

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - August 8, 1967 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members Present: Mr. Warren Turner, Chairman, Mr. Rudolph Susman,  
Mr. E. H. Settle, and Mr. Cecil Hobbs

Others Present: Mr. Charles Shaw and Mr. Joe Chamberlain

I. MINUTES APPROVED

Mr. Turner asked for additions or corrections to the minutes of April 25, 1967. There being no additions or corrections, Mr. Susman moved to approve the minutes. Mr. Hobbs seconded. Motion carried.

II. APPROVAL OF REQUEST FOR REAR YARD VARIANCE ON LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 59, CITY OF GRAND JUNCTION (SOUTHWEST CORNER OF FIFTH STREET AND CHIPETA AVENUE)

Mr. Chamberlain explained that this was the same request approved at the April 4th meeting only lots 11 and 12 have been purchased to permit construction of a 29 unit apartment building instead of the 18 unit apartment building originally proposed.

This variance would permit construction five feet from the alley where the minimum requirement is twenty feet. Parking will be on the east side of the lot rather than on the alley.

Mr. Chamberlain said he felt the second plan was better because the purchase of two additional lots will permit a central court. Entry into the apartments can be obtained by going through the court and avoiding the traffic in the parking lot area.

Mr. Shaw said he was ready to start construction and move the house at 445 Chipeta Avenue to a new location.

Mr. Settle moved to allow the rear yard variance on Lots 11 through 16, Block 59, City of Grand Junction. Mr. Hobbs seconded. Motion was unanimously carried.

III. ADJOURNMENT

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

*Don Warner*

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Don Warner  
Development Director