



P.O. Box 968
81501

CITY OF GRAND JUNCTION
DEVELOPMENT DEPARTMENT

Dial (303) 242-0445

GRAND JUNCTION BOARD OF ADJUSTMENT

Thursday, September 5, 1974

MINUTES

1. Members Present: Rudolph Susman, George Randolph, Cecil Hobbs, Don Henry, Warren Lowe, Blaine Ford, Virginia Flager, Richard Hollinger,, and Don Warner.
2. The minutes of the previous meeting were approved as mailed.
3. Consider a request for a front yard setback variance from 25 feet to 15 feet at 535 Pitkin Avenue, Lots 11 and 12, Block 148, Grand Junction.

Petitioner: Larry Dangler.

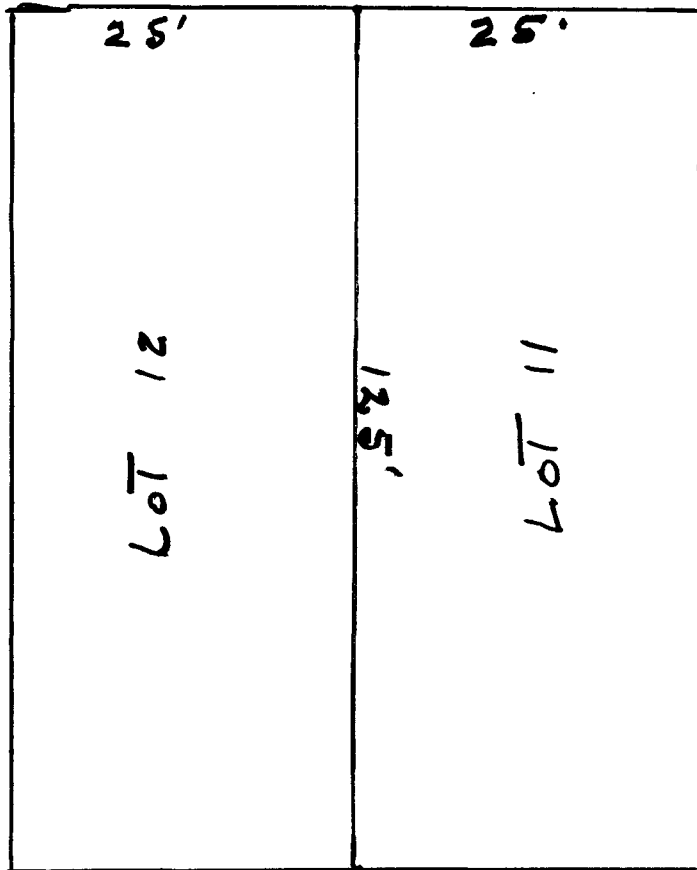
The Board asked if the City Engineering Department and State Highway had been asked for their recommendations on the setback variance being asked for. Gus Byrom from the City Engineering Department was present at the meeting and told the Board that there were no problems as far as the Engineering Department was concerned. He also contacted the State Highway Department and asked for their comments. Mr. Byrom told the Board that the State Highway Department approved of Ute and Pitkin as they are. "They consider the pair a four-lane highway with a city block for a meridian."

Cecil Hobbs made the motion to approve the front yard setback variance from 25 feet to 15 feet at 535 Pitkin Avenue. Rudolph Susman seconded the motion and it was passed unanimously.

4. The meeting was adjourned.

Block 148

CARB. Co 15169



FRONT YARD
SETBACK VARIANCE
FROM 25' TO 15'

Side WALK 5'

12' ↑

Curb. ↓

22'

PITKIN

535 PITKIN

LARRY DANGLER, 269 W PARKVIEW
242-3898