

GRAND JUNCTION BOARD OF ADJUSTMENT

Tuesday - April 24, 1973

M I N U T E S

Members Present: Warren Turner, Rudolph Susman, Cecil Hobbs, Merton Heller, and Fred Fuhrmeister.

1. Approval of minutes of previous meeting:

On a motion by Cecil Hobbs and seconded by Mr. Heller, the minutes of the previous meeting were approved as mailed.

2. Request for a front lot variance from 75 feet to 20 feet at 210 Orchard Avenue, Grand Junction, Colorado. Legal description as follows:

Beginning at a point 596.0 feet East and 180.0 feet North of the W1/4 Corner of Section 11, T1S, R1W, Ute Meridian, thence North 110.0 feet to the South Bank of a drainage ditch, thence S 84°10' W 116.6 feet along said drainage ditch, thence South 98.34 feet, thence E 116.0 feet to the Point of Beginning. Plus the East 20 feet of Tract B.

There was a discussion on the layout of the present house and what is proposed on the rear of the lot by Mr. Ragsdale. The request is for a 20 foot frontage on Orchard Avenue to give the rear house access to their lot. Mr. Ragsdale plans to build for rental purposes. Mr. Susman is concerned with the staggering of houses on Orchard Ave., Mr. Fuhrmeister commented on the waste of land in the area and feels that there will be several more requests for this sort of thing in the future. Mr. Susman made a motion to approve the request and Mr. Heller seconded the motion and it carried.

There being no further business, the meeting was adjourned.

  
Fred Fuhrmeister/jb