2668

Dear Mr. Nebeker:

Thank you for your memo dated September 26, 1995. In response to your request for information regarding our intended usage for a new two-car garage, there are three reasons:

1. First of all we have three cars.
2. Secondly, our property borders on two paved cross alleys of which the alley that runs parallel to Grand Avenue is highly used, therefore parking two cars partly on this alley is very dangerous.
3. The purpose of the two-car garage and the existing carport, is to provide parking off of the alley, thereby taking care of all three cars. The existing garage (10X20) is too small to park any car in, open the doors and get out of, so it is presently being used for storage and work area.

Because of being forced to park partly in the alley, we have had several complaints from the neighbors in the past resulting in notices from the police department.

As for the intended usage of the existing home, there will be no changes, therefore still using it as a single family dwelling as it is presently being used.

Sincerely,



David H. Hasty

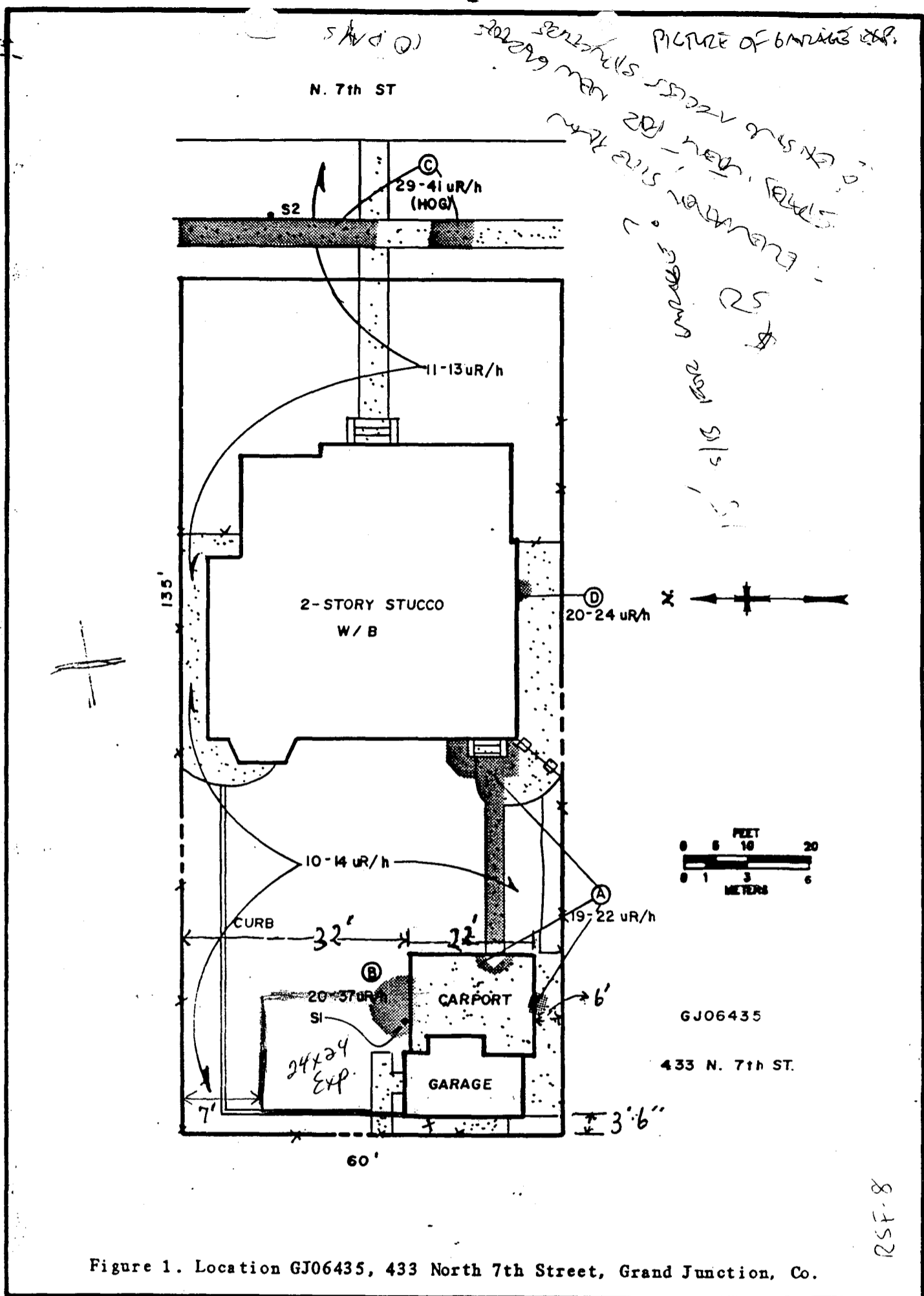
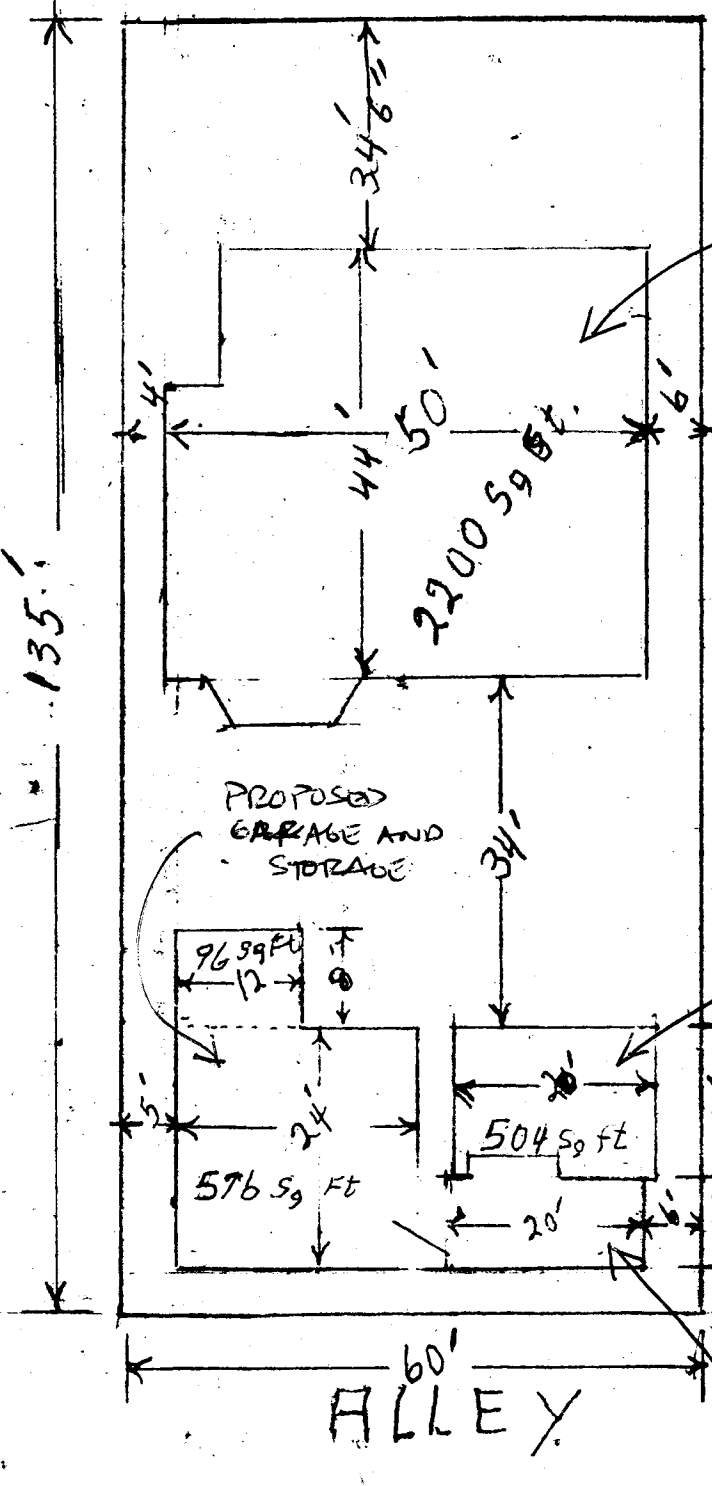


Figure 1. Location GJ06435, 433 North 7th Street, Grand Junction, Co.



7TH STREET

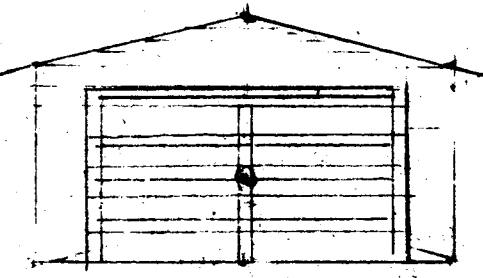
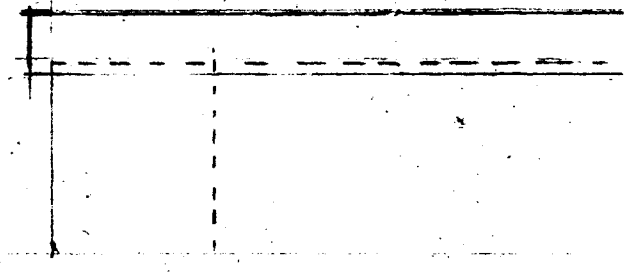
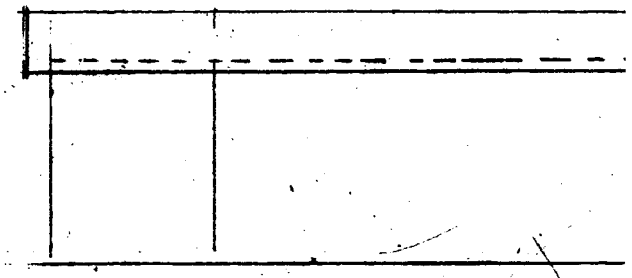
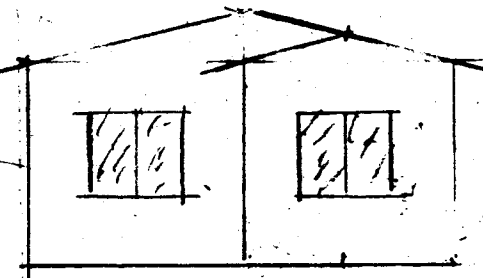
LOT COVERAGE 42%

EXISTING HOUSE

ALLEY

EAST

SOUTH



WEST

NORTH

ALLEY 60'

EXISTING GARAGE

David Hasty

ADJACENT PROP OWNERS

2945-142-31-00

CINDY DRAKE  
635 CHIPETA  
81501-2735

KATHY JORDAN  
940 N. 7TH ST

-006

BILLY THOMPSON  
634 OURAY  
81501-2740

2945-141-37-001

PAULINE MAST  
445 N. 7TH ST  
63 81501-3302

-003

JACK BERRY  
417 N. 7TH ST  
63 81501-3302

2945-141-38-002

ROBERT BROOKS  
428 N. 7TH ST  
81501-3304

2945-141-38-001

~~WIRGINIA~~ KATHY JORDAN  
440 N. 7TH ST  
81501-3304

-951

1ST BAPTIST CHURCH  
720 GRAND AVE  
63 81501-3423

(OVER)

2945-141-<sup>37</sup>72-002

(HASTY)

N - 445 N, 7th ST

2945-141-~~72~~<sup>37</sup>-001 ✓

S 417 N 7th ST

-003 ✓

E - 420 N 7th

2945-141-~~71~~<sup>38</sup>-002 ✓

440 N, 7th

BAPTIST CHURCH

-001 ✓

-951

⇒ 2945-142-~~61~~<sup>31</sup>-005 (CHARLETA AVE) ✓

-006 (ORNEY) ✓

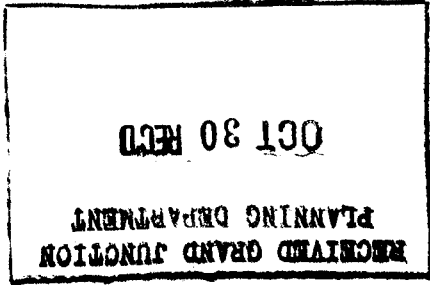
ORIGINAL PC ~~8-3-84~~

CC 8-1-84

2ND PC 8.28.84 ✓

FINAL CC 9.5.84 ✓

OLD ~~8-3-84~~  
MODIFIED



October 27, 1995



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

RE: Minor Change #MC-95-191, 433 N. 7th St.

To Whom It May Concern:

The City of Grand Junction Community Development Department is conducting an administrative review of a request by Mr. David Hasty for a Minor Amendment to the 7th Street Historic District Plan, to construct a 576 square foot garage and 96 square foot attached storage building at his residence at 433 North 7th Street.

You are being sent this letter because you spoke at the Planning Commission or City Council hearing for the approval of the 7th Street Historic District Zoning or you own property adjacent to Mr. Hasty.

Attached is a copy of the site plan for the new garage and a description of the proposal from Mr. Hasty. A decision will be made on this request after November 8, 1995. If you have any questions or concerns you must respond before that date. For further information please call me at 244-1447.

Sincerely,

Bill Nebeker  
Senior Planner



Bill Nebeker  
FYI

# A G E N D A

HISTORIC PRESERVATION BOARD  
MONDAY NOVEMBER 6, 1995

4:00 PM WHITE HALL (First Presbyterian Church) - NE CORNER 6TH & WHITE

\*\*\* PLEASE NOTE LOCATION \*\*\*

- 1 Consideration of Minutes of October 16, 1995 Meeting
- 2 Tour of White Hall
- 3 Recommendation on Local Historic Designation - First Presbyterian Church
- 4 Review/Comment - 433 N. 7th Street Proposal
- 5 Public Information Materials  
    Brochure - see enclosed outline for Steve's students  
    Local Nomination Form - see enclosed draft
- 6 Review of Whitman School Information
- 7 Discussion of Downtown District
- 8 Schedule Demonstration of Phase 2 Survey Computer Model
- 9 Schedule Tour of Railroad Depot

CITY OF GRAND JUNCTION  
ADMINISTRATIVE REVIEW

In the matter of an )  
ADMINISTRATIVE REVIEW )  
File No. MC-95-191 )

DECISION AND CONDITIONS

David Hasty )  
433 N. 7th St. )  
Grand Junction, CO 81501 )

In accordance with the provisions of Section 7-5-6A of the Zoning and Development Code, the Community Development Department has reviewed this request for a Minor Change to a Planned Development.

Notice was mailed to 13 adjacent property owners and persons who spoke at the original 7th Street Historic District Planned Development hearing. As no requests for a public hearing have been received, the Director has reviewed this request and the decision and conditions are set forth below.

NATURE OF PROPOSAL

The applicant requests approval of a Minor Change to the 7th Street Historic District Planned Development to construct a 576 square foot garage and attached 96 square foot storage building in the rear of the residence. The parcel is located at 433 N. 7th Street. The legal description is the south half of lot 13, and lots 14 & 15, block 72, City of Grand Junction; tax parcel number 2945-141-37-002. The property is zoned Planned Development (PD).

DECISION

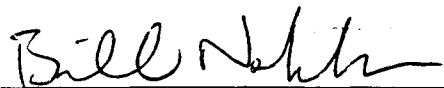
This request for a Minor Change is granted with the following conditions.

CONDITIONS

1. The siding and trim shall match the same style and color of the siding and trim as on the existing carriage house. Some brick may be used.
2. Roof pitch and materials (composition shingles) shall match the pitch and materials of the carriage house.

3. Use of historic windows in the garage, as proposed by the applicant, is encouraged.

Dated this 9th day of November, 1995.



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Bill Nebeker  
Senior Planner