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File		MC-1995-191								
Da	te	11/15/99								
P r e s e n t	S c a n e d	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed								
X	-v	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. *Summary Sheet – Table of Contents								
-	_	Application form								
\dashv	-	Receipts for fees paid for anything								
-		*Submittal checklist								
		*General project report								
	\dashv	Reduced copy of final plans or drawings								
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		Appraisal of raw land								
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_		Other bound or nonbound reports Traffic studies								
X	-	Individual review comments from agencies								
	\dashv	*Consolidated review comments list								
\dashv		*Petitioner's response to comments								
		*Staff Reports								
		*Planning Commission staff report and exhibits								
		*City Council staff report and exhibits								
		*Summary sheet of final conditions								
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or								
		expiration date)								
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:								
X	X	Planning Clearance - **								
X	X	List of Adjacent Property Owners								
$\frac{\mathbf{x}}{\mathbf{x}}$	X	Administrative Review Letter from Bill Nebeker to whom it may concern – 10/27/95								
X	X	Letter from David Hasty to Mr. Nebeker – 10/27/95								
X	X	Site Plan								
X	X	Agenda – Historic Preservation Board – 11/6/95 Letter from Bill Nebeker to City – 10/27/95								
X	X	Letter from David Hasty to Bill Nebeker - 10/27/95								
X	X	Letter from Bill Nebeker to David Hasty – 10/31/95								
X	\longrightarrow	Memo to Mr. Hasty from Bill Nebeker – 9/26/95 Snap shots of site								
		Shap shots of site								

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE:

September 26, 1995

TO:

Mr. Hasty

FROM:

Bill Nebeker N

Senior Planner

SUBJECT: Proposed Garage at 433 North 7th Street

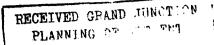
The following information is needed for the city to process a minor change to the 7th Street Historic District:

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.



OCT 27 RECO

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.

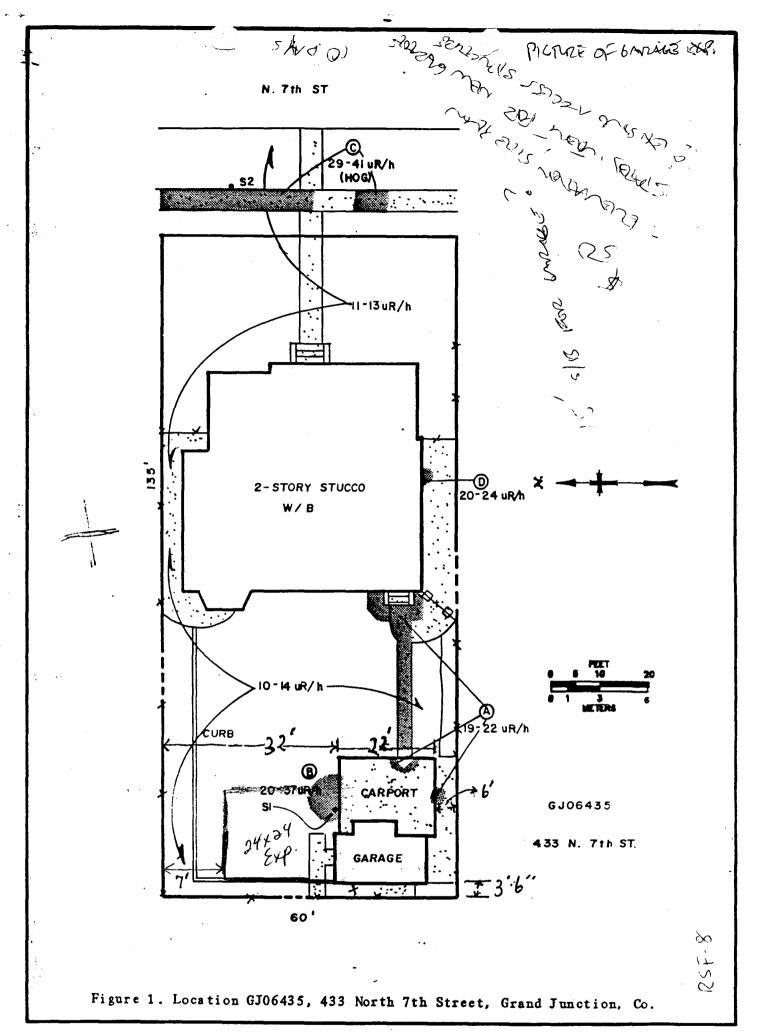
Because of being forced to park partly in the alley, we have had several complaints from the neighbors in the past resulting in notices from the police department.

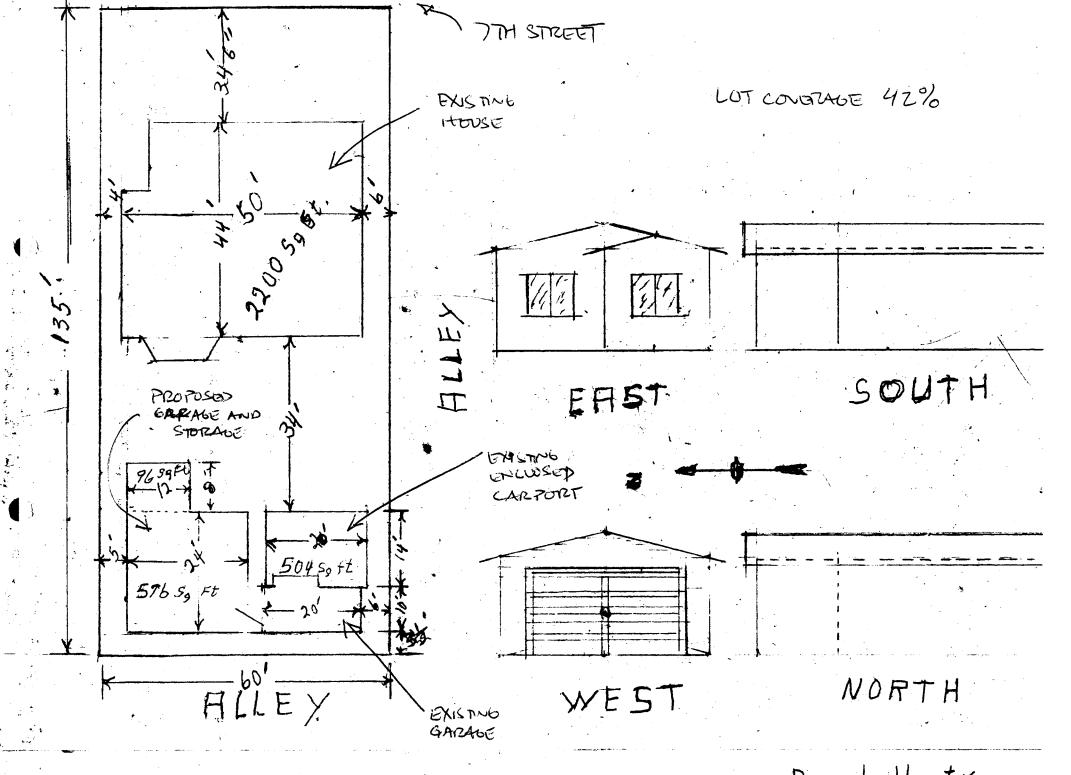
As for the intended usage of the existing home, there will be no changes, therefore still using it as a single family dwelling as it is presently being used.

Sincerely.

David H. Hasty

David Harty





David Hasty

ADJACIENT PROP OWNERS

2945-142-31-00 CINDY DRAKE

635 CHIPETA

81501-2735

KATTY LORDAN

940 N. 701 ST

-006

BILLY THOMPSON

634 OURAY

81501-2740

2945 -141 - 37 -001 PAULINE MAST

445 N. 7TH ST

61 81501-3302

-003 SAUR BERRY

417 N. 7TH ST

6 1 81501-3302

2945-141-38-002

ROBERT BROOKS

428 N. >TH ST

8,501-3304

2945-141 - 38-001

CATHY LORISAN

440 N. THST

81501-3304

-951

(ST BARTST CHUZCH

7 20 6 Mass AVE

61 8,501-3423

(Over)

2945 - 141 - 72 -00Z N. 445 N. 77+ ST 2945-141-37 -003 E-420 N 774 2945-141-21 -002 BAPTST CHURCH - 751 2945-142-61-005 (CMPGA NG) ZNS PC 8.28.89 /

00T 30 RECT

STVANIAC DEDVELMENT SECRIAED CRAND INNCTION

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

AGENDA

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)
ADM	IINI	TRATIV	E RE	EVIEW)
Fil	e No	o. MC-9	5-19	1)

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.

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

Dated this 9th day of November, 1995.

Bill Nebeker Senior Planner