

CITY OF GRAND JUNCTION BOARD OF ADJUSTMENT

November 20, 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., November 20, 1975, in the City Hall Auditorium, by Chairman Warren Lowe with the following members present: Virginia Flager, Chuck Wiman, , Blaine Ford, Don Henry, Chuck Brumbaugh and ~~George Randolph~~ ^{Cecil Hobbs (See Dec. 4 minutes)}

Virginia Flager made the motion to approve the minutes of the last meeting as mailed. ~~George Randolph~~ ^{Cecil Hobbs} seconded the motion and it was passed.

1. Request for a rear yard variance 10' to 7' for a detached garage. (R1B Zone)

Petitioner: W. M. Gale

Chuck Wiman made the motion to grant variance at 7 feet as requested by Mr. Gale. Blaine Ford 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 stated that McFarland Estates Subdivision is more restrictive than the zoning regulations. He also stated that the residents had signed a waiver in order that the fireplace could be built and used.

Chuck Wiman questioned if the fireplace was constructed. Mr. Mumby stated that it is.

Dick Hollinger stated concern that the bamboo fence at adjacent property might be a fire hazard. Mr. Mumby said that this property owner had signed the waiver.

^{Cecil Hobbs}
~~George Randolph~~ made the motion to approve the request. Virginia Flager seconded the motion and it was passed.

The meeting was adjourned at 8:10 A.M.

Sirs:

Request that I be allowed to set this garage 8 feet from my east property line so that I may avoid cutting down four 16 foot pine trees. All the rest of the garages in this area are either on the alley or from 3 to 5 feet away.

A. M. Gale.

FEE ^{5.00}~~10.00~~

PETITION FOR VARIANCE

~~MESA COUNTY~~ *Grand Junction*

Petitioner: *W. M. Gale*

Address: *2020 N. 6th Street*

Phone: *242-3126*

I, the undersigned, hereby petition for a variance located at *2020 N. 6th St.* to be reviewed by the ~~Mesa County~~ *Grand Junction* Board of Adjustment for the following purpose:

rear yard variance 10' to 7' for detached garage R1B zone

Legal description of proposed variance:

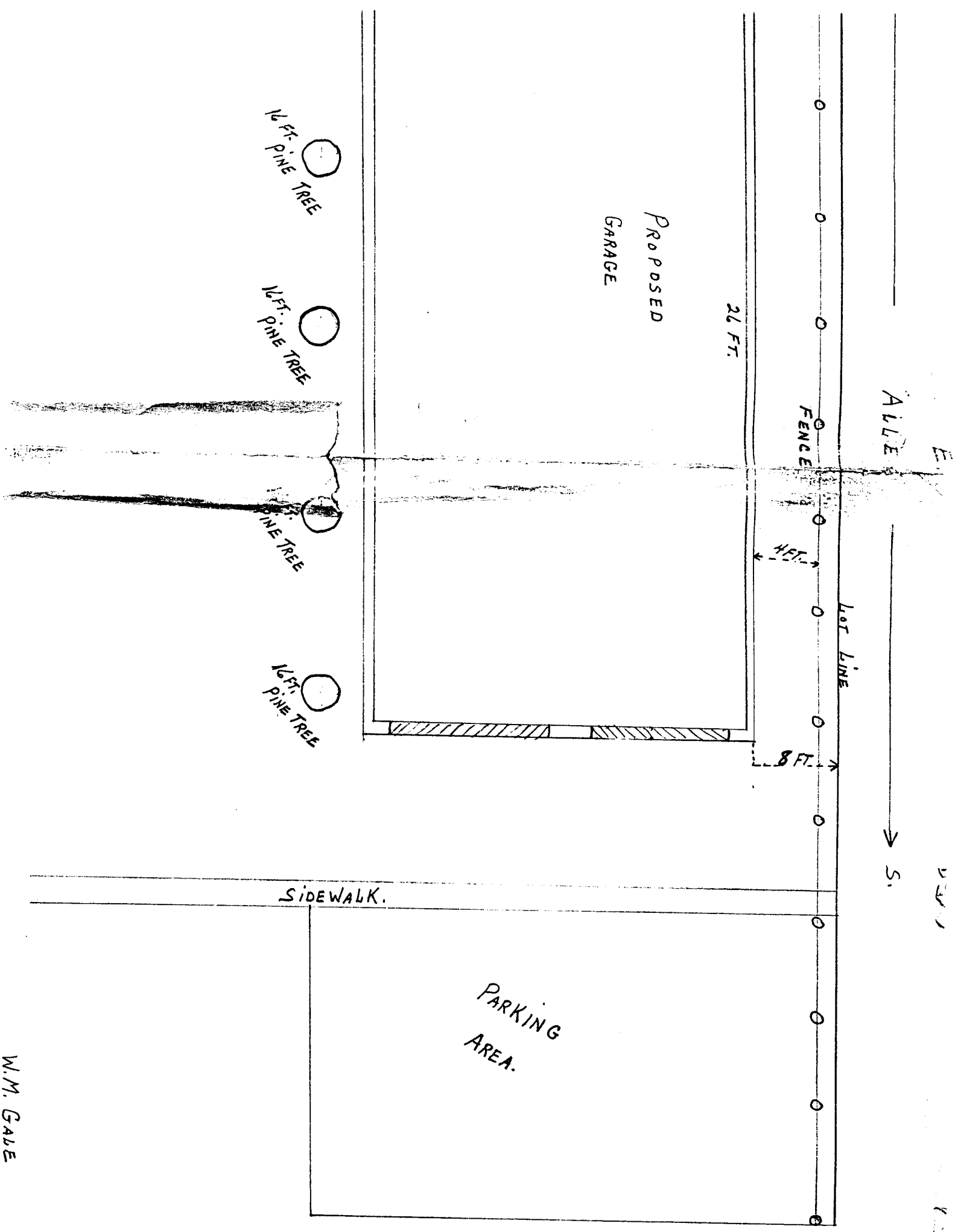
Lot 4, Block 8, Brookcliff Park Subdivision

Other information required:

- Names and addresses of all property owners within 500 feet of subject property, attached on separate sheet.
- 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.
- Plot plan showing location of property and nature of variance; also a county assessor's map of the area.

William M. Gale
signature of petitioner

date: *Nov 10, 1975* receipt #: _____



W.M. GALE