



September 23, 1986

Mr. Karl Metzner  
Director, Planning Department  
City of Grand Junction  
250 North 5th Street  
Grand Junction, Colorado 81501

Dear Sir:

I am herewith requesting a variance for a five-foot chain link fence on the property at 1603 North 15th Street (corner of 15th and Texas) for the following reasons:

1. To the north of my property is Paddock's Frozen Foods (a large industrial meat processing plant). This property is secured by a 6½-foot fence to the east and a 10-foot fence to the rear west, with barbed wire across the top;
2. To the west of my property is an abandoned city alley with city sewer;
3. To the northwest of my property is an unlighted city park.

In making this request, I have considered appearance, traffic and protection from latch-key persons who live, for the most part, in the houses for sale to the north and the rentals south of Texas. This fence will keep a large dog from jumping over the fence and particularly when teased by the children who constantly use my corner and the open paved space to the front of Paddocks on 15th Street (approximately 23 feet wide and 200 feet long) as a playground. These children will not play in their yards or the playgrounds but ride their bikes and skateboards on the sidewalks and driveways, going around and around for hours on end. They are quite abusive.

I wish to thank you for your consideration in this matter.

Very truly yours,

*Robert N. McMillan*  
Robert N. McMillan  
1603 N 15TH ST. 245-0116

P.S. This is not a part of my request but perhaps at some time in the future, the city might consider a light adjacent to the city park and west of Paddocks.

TEXAS

1440  
TEXAS



UNLIGHTED  
CITY  
PARK  
ALLEY

ABANDON CITY ALLEY

WOOD FENCE 6'

3'

SIDE WALK

86'

3'

14'-1/2"

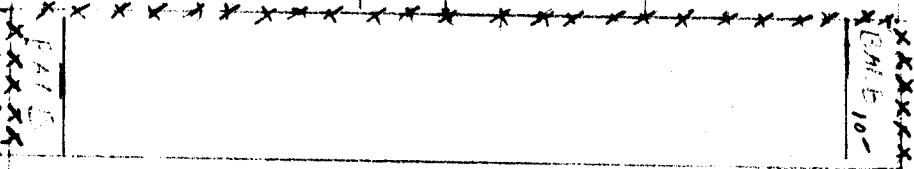
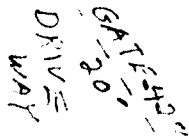
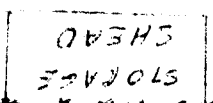
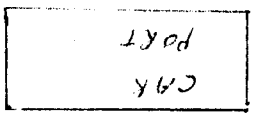
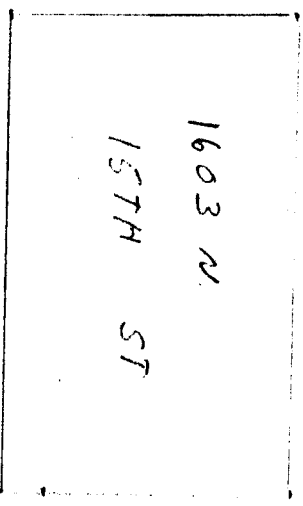
3'

SIDE WALK

3'

63 1/2'

- ① ALL IN RED FOR 1603 N. 15TH ST. TO BE 5' CHAIN LINK FABRIC
- ② 3' FROM INSIDE EXISTING SIDE WALK
- ③ EXCEPTION FOR DIAGONAL ON CORNER WHICH WILL BE AT CENTER 6 1/2' FROM WALK



Paddock  
MEAT  
PROCESSING  
1625 N. 15TH

OPEN  
PAVED  
ENCLOSURE  
APPROX. 200'  
BY 23'

SIDE WALK

FOR MORE INFORMATION

245-0116

1574

ST



Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1648

MEMORANDUM

TO: Grand Junction City Council  
Grand Junction Planning Commission

FROM: Karl Metzner *KMM*  
City Planning Director

DATE: September 26, 1986

RE: Request for Variance, R.N. McMillan

The attached is a request for a variance from the provisions of Chapter 5 of the Zoning and Development Code. In accordance with Section 5-4-13 of the Code, the City Council "...may, after study and recommendation by the Planning Commission, authorize variances of this Chapter where, due to exceptional topographical, soil or other subsurface conditions or other conditions peculiar to the site, or an undue hardship would be caused to a developer by the strict application of any of the provisions of this Chapter. These variances shall not be granted if they would be detrimental to public good or impair the intent and purpose of this Section."

Mr. McMillan is requesting an increase in the allowable height of a fence within a front yard setback from 4' to 5'.

Consideration of this request does not require an official public hearing but does require action at a regularly scheduled public meeting.

This item will be scheduled for Planning Commission on October 7 and City Council on October 15.

KM/tt

xc: Mr. McMillan

Variance approved  
by city council

11/5/86

Kurt Metzger