

GRAND JUNCTION, COLORADO

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - April 7, 1964

Conference Room - City Hall

Members Present: Messrs. Warren Turner, Chairman,  
Tony Mastrovich, Ed Settle, Eud  
Randolph, and J. E. Stockton

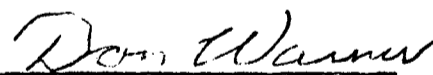
Others Present: Messrs. Don Warner, Development  
Director, Amos Raso, owner, and  
John Bouchard, leasee

I. CAR WASH, 28 $\frac{1}{2}$  ROAD AND NORTH AVENUE.

This was the date set for hearing on conditional use (5.8 mechanical car wash) in a C-1 zone. Mr. Bouchard stated that the plan of development would be the same as previously approved for location at 21st Street and North Avenue. He explained that he was unable to go ahead with this development at 21st Street and North Avenue because the property owners from whom he was to lease the land had sold their interest. The land in question for this hearing is owned by Mr. Amos Raso and is located at the Northeast corner of 28 $\frac{1}{2}$  Road and North Avenue. The Board discussed this location. Mr. Turner asked if there had been any comment from the neighbors on this use. It was stated that there had been no comment either for or against this use. Mr. Mastrovich made a motion that this conditional use be granted for this changed location. The motion was seconded and carried.

II. ADJOURNMENT.

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



Don Warner  
Development Director

May 4, 1964

To Members of Board of Adjustment and Appeals

Enclosed sketch was drawn from measurements of the Donald E. Stone property on which he asked for a rear yard variance for a proposed two car garage.

The sketch shows how Mr. Stone can build his garage and comply with the zoning regulations. Entrance may be from the alley or from Ouray Avenue. Roof lines, overhang, and size are a matter of personal preference.

Sincerely,

  
J. E. Stockton  
Building Inspector

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