

GRAND JUNCTION BOARD OF ADJUSTMENTS

Tuesday, April 21, 1975, 8:00 A.M., City Hall Auditorium

MINUTES

The meeting was called to order by Chairman Warren Turner with the following members present:

Virginia Flager, Warren Turner, Blaine Ford, Don Henry, Warren Lowe, and Cecil Hobbs.

Fred Fuhrmeister presented the request to the Board stating that Mr. Unrein wanted to split his 220' long lot into two lots with the rear lot facing the alley. Mr. Fuhrmeister pointed out that two other lots in the immediate vicinity were in this type of situation but that the situation has existed for several years.

Virginia Flager: I see no reason why we should allow a house to be built facing an alley. In this day and age there is no excuse for it. Just because there are houses there in existence like that doesn't mean we should set a precedent like this.

Fred Fuhrmeister: We do not know where his leech field is. It may extend back into this portion he wants to split off.

Warren Turner: This could establish a dangerous precedent. I really don't think it is a good idea to have a house facing an alley since the alley would be the only access to the house.

Fred Fuhrmeister: The zoning regulations state that a lot will have, "the frontage on a dedicated public street or officially approved place".

Warren Turner: Are there any other comments? If not, I will entertain a motion.

Warren Lowe: I move that the request be denied.

Virginia Flager seconded the motion and it was approved unanimously.

Warren Turner: I think I will be resigning in the near future, so I feel we should elect some new officers for the Board. I will entertain a nomination for the position of Chairman.

Blaine Ford nominated Warren Lowe as Chairman. Virginia Flager moved to cease nominations and Cecil Hobbs seconded the motion. Warren Lowe was elected the new Chairman of the Board of Adjustments.

Warren Turner: I will now entertain nominations for Vice-Chairman.

Don Henry nominated Virginia Flager for Vice-Chairman. Warren Lowe moved to cease nominations, Blaine Ford seconded the motion. Virginia Flager was elected Vice-Chairman of the Board Of Adjustments.

Warren Turner resigned from the Board of Adjustments after the elections were over.

The minutes of the previous meeting were approved as mailed.

The meeting was adjourned at 8:20 A.M.