

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - March 28, 1967 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mr. Rudolph Susman, Acting Chairman, Mr. George Randolph, Mr. E. H. Settle, Mr. Cecil Hobbs, and Mr. John Frazier

Others Present: Mr. Berndt C. Holmes and Mr. Joe Chamberlain, Building Inspector

I. MINUTES APPROVED

Mr. Frasier moved that the minutes of November 1, 1966 be approved as mailed. Mr. Settle seconded. Motion carried.

II. RECOMMENDATION FOR LOT SIZE VARIANCE TO ALLOW A LOT SPLIT, LOTS 17 and 18, BLOCK 35, CITY OF GRAND JUNCTION (NORTH WEST CORNER OF THIRD STREET AND GUNNISON AVENUE)

Mr. Susman explained the location and details of the request.

Mr. Berndt C. Holmes presented the request to the Board of Adjustment on behalf of Mr. Ernest J. Heskett, owner of Lots 17 and 18 in Block 35, City of Grand Junction.

The requested lot size variance is to allow the separation of the house facing North Third Street and the duplex on the corner of Third Street and Gunnison. Mr. Heskett would like to sell the duplex as he is no longer physically able to maintain the property. When originally built, the lot arrangement was legal. However, a regulation in 1961 was adopted that required more lot square footage. The lots would not have the minimum square footage.

Mr. Hobbs moved that the lot size variance be recommended to Council. Mr. Settle seconded. Motion carried unanimously.

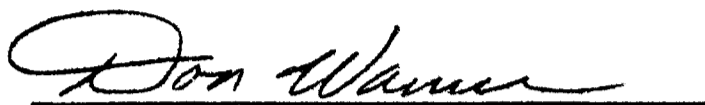
III. GENERAL DISCUSSION

Mr. Randolph asked about a conditional use granted May 17, 1966 contingent upon the removal of the junk yard located at 2848 1/2 North Avenue. He said the appearance of the junk yard was even worse that it had been when the variance was permitted. It was decided that the Development Department should make an attempt to correct the situation.

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IV. ADJOURNMENT

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

A handwritten signature in cursive script, reading "Don Warner", is written above a solid horizontal line.

Don Warner
Development Director