

BOARD OF ADJUSTMENT  
Special Meeting

Tuesday afternoon, August 5, 5:00 P.M.

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

Absent: None.

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APPLICATION: 4-47-A

APPLICANT: Loyd M. Jones

OWNER: Loyd M. Jones

SUBJECT: Application for variance from the requirements of the Zoning Ordinance to permit construction of an extension of present garage building to alley line closer than the setback required under Article 1062, Section 8, Subsection E, Paragraph 2 of Zoning Ordinance No. 432.

PREMISES AFFECTED:  
421 Colorado Avenue

APPEARANCES:  
For Applicant: None  
For Opposition: None

ACTION OF THE BOARD: Permission granted to permit the extension of the garage building to the alley line at variance with the requirement that the rear wall be placed no closer than 16 feet to the center line of the alley. On motion of Burnett, seconded by Hall.

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

RESOLUTION 4-47-A:  
WHEREAS Mr. Loyd M. Jones has applied for a building permit, including among other things the extension of his garage building to include the erection of a building wall on the alley line at variance with requirements of the setback of 16 feet from the center line of the alley, as required under Article 1062, Section 8, Subsection E, Paragraph 2 of the Zoning Ordinance; and

WHEREAS such construction does not include an opening upon the alley and is not counter to the best interests of adjacent property;

THEREFORE BE IT RESOLVED, that the applicant be permitted to erect such an extension of the garage building with the rear wall on the alley line at the address known as 421 Colorado Ave.

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APPLICATION: 5-47-A

APPLICANT: Chamber of Commerce of Grand Junction.

OWNER: Chamber of Commerce of Grand Junction.

SUBJECT: Application for variance from the requirements of the Zoning Ordinance to permit construction of a warehouse with the rear wall on the alley line at variance with the requirements of Article 1062, Section 8, Subsection E, Paragraph 2, Zoning Ordinance No. 432.

PREMISES AFFECTED:  
127 N. Fourth Street.

APPEARANCES:  
For Applicant: None  
For Opposition: None

ACTION OF THE BOARD:  
Permission granted to permit the erection of a warehouse with the rear wall on the alley line at variance with the Zoning Ordinance requirement that such structures be set back 16 feet from the center line of the alley. Upon motion by Borschell, seconded by Burnett.

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

RESOLUTION 5-47-A:  
WHEREAS the Chamber of Commerce of Grand Junction has applied for a building permit, including among other things the construction of the rear wall of said warehouse on the alley line at variance with requirements of Article 1062, Section 8, Subsection E, Paragraph 2 that such walls be set back a distance of 16 feet from the center line of the alley;

WHEREAS such construction at variance described above will conform to current practice here and elsewhere; and

WHEREAS such construction is not counter to the best interests of the adjacent property;

THEREFORE BE IT RESOLVED that the applicant be permitted to erect said warehouse building with the back wall on the alley line, at the premises known as 127 N. Fourth Street

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APPLICATION: 6-47-A

APPLICANT: A. E. Borschell

OWNER: A. E. Borschell

SUBJECT: Application for variance from the requirements of the Zoning Ordinance to permit construction of an enclosed front porch closer than the 25 ft. setback required under Article 1062, Section 8, Subsection G, Paragraph 1 of Zoning Ordinance No. 432.

PREMISES AFFECTED:  
835 Ouray Avenue

APPEARANCES:  
For Applicant: A. E. Borschell  
For Opposition: None

ACTION OF THE BOARD: Permission granted to permit the erection of the enclosed front porch at a setback of 17 feet from the front line at variance with the front yard limit of 25 feet. On motion of Hall, seconded by Burnett.

THE VOTE:  
Affirmative: Sternberg, Magill, Hall and  
Burnett . . . . . 4  
Negative: . . . . . 0  
Not Voting Borschell

RESOLUTION 6-47-A:  
WHEREAS Mr. A. E. Borschell has applied for building permit, including among other things the erection of an enclosed front porch extending within 17 feet of the front property line at 835 Ouray Avenue at variance with the requirement of a 25 foot setback as required under

Article 1062, Section 8, Subsection G, Paragraph 1 of the Zoning Ordinance No. 432;

WHEREAS such construction is not counter to the best interests of the neighborhood;

THEREFORE BE IT RESOLVED that the applicant be permitted to erect such enclosed front porch with setback of 17 feet from the front property line on the south side of the street on Ouray Avenue at the address known as 835 Ouray Avenue.

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APPLICATION: 8-47-Z

APPLICANT: Henry H. Thompson, et al.

OWNER: Henry H. Thompson, et al.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of the S $\frac{1}{2}$  of Block 92, City of Grand Junction from Residence "E" use district to Business "A" use district.

PREMISES AFFECTED:

All of the S $\frac{1}{2}$  of Block 92; all of Block 107;  
all of the N $\frac{1}{2}$  of Block 114.

APPEARANCES:

For Applicant: None  
For Opposition: None

ACTION OF THE BOARD: Change of the Zoning Map from Residence "E" to Business "A" recommended by the Zoning Board of Adjustment; not only for the S $\frac{1}{2}$  of Block 92 but also the whole of Block 107 and the N $\frac{1}{2}$  of Block 114, being the area lying between 8th and 9th Street and the alley north of Rood Avenue and the alley south of Main Street. Upon motion by Borschell, seconded by Magill.

THE VOTE:

Affirmative: Sternberg, Magill, Hall, Borschell  
and Burnett . . . . . 5  
Negative: . . . . . 0

RESOLUTION 8-47-Z:

WHEREAS a petition was filed with the Zoning Board of Adjustment to amend the Zone Map and change the classification of the S $\frac{1}{2}$  of Block 92 from Residence "E" to Business "A" use district; and

WHEREAS it appears desirable from the standpoint of overall zoning and community development that the whole of Block 107 and the N $\frac{1}{2}$  of Block 114 be also included in such change; and

WHEREAS the property owners interested in the proposed change of zoning of the S $\frac{1}{2}$  of Block 92 voiced practically unanimous approval;

THEREFORE BE IT RESOLVED that the Board of Adjustment recommend to the City Council that the petition to change the use classification of the S $\frac{1}{2}$  of Block 92, the whole of 107 and the N $\frac{1}{2}$  of 114 from Residence "E" to Business "A" use district be approved.

APPLICATION: 9-47-Z

APPLICANT: Orval and Earle Barbour

OWNERS: Orval and Earle Barbour, et al.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of the E $\frac{1}{2}$  of Block 5 and the E $\frac{1}{2}$  of Block 12 of Slocomb's Addition from residence "B" to residence "C" use classification.

PREMISES AFFECTED:

The E $\frac{1}{2}$  of Block 5 and the E $\frac{1}{2}$  of Block 12.

APPEARANCES:

For Applicant: Earle Barbour and Orval Barbour

For Opposition: None

ACTION OF THE BOARD: Change of Zoning Map recommended from Residence "B" use district to Residence "C" use district. On motion by Borschell, seconded by Burnett.

THE VOTE:

Affirmative: Sternberg, Magill, Hall, Borschell and Burnett . . . . . 5

Negative: . . . . . 0

RESOLUTION 9-47-Z:

WHEREAS a petition was filed with the Zoning Board of Adjustment to amend the Zone Map and change the classification of the E½ of Block 12, Slocomb's Addition, from Residence "B" use classification to Residence "C" use classification; and

WHEREAS definite need for the construction of multiple dwellings of the type intended for this area exists; and

WHEREAS in the opinion of the Board of Adjustment the housing problem will be materially aided; and

WHEREAS such development is not counter to the best interests of the adjacent property and the community as a whole;

NOW THEREFORE BE IT RESOLVED that the Board of Adjustment recommend to the City Council the petition to change the use classification of the E½ of Block 5 and the E½ of Block 12, Slocomb's Addition, from Residence "B" to Residence "C" use classification be approved.

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A petition signed by Henry M. Tebo, et al. to change the use classification of Lots 5 and 6, Block 8 in Slocomb's Addition, City of Grand Junction was presented. Inasmuch as this action had been covered by earlier blanket recommendation of the Zoning Board to the City Council, the petition was ordered filed.

Director of Public Works and Planning Bennett presented the revised draft of the overall zoning control ordinance pointing out changes in the wording, describing Business "AR" classification, and pointed out that a new section had been included to make mandatory the furnishing of adequate property line markings to prevent encroachment on the property of others.

Upon motion by Burnett and seconded by Magill the Zoning Board unanimously approved the reworked proposed overall Zoning Control Ordinance.

Meeting adjourned at 6:15 P.M.

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Herbert D. Fritz  
Secretary