

GRAND JUNCTION BOARD OF ADJUSTMENT

Tuesday - December 14, 1971 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

MEMBERS PRESENT: Warren Turner, Chairman, Rudolph Susman, Cecil Hobbs and Merton Heller.

OTHERS PRESENT: Don Warner, Bob Faith and Blake Chambliss.

I. MINUTES APPROVED

The minutes of the August 24th meeting were approved.

II. PUBLIC HEARING - YARD VARIANCE AT 200 BELFORD AVENUE

The request of Bob Faith for yard variance at 200 Belford Avenue was presented to the Board by Don Warner. Don explained the plans for development of the Fountain Park Apartments. This will be a 22-unit apartment complex in six buildings.

Staff recommended approval of this project, and the yard variances as requested.

Rudolph Susman made a motion that the Board approve the request for yard variances on Lots 24 thru 32, Block 10, City of Grand Junction, to conform with plans as shown. The plans are on file in the Planning Office.

Cecil Hobbs seconded the motion and it passed unanimously.

III. PUBLIC HEARING - YARD VARIANCES IN 800 AND 900 BLOCKS OF BOOKCLIFF AVENUE - MONTEREY PARK WEST

Blake Chambliss requesting yard variance in the 800 and 900 Blocks of Bookcliff Avenue presented the plans for the Monterey Park West, Foundation for Senior Citizens, Inc. Development of six-plexes to house Senior Citizens is planned for this area. All will be single story complexes.

The buildings are placed at a 45° angle on the property to allow morning or afternoon sun into each complex.

Bookcliff Avenue is paved, North 9th Street will be opened and there is a request for North 10th Street to be vacated.

The setback is 15', the request is for 10' on the South and North sides of this development.

Plans filed in file cabinet

Prop Line on Belford 10' from Bot on E + 20' or more in rear

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Cecil Hobbs made a motion that the Board approve the request for yard variances on the following described property to conform with plans as shown. The plans are on file in the Planning Office.

Block 1, North Monterey Park Subdivision (South side of Bookcliff Avenue in the 900 Block) and Beginning at a point 88 feet East of the Southwest corner of Lot 4 in Capitol Hill Subdivision, thence East 60 feet, thence North 650 feet, thence West to the east line of the right of way of the Little Bookcliff Railroad, thence Southwesterly along the east line of said right of way to a point due West of the point of beginning, thence East to the point of beginning, in Mesa County, Colorado. (North side of Bookcliff Avenue in the 800 Block).

Merton Heller seconded the motion and it passed unanimously.

IV. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director