

MEETING
GRAND JUNCTION BOARD OF ADJUSTMENT & APPEALS
AUGUST 22, 1963

PRESENT AT MEETING: Chairman Warren L. Turner, Anthony M. Mastrovich, Richard L. Reed, Edward Settle, Don Warner.
Absent: George E. Randolph.

The meeting was called to order by Chairman Warren Turner.

1. Hearing on application for conditional use 2.4 Community Facilities, non-commercial (parochial school) in an R-1-C zone. Mr. William Foster appeared on the behalf of the Immaculate Heart of Mary Church whose plan it is to build a parochial elementary school on Church land at 7th and Bookcliff. Mr. Foster presented a map showing the proposed location for the school building and described the access and parking area to be built in conjunction with the development. The Board questioned Mr. Foster on the effect this development would have on traffic within the area and also on the development of housing for Sisters on the staff and lay teachers.

The motion was made, seconded, and approved that this conditional use be granted.

2. The hearing on a conditional use 1.5 multi-family residence in a B-3 zone located at the northeast corner of 8th and White (Lots 29 through 32, Block 85, City of Grand Junction). Applicants for this conditional use were Messrs. Ben Carnes and Charles Shaw. Mr. Carnes presented a plan of development for this use showing two buildings located at the southwest and southeast corners of the tract. These buildings are to contain a total of 16 apartments. Car ports are to be provided along the north line of the tract adjacent to the alley.

Several questions were asked by persons in attendance as to the effect on parking in the area. The Board felt that this condition was amply met in the plan of development.

The motion was made, seconded, and approved to allow this conditional use.

3. Mr. Ben Adams appeared asking for an interpretation of rear yard requirements for a house he is planning to build at the southwest corner of 10th and Walnut. He stated that he would like to face this house on 10th Street rather than Walnut. This would require the locating of the required yard space on the south side of the house. The Board felt that the yard requirements would be met in using this plan.

The motion was made, seconded, and approved that this yard as shown would meet the requirements for yard space in this zone.

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