

BOARD OF ADJUSTMENT

Thursday - February 25, 1960 - 8:00 A.M.

Present: Chairman Ray Hume, G. E. Randolph, and Glen Hopper.

Absent: Floyd Felt and Bruce E. Brownson

First item considered by the Board was the request of Robert E. Wieker, owner of the Colorado Motel at 636 North Avenue, for a variance from Chapter 5, Tables 5C and 5A, and Chapter 16, Restrictions in Fire Zone, of Uniform Building Code.

Mr. Wieker was present and explained that he wished to remove the present shed-type wooden office building and replace this with a more modern looking building. He plans to extend this 11 ft. further south toward the sidewalk than the old building was, and construction would be of brick and sheet rock and stucco. He also desired to put on the same type of wooden shingle roof that is on the rest of the Court so it would conform in appearance.

In the discussion following it was brought out that the entire Court is non-conforming to the City building code, having been built before it was brought into the City.

After further discussion, motion was made by Mr. Randolph that this request for an extension of the Motel be granted, provided the building code requirements regarding fire resistance material as may be specified by the Building Department of the City be complied with and that the variance be granted because of the over-size. Motion was seconded by Mr. Hopper, and carried.

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The next item considered was the request from the Texaco Company for a variance from the Sign Ordinance to allow erection of a sign.

This sign is to be erected at the Texaco Company's new station at 2430 North Avenue, and would be 25 ft. high at the bottom and 30 ft. at the top. It would have two faces, with neon tubing between and would be a steady, non-flickering sign.

This sign does not comply with the present sign ordinance, and in the discussion it was brought out that it might set a precedent and many other inquiries like this would be received.

Mr. Hopper then made the motion that this request be denied.

In further discussion, the possibility that this section would no doubt eventually become a tourise strip was mentioned, and that such signs might be limited to such sections. Also, it was mentioned that it might be possible for a sign that would be less desirable than this one to be installed under the present ordinance.

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In view of this discussion, Mr. Hopper withdrew his motion.

The Board's decision was that this matter be tabled, pending further study of our proposed new Zoning and Sign Ordinance.

Upon motion, the meeting was duly adjourned.

Case No. 4

Hearing 2-25- 19 60

8:00 A.M.

BOARD OF ADJUSTMENT

Z O N I N G

CITY OF GRAND JUNCTION, COLORADO

APPLICANT: Texaco Company (2430 North Avenue, Grand Junction, Colo.)

OWNER: Texaco Company

APPEARANCES: None

For Applicant:

For Opposition:

PREMISES AFFECTED: 2430 North Avenue, Grand Junction, Colo.

SUBJECT: Request for variance from Sign Ordinance to allow erection of sign.

ACTION OF BOARD: After discussion, this matter was tabled by the Board, pending further study.

This action of the Board of Adjustment is not a permit. Apply to the Building Department, City Hall, for a building permit.

February 25, 1960

Texaco, Inc.
Division Sales Office
1570 Grant
Denver, Colo.

Gentlemen:

Your proposed Texaco Module Sign for your station at 2430 North Avenue, Grand Junction, has been discussed with the Board of Adjustment.

The board's decision was that this be tabled, pending further study of our proposed new Zoning and Sign Ordinance. Your sign, as proposed, does not comply with our present Sign ordinance.

We assure you that you will have an answer to this question before completion of construction of your new station.

Sincerely,

J. E. Stockett,
Assistant City Engineer & Building Inspector.

JES/hw

CC - W. J. Gray

COPY

Case No. 3

Hearing 2-25- 19 60

8:00 A.M.

BOARD OF ADJUSTMENT

Z O N I N G

CITY OF GRAND JUNCTION, COLORADO

APPLICANT: Robert E. Wieker (Colorado Motel)

OWNER: Robert E. Wieker

APPEARANCES: Robert E. Wieker

For Applicant:

For Opposition:

PREMISES AFFECTED: 636 North Avenue (Harr's Addition)

SUBJECT: Request for variance from Chapter 5, Tables 5C and 5A, and Chapter 16, Restrictions in Fire Zone, of Uniform Building Code.

ACTION OF BOARD: After discussion, motion was made that this request for an extension of the Motel be granted, provided the building code requirements regarding fire resistance material as may be specified by the Building Department of the City be complied with and that the variance be granted because of the over-size. Motion was seconded, and carried.

This action of the Board of Adjustment is not a permit. Apply to the Building Department, City Hall, for a building permit.