

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - October 19, 1965 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Warren Turner, Chairman, E. H. Settle,
Anthony Mastrovich, Rudolph Susman

Others Present: Don Warner, Development Director, George Graham,
Mr. & Mrs. McMann

I. CONDITIONAL USE FOR RESIDENTIAL USE 1.7 (MOBILE HOME
SUBDIVISION) IN AN R-1-C ZONE - 28 1/2 ROAD AND ELM AVENUE.

Mr. George Graham presented a letter from the developer of the proposed Mobile Home Subdivision. This letter, on file in the Development Department, states that all streets, curbs, gutters, sidewalks, utilities, and 20 sites with concrete pads and patios will be completely developed to meet City regulations before any lots are occupied. Lots will be sold or leased with restrictive covenants to maintain the lots in an appropriate manner.

Mr. Graham told the Board that he had telephoned Mr. Funderburk of the Federal Housing Association in Denver and was told that no problem existed concerning the effect of this proposed subdivision on the financing of the homes in the surrounding area.

Mr. McMann, an owner of nearby property, expressed concern about the effect of the subdivision on development of streets adjacent to property in the area. Mr. Warner explained that this is a developing area in an undeveloped area and that, although the subdivision would expedite area improvement, any development in the area would promote that eventuality.

There was some concern expressed about the larger mobile homes on the platted 40-foot lots meeting side-yard requirements. In the discussion that followed, it evolved that the side-yard area would be greater than that required for regular homes.

In the discussion of the recreation area, it was decided that this should not be included in the proposed plan unless the Board required its development along with the development of the 20 sites. Mr. Graham asked that the word "fences" be deleted from the letter.

Mr. Settle made a motion that the Conditional Use be granted with the restriction that no extra structures other than concrete pads and patios be allowed and that the word "fence" and the paragraph on recreation area be deleted from the letter. Mr. Mastrovich seconded. Motion carried.

II. ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 9:00 a.m.

Don Warner
