

Lacy

Pillar

BOARD OF ADJUSTMENT & APPEALS
MEETING

Thursday - November 30, 1961 - 8:00 A.M.
CONFERENCE ROOM - CITY HALL

Members present: Messrs. Chairman, Ray Hume, G. E. Randolph, Bruce Brownson, and Glenn Hopper.

Others present: Development Director Don Warner, and Building Inspector, J. E. Stockton.

The meeting was called to order by Chairman Ray Hume.

PURPOSE OF MEETING

This hearing was called to consider the appeal for conditional use for a 5.2 Gasoline Service Station in a B-2 Zone located on the West side of 1st Street between Orchard and Lorey Drive, and variance for a sign at 11th & Teller Avenue.

DISCUSSION OF FILLING STATION AT 1ST & ORCHARD.

It was stated that in hearing an application for a conditional use there are four points for the board to consider. (1) Apparent community need for the use. (2) Suitability of use. (3) Property values of surrounding area. (4) Plan of development of use.

(1) Mr. Wright spoke on the apparent community need for the use. He said to try to establish an exact need for anything would be a difficult sort of thing. Basis on which he would contend for need of a service station in the area was because it is a small business area. It would be utilized and needed in this area because it is an area that is not now being served by a local service station. It would supply the needs for the people that live there. It is to be designed for a Neighborhood type of station. It would be conventional type of cinder brick. Brick facing and planter boxes. Mr. Stockton pointed out the area that is zoned for B-2 zone, 100 ft. back from Orchard to Lorey Drive directly across the street from City Market. The closest filling stations are at First and North and 7th and Bookcliff.

(2) Suitability of location for a station ties in very closely. Oil Companies determine whether it is a suitable location. How close to other stations, traffic count etc. It is bounded on the North by Lorey and the East by First Street. To the South of the proposed service station is a residence. To the South of this is now a swamp--proposed for extension of Orchard Avenue in the future. We feel it is unsuited for any other type of business. The physical location is low and would require quite a fill to bring it up to grade. It will be an improvement in the appearance of the area. Single family residence to the rear. Residence to the North are screened effectively. The frontage on First Street is 97 ft. Lorey Drive has been deeded to the County. The usable space of the B-2 area is about 100 x 200 ft. The proposed station area 100 x 97 feet.

(3) Effect on surrounding properties. We contend that any improvement that is not of a obnoxious nature would be an improvement to the property. It would improve the area and property value. Most of the residences in this area with the exception of a few were built there since it was developed.

November 30, 1961

(4) Plan of Development. Mr. Wright showed plans of the type of building for the service station that would be put up. The plot plan was also explained. It would be built like all El Paso Stations but would have brick facing and Planters to make it fit a residence area. The pump island would be covered. He said El Paso used a new type of pump that will enable the customer to purchase the gasoline under a better system.

Those appearing in opposition to the conditional use and were heard was Mrs. Wilson of 141 Orchard, John Knoll of 111 Orchard, Mr. Gaddy of 1st & Orchard and James Gormley.

It was unanimously agreed upon that if the service station was built it would lower the value of their property, increase the traffic, therefor making it a traffic hazard. Also, that it would not be attractive enough for a residential area.

Chairman Ray Hume asked the members of the Board if they had any questions that they would like to ask and took a written ballot of votes for or against the appeal. If they voted yes they were in favor of the approval. If they voted no they were against the approval. There was three votes against the conditional use and 1 vote for the conditional use. The conditional use was rejected. The hearing was closed.

A tape recording of the hearing is on record in the City Clerk's office.

DISCUSSION OF VARIANCE FOR SIGN AT 11TH AND TELLER.

Mr. Ray Nierman asked for a variance on the sign for the Messiah Lutheran Church at 11th & Teller Avenue. The zoning ordinance allows a variance for a second sign. He stated that what he really wanted was to have printing on both sides of one sign. Would like to have it on the corner closest to the building, pointing toward the building setting on the corner so it could be seen from the corner.

No one appeared in opposition to the hearing. Bruce Brownson made a motion that the sign be limited to 15 ft. and granted to a double faced sign. Glen Hopper seconded the motion. Motion carried. The hearing was closed.

ADJOURNMENT

There being no further business to come before the Board, the meeting was duly adjourned.

Case No. 5-61

Hearing 11-30- 19 61

BOARD OF ADJUSTMENT

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

CITY OF GRAND JUNCTION, COLORADO

APPLICANT: Messiah Lutheran Church

OWNER: same

APPEARANCES:

For Applicant: Ray Nierman

For Opposition: None

PREMISES AFFECTED: 11th and Teller

SUBJECT: Sign (4x7) 2-face (15 sqr ft is maximum allowed and that is for
single-face sign)

ACTION OF BOARD: Variance granted for two-face sign, each face not to
exceed 15 sqr ft.

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