



P.O. Box 968
81501

CITY OF GRAND JUNCTION
DEVELOPMENT DEPARTMENT

Dial (303) 242-0445

GRAND JUNCTION BOARD OF ADJUSTMENT

Thursday, November 7, 1974

MINUTES

1. Members Present: Cecil Hobbs, Virginia Flager, Blaine Ford, Warren Turner, Rudolph Susman, Don Henry, and Richard Hollinger.
2. The minutes of the previous meeting were approved as mailed.
3. Request for a side yard variance to the property line for the purpose of setting a temporary building for a period of two years or less located at 28th and North Avenue.

Petitioner: Mesa United Bank.

Mr. Hollinger presented the plan of Mesa United Banks to place a temporary building at 28th and North Avenue until they decide if they are going to add to their present building or if they are going to build a new building on a different site.

The building that will be temporarily placed next to the bank will be built by Mesa Homes, Inc., and is to be fire-rated for greater safety. The temporary building will be connected to the present building only by a doorway.

A representative from the bank attended the meeting and indicated their willingness to give proper indemnification to the city because of any violation this variance might have to the building code.

Rudolph Susman made the motion to approve the variance, and it was seconded by Cecil Hobbs. The motion was carried.

4. The meeting was adjourned at 8:15 A.M.

P.O. Box 1568
28th and North Avenue
Grand Junction, Colorado 81501
Telephone: (303) 242-8822



United Bank of Grand Junction

November 6, 1974

City of Grand Junction
Board of Adjustment
P. O. Box 968
Grand Junction, Colorado 81501

Gentlemen:

We would like to extend our space facilities in anticipation of erecting a new structure in the immediate future.

Therefore, we request your approval on the placement of a 24 by 60-foot modular structure at the east side of our present building.

This semi-mobile building will be constructed according to commercial building codes with walls meeting approved fire code requirements, electrical installations and heating installed by local contractors. The access doors from trailer to main building will be metal covered, meeting a one-hour fire standard. A smoke sensing alarm will be installed in the trailer with an audible alarm and flashing light on the outside of the building.

The building will be utilized for a period not to exceed two years unless we have unanticipated delays in a planned new facility, at which time we will request extension if necessary.

Sincerely,

A handwritten signature in cursive script that reads "John Boogert".

John Boogert
Cashier and Vice President

JB:pw

P.O. Box 1568
28th and North Avenue
Grand Junction, Colorado 81501
Telephone: (303) 242-8822



United Bank of Grand Junction

December 4, 1974

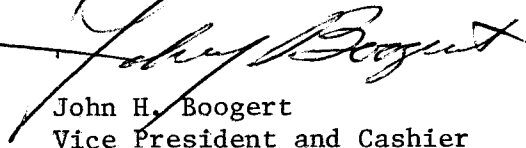
City of Grand Junction
Board of Adjustments
Grand Junction, Colorado 81501

Gentlemen:

By resolution of October 31, 1974, the Grand Junction Board of Adjustments granted a variance to the Mesa United Bank of Grand Junction to temporarily place a 24' x 60' modular structure adjacent to the east side of the existing building.

The Mesa United Bank of Grand Junction hereby agrees to save and hold harmless the City of Grand Junction from any claim or demand of whatsoever nature arising out of or by virtue of the construction or use of said temporary structure.

Sincerely,



John H. Boogert
Vice President and Cashier

JHB:pw

NORTH AVENUE

23'-4"

28 RD

68'-0" building

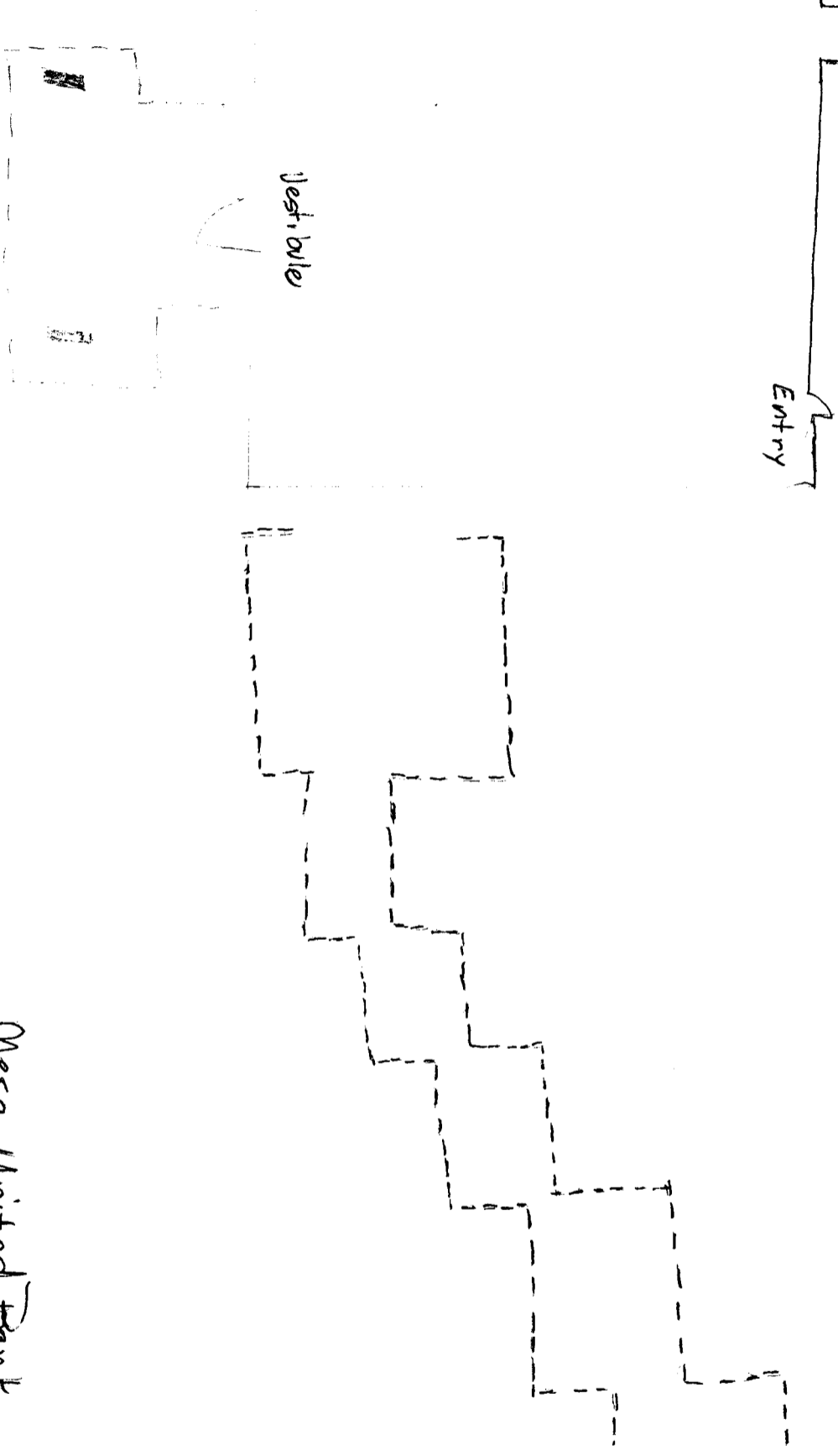
24'-0"

Temporary Bldg.

Entry

70'-0" drive-up

41'-0"



Mesa United Bank
2655 North Avenue
Grand Junction, Colo.

208 Park Drive
Heather Apt. No. 3
Grand Junction, Colo.
October 29, 1974

Board Of Adjustment
City of Grand Junction
5th and Rood
Grand Junction, Colo.

Dear Sirs:

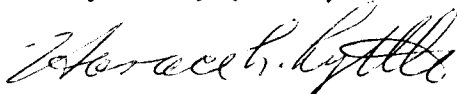
We are buyers under contract for Lot 1 in Block 2 of the Willowbrook Subdivision. We wish to obtain a variance to waive the City rear set-back requirement for the construction of a home on this lot. The lot has an unusual shape and a natural setting next to an irrigation ditch (which provides a buffer to further separate any future development in the area to the rear of the lot) that we think warrants the slight deviation we are requesting. We think the granting of this variance will allow a better development of this lot from not only our but also the entire neighborhood's viewpoint.

The lot is in an area zoned R-1-B, which requires a 30 foot rear set-back. We are requesting a deviation to a 20 foot set-back. The attached "Sketch 1" shows a plat of the lot in question with the existing set-back requirements, the perimeter outline of a proposed home-garage-covered porch floorplan, and the portion of the floorplan that would extend beyond the current set-back limit. (the cross-hatched area within the home perimeter).

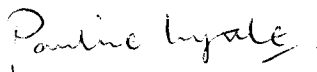
"Sketch 2" shows the same items as in "Sketch 1" but proposes a rear set-back variance of a slightly larger area that will allow us some flexibility in the final placement of our home. The variance area consists of a vertical cross-hatched area that is a parallelogram with sides of 50 and about 13 feet.

We ask that you grant us a waiver to conform to that shown in "Sketch 2". Should you not approve that, we ask that you approve the variance shown in "Sketch 1".

Very truly yours,



Horace L. Lyttle



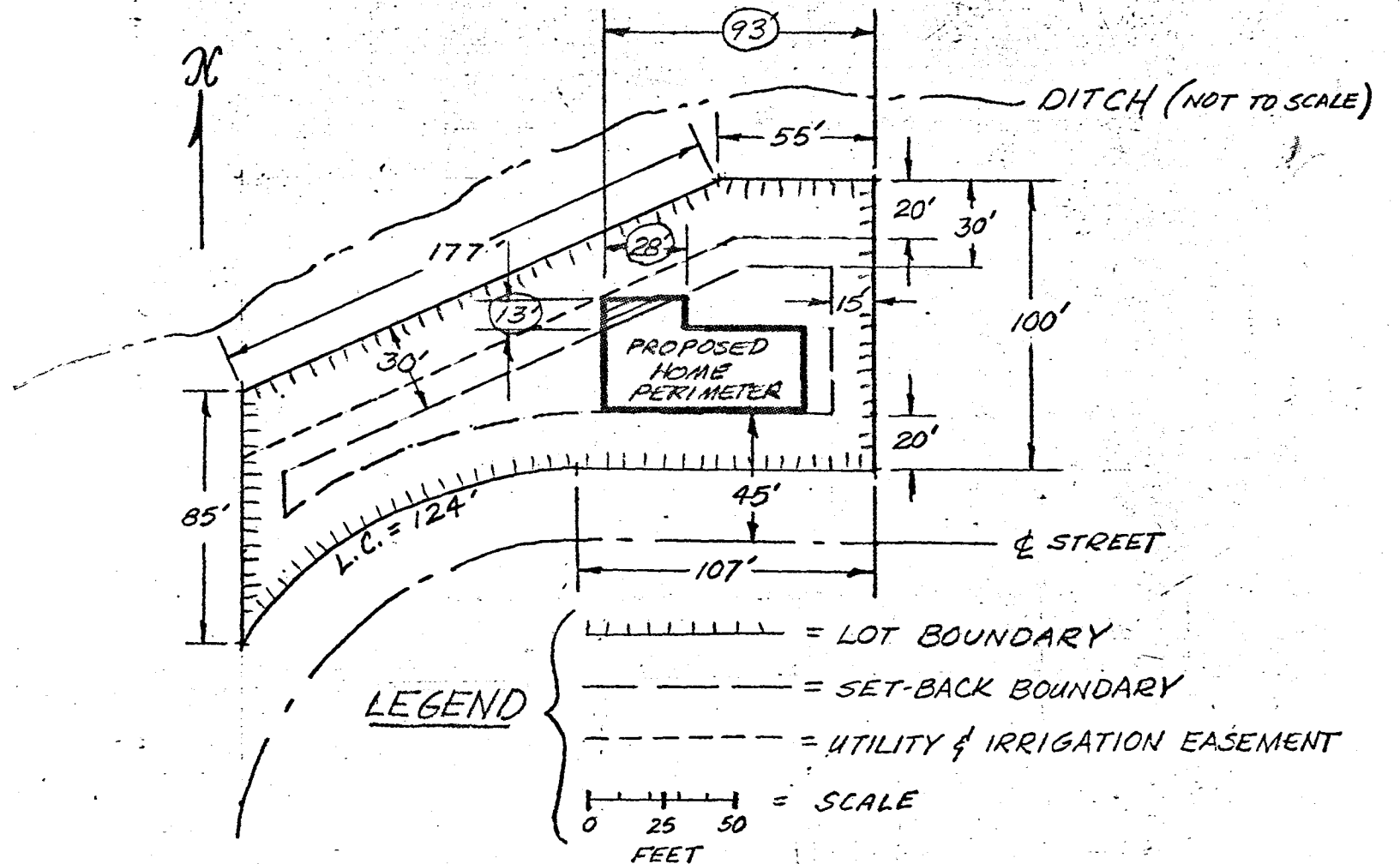
Pauline Lyttle

P.S. Also enclosed is our \$5.00 fee.

encl.

SKETCH 1

LOT 1, BLOCK 2
WILLOWBROOK SUBDIVISION, REPLAT



SKETCH 2

LOT 1, BLOCK 2
WILLOWBROOK SUBDIVISION, REPLAT

