

SUBMITTAL CHECKLIST

~~SITE PLAN REVIEW~~ MINOR CHANGE - PLANNED DEVELOPMENT

Location: 445 N. 7TH ST

Project Name: GARAGE IN HISTORICAL CORSE

ITEMS	SSID REFERENCE	DISTRIBUTION																				TOTAL REQ'D.					
DESCRIPTION		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City-Parke/Recreation H. P. BOARD	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	Persigo WWT	Mesa County Health	State Environ. Health	City Sanitation	School Dist #51	
Date Received <u>7-17-96</u>																											
Receipt # <u>4311</u>																											
File # <u>MC-96-164</u>																											
● Application Fee <u>\$50</u>	VII-1	1																									
● Submittal Checklist *	VII-3	1																									
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																									
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1			1																				
○ Deeds	VII-1	1		1			1																				
○ Easements	VII-2	1	1	1	1			1																			
○ Avigation Easement	VII-1	1		1			1																				
○ ROW	VII-2	1	1	1	1			1																			
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																			
○ CDOT Access Permit	VII-3	1	1																								
○ Industrial Pretreatment Sign-off	VII-4	1		1																							
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Elevation Drawing	IX-13	1	1																								
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2									1							1								
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1										
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1						1	1	1	1	1										
○ Roadway Plan and Profile	IX-28	1	2									1															
○ Road Cross-Sections	IX-27	1	2																								
○ Detail Sheet	IX-12	1	2																								
● Landscaping Plan	IX-20	2	1	1																							
○ Geotechnical Report	X-8	1	1								1																
○ Final Drainage Report	X-5,6	1	2									1															
○ Stormwater Management Plan	X-14	1	2									1							1								
○ Phase I and II Environmental Rerpot	X-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2																1								
● NAMES & ADDRESSES		1																									

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

GENERAL PROJECT REPORT

LOCATION: 445 No. 7th St., GRAND JCT., CO 81501

PROJECT: MINOR CHANGE - PLANNED DEVELOPMENT
GARAGE IN HISTORICAL ZONE.

APPLICANTS WISH TO CONSTRUCT A TWO-CAR GARAGE ON THE SITE IN SUCH A FASHION TO 1) BLEND WITH THE EXISTING HOUSE AND 2) SAVE THE EXISTING TREE. GARAGE IS TO BE OF WOOD FRAME CONSTRUCTION WITH FIBERGLASS SHINGLES OF A STYLE AND COLOR TO BLEND AS CLOSELY AS POSSIBLE WITH EXISTING HOUSE. ACCESS TO GARAGE IS PROPOSED FROM NORTH-SOUTH ALLEY WEST OF 7th STREET. GARAGE IS PROPOSED TO BE SET BACK APPROXIMATELY SEVEN (7) FEET FROM THE ALLEY TO ACCOMMODATE EXISTING CHANGE IN ELEVATION FROM ALLEY TO LAWN OF APPROXIMATELY EIGHTEEN (18) INCHES. GARAGE IS PROPOSED TO BE SITED THREE (3) FEET FROM SOUTH PROPERTY LINE IN ORDER TO 1) SAVE EXISTING TREE AND 2) TO PROVIDE ACCESS CLEARANCE FROM AN EXISTING UTILITY POLE LOCATED APPROXIMATELY TWENTY-FOUR (24) FEET FROM SOUTH PROPERTY LINE AND ABUTTING THE EXISTING RETAINING WALL. (NOTE: THE RECENT ALLEY IMPROVEMENTS RESULTED IN CONCRETE BEING POURED TO THE EXISTING RETAINING WALL AND CLOSELY SURROUNDING THE UTILITY POLE.)

APPLICANTS ALSO WISH TO REMOVE EXISTING DRIVEWAY IN BACK YARD, CONSTRUCT NEW RETAINING WALL SECTION TO MATCH EXISTING WALL, BACKFILL TO LAWN LEVEL AND PLANT WITH GRASS. APPLICANTS ALSO WISH TO CONSTRUCT A REDWOOD DECK APPROXIMATELY 16' X 22' X 8" BETWEEN THE EXISTING HOUSE AND THE EAST WALL OF THE PROPOSED GARAGE. FINALLY, APPLICANTS WISH TO CONSTRUCT A SIX (6) FOOT WOODEN PRIVACY FENCE JUST INSIDE THE EXISTING RETAINING WALL AND SURROUNDING THE BACK YARD.

A. REMOVE EXISTING ASPHALT DRIVEWAY AND RETAINING WALLS/CURBING (①). ADD NEW RETAINING WALL TO MATCH EXISTING (③). FILL EXCAVATED DRIVEWAY TO LEVEL WITH EXISTING LAWN. PLANT GRASS OR SOG.

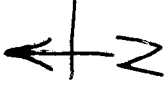
B. REMOVE EXISTING INCINERATOR AND RETAINING WALLS (②). GRADE NEW DRIVEWAY FROM ALLEY LEVEL TO EXISTING LAWN LEVEL. CONSTRUCT 24' X 24' NEW GARAGE (⑧) 3 FEET FROM SOUTH LOT LINE (TO PRESERVE EXISTING TREE) AND 7 FEET FROM ALLEY LINE. GARAGE TO BE OF FRAME CONSTRUCTION. ROOF PITCH TO MATCH EXISTING HOUSE. DETAILING, PAINT AND TRIM TO BLEND WITH EXISTING HOUSE. NEW CONCRETE STEPS (④) FROM LAWN LEVEL TO NEW DRIVEWAY. NEW RETAINING WALL (⑤).

C. CONSTRUCT APPROXIMATELY 6"-8" HIGH REDWOOD DECK.

⑥ CONSTRUCT 6' WOODEN PRIVACY FENCE, STYLE TO BLEND WITH EXISTING HOUSE.

NOTE: DETAILS AT ④ AND ⑤ TO BE DETERMINED BY CONTRACTOR.

NO. SEVENTH ST.



GENERAL
SITE
PLAN

EXISTING
HOUSE

SCALE:
1/4" = 4'

OURAY AVE.

SEE
DETAIL
PLAN

(A)

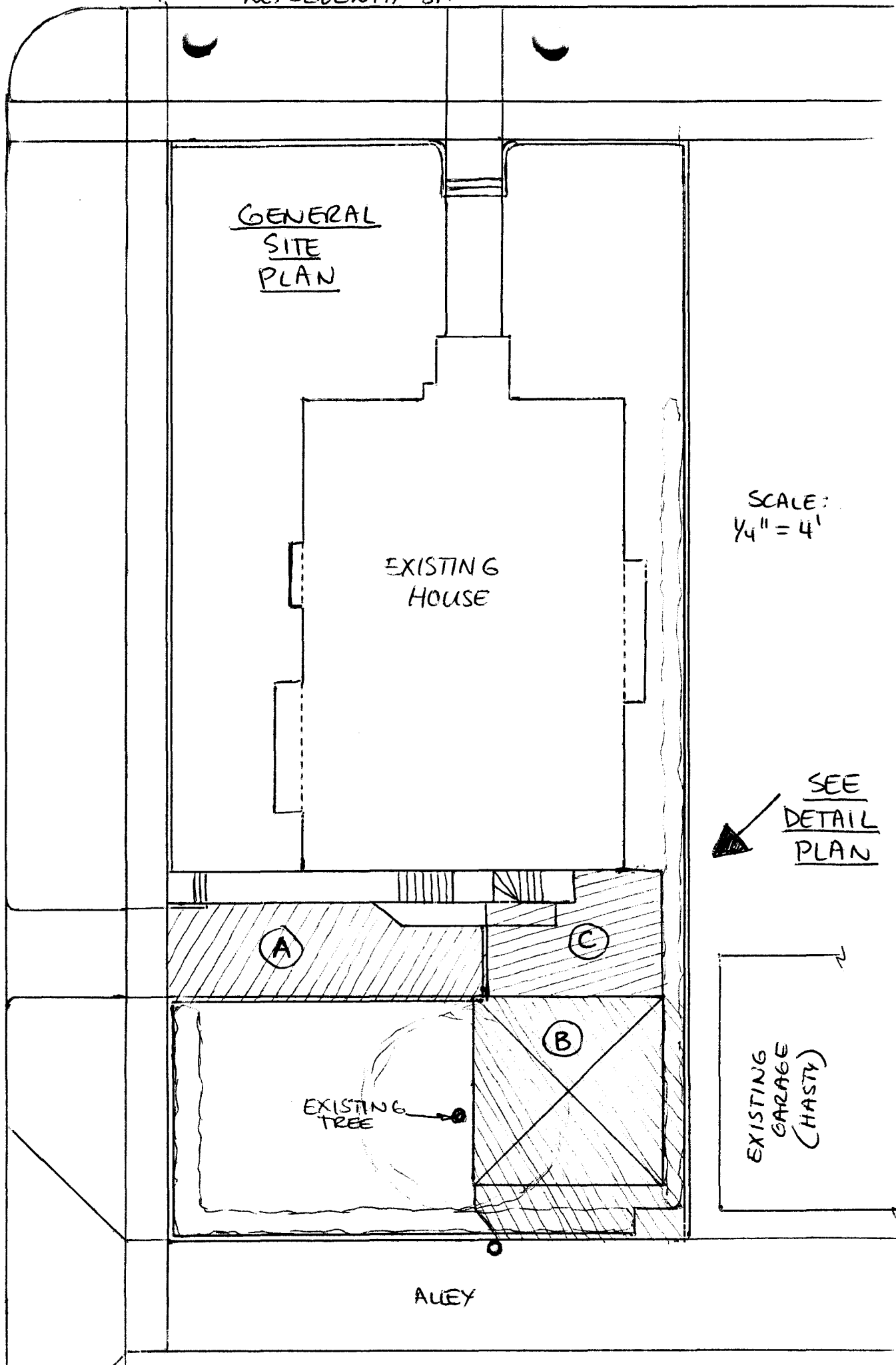
(C)

(B)

EXISTING
TREE

EXISTING
GARAGE
(HASTY)

ALLEY



SIDEWALK (DURAY AVE.)

← 2

EXISTING House

EXISTING ASPHALT DRIVEWAY

EXISTING LAWN

EXISTING TREE

DETAIL SITE PLAN
SCALE: 1/4" = 2'

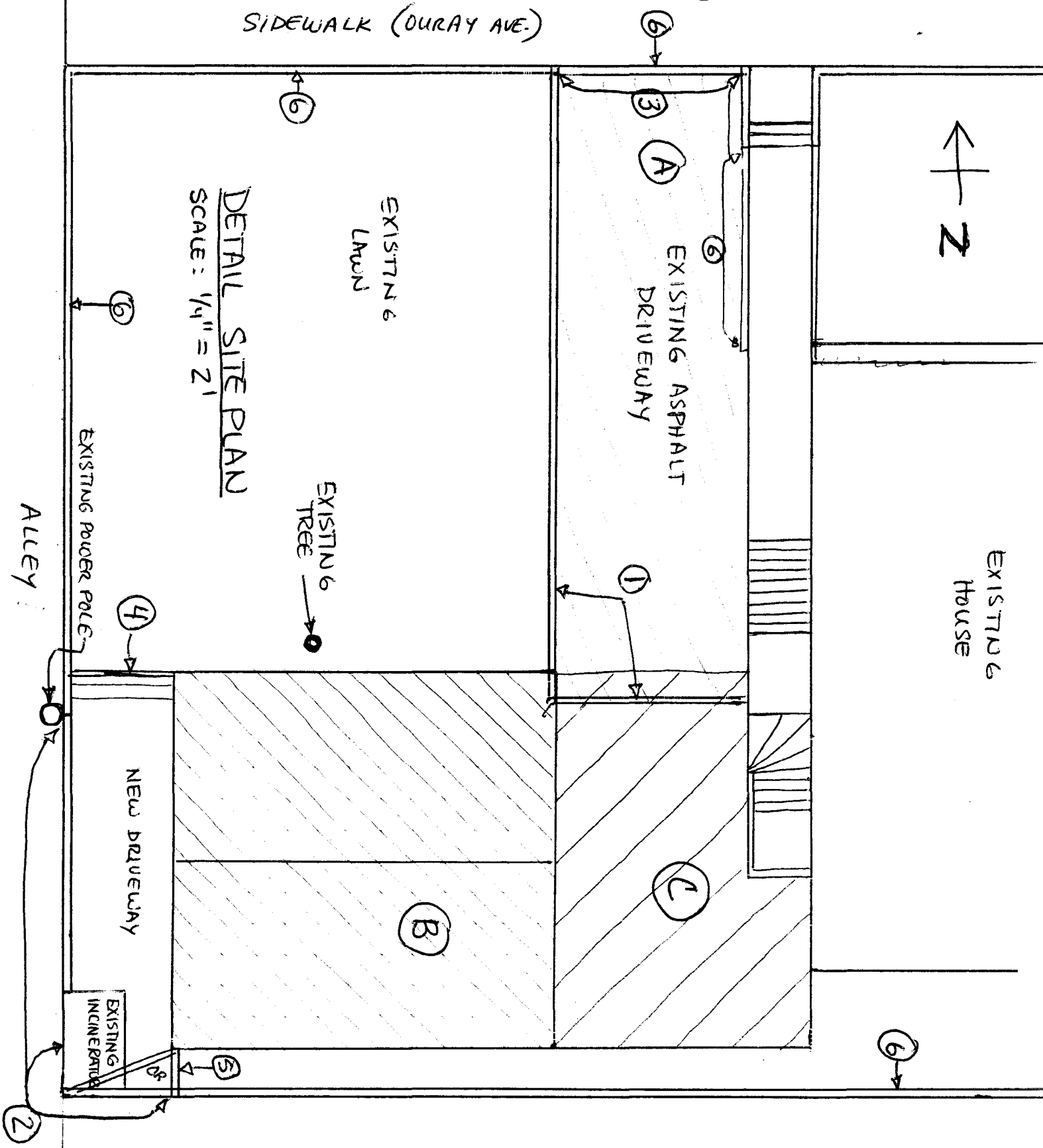
EXISTING POWER POLE

ALLEY

NEW DRIVEWAY

EXISTING INCINERATOR

EXISTING GARAGE (HASTY)

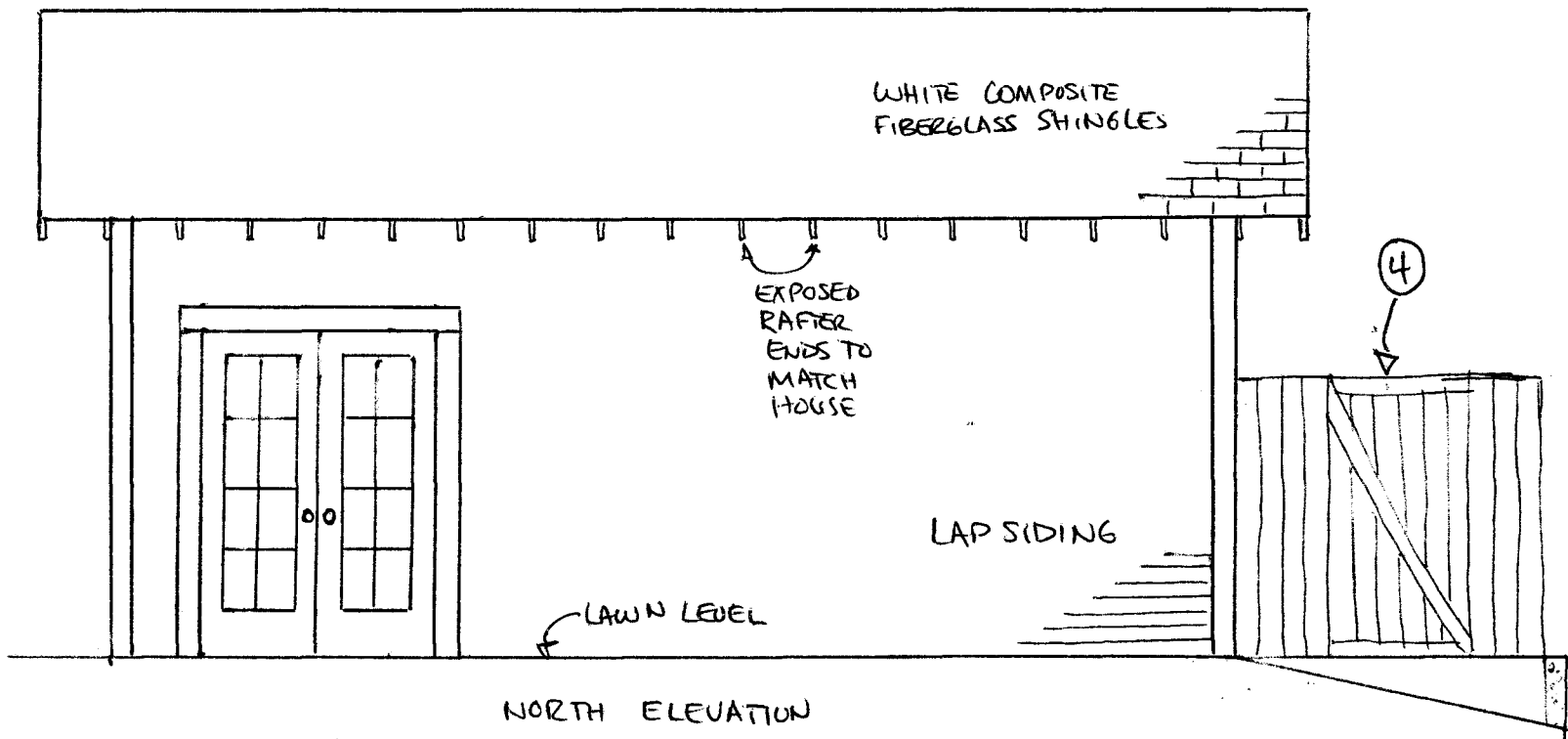
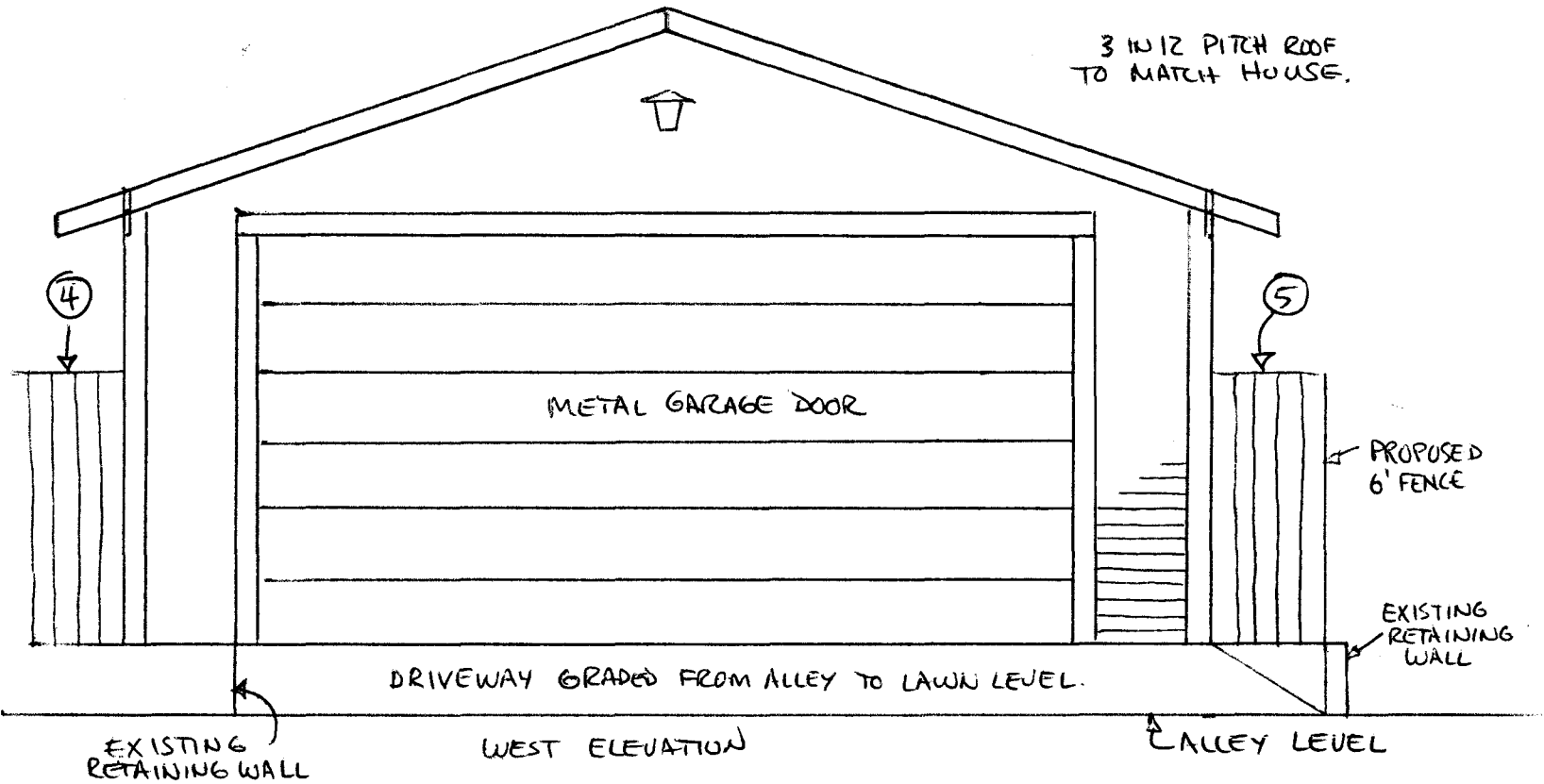


ELEVATIONS FOR PROPOSED GARAGE AT 445 NO. 714 ST.

GRAY PAINT TO APPROXIMATE HOUSE
COLOR WITH WHITE TRIM TO MATCH HOUSE.

SCALE: 1/4" = 1 FOOT

3 IN 12 PITCH ROOF
TO MATCH HOUSE.



DAVID HASTY
433 N. 7TH ST.
GRAND JCT., CO. 81501

KATY COOK
631 OURAY AVE.
GRAND JCT., CO. 81501

HAROLD OLSON
505 N. 7TH ST.
GRAND JCT., CO. 81501

TEDDY JORDAN
440 N. 7TH ST.
GRAND JCT., CO. 81501

ETTA SICKENBERGER
8710 OURAY AVE.
GRAND JCT., CO. 81501

BILL THOMPSON
634 OURAY
GRAND JCT., CO. 81501

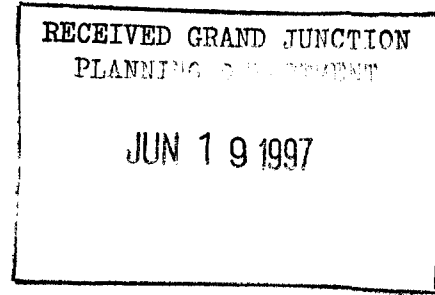
DR. ROBERT BROOKS
OURAY AVE
GRAND JCT., CO. 81501

MARY COLMAN
640 N. 7TH ST.
GRAND JCT., CO
81501

HOMER MOODY
416 LILAC
GRAND JCT., CO 81501

JAY BIRDSELL
712 N. 7TH ST
GRAND JCT., CO 81501

MC-96-166



19 June 1997

City of Grand Junction
Planning and Zoning Department
250 North 5th Street
Grand Junction, CO 81501

In re: Building Permit No. MC-96-166
Building Address: 445 North 7th Street
Tax Schedule No. 2945-141-37-001

To Whom it May Concern:

Per instructions from Bill Nebeker, I am submitting this letter requesting an extension of time for completion of the garage construction at my residence at 445 North 7th Street, Grand Junction. We have had unexpected financial obligations which will prevent us from completing the project within one year from the date of issuance of the permit, 26 September 1996. Therefore, we are requesting an extension of one year, beginning 26 September 1997, to allow us to complete the project.

If you have any questions, please contact us at:

Pat and Marilyn Olson
445 North 7th Street
Grand Junction, CO 81501

Home: 242-7205
Work: 245-3055 or 245-7848

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Pat Olson", with a long horizontal flourish extending to the right.

Pat Olson

APPROVED TO 9.26.98
JUN 6-19-97

REVIEW COMMENTS

Page 1 of 1

FILE #MC-96-166

TITLE HEADING: Garage in Historical District

LOCATION: 445 N 7th Street

PETITIONER: Harold & Marilyn Olson

PETITIONER'S ADDRESS/TELEPHONE: 505 N 7th Street
Grand Junction, CO 81501
242-7205

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT 8/1/96
Bill Nebeker 244-1447

1. Curb cut on Ouray must be removed and replaced with standard curb and gutter. A permit is required from Public Works Department for work in the right-of-way. Driveway in right-of-way should be removed and replanted with grass.

CITY DEVELOPMENT ENGINEER 7/31/96
Jody Kliska 244-1591

No comment.

MESA COUNTY BUILDING DEPARTMENT 7/22/96
Bob Lee 244-1656

No comments.

HISTORIC PRESERVATION BOARD 7/31/96
by: Kristen Ashbeck 244-1437

1. Strongly encourage applicant to proceed with design elements as stated: Shingles of a style and color to blend with the existing house; roof pitch to match existing house; detailing, paint and trim to blend with existing house; and retain existing tree.
2. The siding material for the proposed garage was not mentioned in the narrative. The siding material on the house is unique and may not be able to be replicated on the garage but perhaps a stucco finish on the garage could blend well. If not, at least the paint color of the garage siding should blend with the color on the house.

CITY FIRE DEPARTMENT 7/31/96
Duncan Brown 244-1414

Alley access is a concern of the Fire Department. If a gate or gates are provided as part of the fence structure in front of the new garage vehicle entrance, there should be provisions to ensure the gate(s) remain closed when not in use or they be designed to not obstruct alley access when partially or fully opened.

TO DATE, NO COMMENTS RECEIVED FROM:

City Fire Department
City Attorney
Public Service Company

SENT W/ PROJECT REPORT
AND SITE PLANS TO ADJACENT
PROPERTY OWNERS & PERSONS
WHO SPOKE AT HEARING; 7-25-96



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

July 25, 1996

RE: Minor Change #MC-96-166, 445 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 Harold and Marilyn Olson for a Minor Amendment to the 7th Street Historic District Plan, to construct a 576 square foot garage at their residence at 445 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 the Olsons.

Attached is a copy of the site plan for the new garage and a description of the proposal.. A decision will be made on this request after August 2, 1996. If you have any questions or concerns you must respond before that date. For further information please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner



October 27, 1995

To Whom It May Concern:

In accordance with Section 7-5-6 of the City of Grand Junction Zoning and Development Code, Mr. David Hasty, 433 North 7th Street, has requested 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 the above address.

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 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.

This request for a permit may be approved 10 days following the date of this letter. If you have any questions or concerns please call me at 244-1447.

Sincerely,

Bill Nebeker
Senior Planner

712 N 7th St

Jay Broderick

416 1/2 Ave

(Former Moody)

726 N 7th St

ANDREW THOMPSON

736 DURN

FRAN COOK

626 N 7th St

LEE ANN BLANCHET

640 N 7th St

MARY GORMAN

~~726 N 7th St~~

~~MISSISSIPPI~~

ORIGINATE HERE:

SPREAD

PERSONS WITH



Also sent to

File Close-out Summary

File #: MC-96-166

Name: Pat Olson's Garage in Historical District

Staff: Bill Nebeker

Action: Approved

Comments: Approved to September 26, 1998

File Turned In: July 24, 1998