

CITY OF GRAND JUNCTION BOARD OF ADJUSTMENT

October 31, 1975

M I N U T E S

The meeting of the Grand Junction Board of Adjustment was called to order at 8:05 A.M., October 31, 1975, in the City Hall Auditorium, by Chairman Warren Lowe with the following members present: Virginia Flager, Chuck Wiman, Warren Lowe, and Blaine Ford.

Also present were: Richard Hollinger, Chief Building Inspector; Bonnie Pehl, Acting Secretary; and Murl Reid, petitioner.

Chuck Wiman made a motion to approve the minutes of the last meeting as mailed. Virginia Flager seconded the motion and it was passed.

1. Request a rear yard variance from 25' to 5' in order to enlarge a small bedroom, make a clothes closet, add a room for washer and dryer and to square the house up.

Petitioner: Murl Reid

Richard Hollinger explained that Mr. Reid's house was built on the rear of his lot which makes it impossible to comply with the zoning regulations and that there is no apparent encroachment of light or air to his neighbors.

Virginia Flager made a motion to approve the variance requested by Mr. Reid. Chuck Wiman seconded the motion and it was passed.

2. Request for: "The 7 ft. side line requirement to be reduced to 6 ft. along the South 50 feet of the West boundary of said lot specifically for the purpose of the construction of a fireplace on the outside of the West wall of the residence located thereon."

Petitioner: Keith Mumby

Mr. Mumby was not present at the meeting and because the Board of Adjustment has a policy of tabling any items where the petitioner is not present, the request was tabled.

A recommendation was made that when this item comes before the Board again that the pollution factor of fireplaces be seriously considered before action is taken on the matter.

The meeting was adjourned at 8:15 A.M.

FEE ~~\$10.00~~ 5.00

PETITION FOR VARIANCE
City of Grand Jct.
~~MESA COUNTY~~

Petitioner: Maryl Reid

Address: 2601 Texas Ave

Phone: 242.0700

I, the undersigned, hereby petition for a variance located at 2601 Texas Ave. N. J. to be reviewed by the Grand Junction ~~Mesa County~~ Board of Adjustment for the following purpose:

Rear yard variance from 25' to 5'
2601 Texas Avenue, Enlarge Small
Bed Room, Make Clothes Closets, Make room
for washer/dryer to square the house up

Legal description of proposed variance:
Lot 6, Block 2, East Elm Avenue
Heights

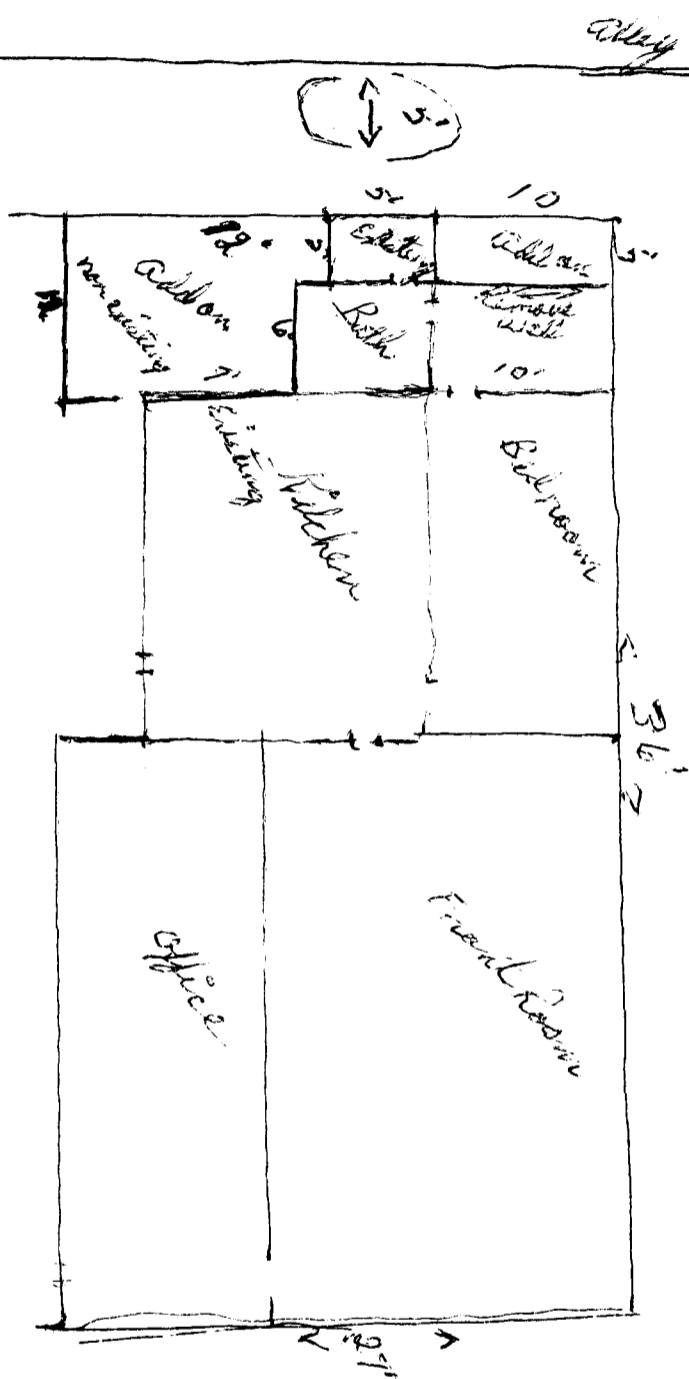
Other information required:

- ~~1. Names and addresses of all property owners within 500 feet of subject property, attached on separate sheet.~~
- ~~2. For all conditional and special uses requiring Board of Adjustment approval, a fee of \$75.00 shall be charged to cover advertising and processing costs.~~
3. Plot plan showing location of property and nature of variance; also a county assessor's map of the area.

Maryl H. Reid
signature of petitioner

date: 10-3-75 receipt #: 8587

Lot Six Block two
East Elm St.



GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

JAMES GOLDEN
KEITH G. MUMBY
K. K. SUMMERS

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

AREA CODE 303
TELEPHONE 242-7322

October 9, 1975

The City of Grand Junction
Board of Adjustment
P. O. Box 897
Grand Junction, Colo. 81501

Re: Lot 4, Block 1, McFarland Estates,
a subdivision in Mesa County, Colo.

Gentlemen:

This letter is written for the purpose of requesting a
variant on the above described lot as follows:

"The 7 ft. side line requirement
be reduced to 6 ft. along the
South 50 feet of the West
boundary of said lot specifically
for the purpose of the construction
of a fireplace on the outside of
the West wall of the residence
located thereon."

If you need any additional information, please contact
me.

Very truly yours,

GOLDEN, MUMBY & SUMMERS

By 

KGM/jp