GRAND JUNCTION
BOARD OF ADJUSTMENT AND APPEALS
Tuesday - August 25, 1970 - 8:00 A.M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Warren Turner, Chairman, George Randolph,
                    E. H. Settle, Cecil Hobbs and Rudolph Susman.

OTHERS PRESENT: Don Warner, Development Director, Fred Fuhrmeister,
                    Building Inspector, Harlan R. Goodner, 1736 N. 18th
                    Street and Mrs. A. C. Hosier, 1237 North 16th St.

I.   MINUTES APPROVED

     The minutes of the last meeting were approved as mailed.

II. HEARING ON REAR YARD VARIANCE - 1311 North 16th Street

     A request from Lee Jensen was explained by Don Warner.

     The rear yard variance request from 25' to 20' was made to
     preserve the existing trees and enhance the beauty of the
     proposed building. The proposed building being a two-story
     apartment building at 1311 North 16th Street. A sundeck
     and utility room is planned in the rear yard but will be attached
     to the principal building. If this was not attached, it would
     be considerad an accessory building and would be allowed 5'
     from the property line.

     Mrs. A. C. Hosier, 1237 North 16th Street, asked what effect
     this building would have on the 15' utility easement which
     they use as access to their property. This is not a dedicated
     alley and has no bearing on this request for variance.

     E. H. Settle moved that the rear yard variance on Lot 4, Block 2,
     Park Place Heights Subdivision, be granted. Cecil Hobbs seconded
     the motion and it passed unanimously.

III. HEARING ON REAR YARD VARIANCE - 1736 North 18th Street

     Don Warner explained the request of Harlan R. Goodner, 1736
     North 18th Street. This residence faces a cul-de-sac and is
     on an odd shaped lot. The square feet of the lot is very
     adequate but the 20' X 20' proposed addition will be 12' from
     the rear property line.

     The rear yard variance on Lot 38, Block 3, Elmwood Plaza Sub-
     division, was granted with Cecil Hobbs making the motion and
     George Randolph seconding. The motion passed unanimously.

IV. ADJOURNMENT

     There being no further business, the meeting adjourned.

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     Don Warner
     Development Director