

BOARD OF ADJUSTMENT

Special Meeting

Tuesday evening, 5:00 P.M., October 16, 1945.

Present: Chairman Sternberg, Messrs. Magill, Borschell, Hall, and Burnett.

Minutes of the Special Meeting of October 8, 1945, were read and approved.

APPLICATION: 3-45-Z (Amended) (Deferred from Oct. 8 Meeting)

APPLICANT: Clyde O. Detrick

OWNER: Clyde O. Detrick, Marie Detrick, W. R. Hall.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the district in Lots 9 to 16 inclusive in Block 10 in the City of Grand Junction from Residence "B" Use District to Business "A" Use District.

PREMISES AFFECTED: Lots 9 to 16, inclusive, in Block 10, in the City of Grand Junction.

APPEARANCES: For Applicant: Clyde O. Detrick
W. R. Hall
For Opposition: None

ACTION OF THE BOARD: Change of Zoning Map recommended, on motion by Burnett and seconded by Hall.

THE VOTE: Affirmative: Sternberg, Magill, Borschell, Hall, and Burnett - - - - - 5
Negative: - - - - - 0

THE RESOLUTION: 3-45-Z

WHEREAS, the petition was filed with the City Clerk to change the Zoning Map of the property comprising Lots 9 to 16, inclusive, in Block 10, in the City of Grand Junction from Residence "B" Use District to Business "A" Use District; and

WHEREAS, in the opinion of the Board of Adjustment, the foregoing change will be to the advantage of all parties interested

enabling fuller use of the property located in an area devoted principally to business and at the same time protecting proposed school developments from least desirable encroachment;

NOW, THEREFORE, BE IT RESOLVED that the Board of Adjustment recommend to the City Council that the petition to change the said territory as above outlined be approved.

APPLICATION: 4-45-Z

APPLICANT: N. A. Glasco

OWNER: N. A. Glasco, et al

SUBJECT: Action to petition the City Council to amend the Zone Map and change the district in Lots 17 to 32 inclusive, Block 81, in the City of Grand Junction, from Residence "E" Use District to Business "B" Use District.

PREMISES AFFECTED: Lots 17 to 32 inclusive, in Block 81, in the City of Grand Junction.

APPEARANCES: For Applicant: N. A. Glasco
For Opposition: None

ACTION OF THE BOARD: Change of Zoning Map recommended on motion by Borschell and seconded by Burnett.

THE VOTE: Affirmative: Sternberg, Magill, Borschell,
Hall, and Burnett - - - - - 5
Negative: - - - - - 0

THE RESOLUTION: 4-45-Z

WHEREAS, the petition was filed with the City Clerk to amend the Zone Map and change the district in Lots 17 to 32 inclusive, Block 81, in the City of Grand Junction, from Residence "E" Use District to Business "B" Use District; and

WHEREAS, in the opinion of the Board of Adjustment, the foregoing changes will be to the advantage of all parties interested by permitting the erection of a high type business building in an area which is and should be increasingly devoted to business development;

NOW, THEREFORE, BE IT RESOLVED that the Board of Adjustment recommend to the City Council that the petition to change the said territory as above outlined be approved.

APPLICATION: 11-45-A

APPLICANT: Treece Bros.

OWNER: Treece Bros.

SUBJECT: Application for variation from the requirements of the Zoning Ordinance to permit the extension of business building to the alley line.

PREMISES AFFECTED: 334 Main Street.

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Permission granted to permit the extension of business building to alley line, on motion by Burnett and seconded by Magill.

THE VOTE: Affirmative: Sternberg, Magill, Hall,
Borschell, and Burnett - - - - - 5
Negative: - - - - - 0

THE RESOLUTION: 11-45-A

WHEREAS, Treece Bros. have applied for a permit to extend business building to the alley line in variance with the requirement of a 16 foot setback from the center line of the alley; and

WHEREAS, such construction does not conform to the requirements of Section 8 (e) Paragraph 2, which requires that the depth of such rear yard shall measure 16 feet to the center line of such alley; and

WHEREAS, in the opinion of the Board of Adjustment no injury would be done to the adjoining property; and

WHEREAS, long established precedent has created a pattern favoring this type of construction where loading facilities are available;

NOW, THEREFORE, BE IT RESOLVED that the applicant be permitted to construct a business building extending to the alley line to a variation from Section 8 (e) Paragraph 2.

Herbert D. Fritz
Secretary