

August 4, 1977

M I N U T E S

The regular meeting of the Grand Junction Board of Adjustment was called to order at 8:00 A.M. in the City Council Chambers by Chairman BLAINE FORD with the following members present: CHUCK BRUNBAUGH, CECIL HOBBS, WARREN LOWE, VIRGINIA FLAGER, DON HENRY and BERNARD BUESCHER.

Also present were: Phil Romeo, Zoning Administrator, Ann Rudd, Acting Secretary and petitioner.

Virginia Flager made a motion to approve the minutes of the July 7th meeting. Warren Lowe seconded the motion and it passed unanimously.

The Board considered a request for a variance of front yard setback from 75' of centerline of First Street to 54' centerline of First St.

Petitioner: First Christian Church
Location: 1326 North First St.
All of Block 14, Sherwood Park Subdivision

Phil Romeo explained the proposed plan. Virginia Flager was wanting to know the right-of-way on First St. in connection with Horizon Drive being extended. The Zoning Administrator stated that the block varies from 70 to 80'.

After much discussion Cecil Hobbs made a motion to accept the variance. Bernard Buescher seconded the motion. Chuck Brunbaugh, Blaine Ford, Cecil Hobbs, Warren Lowe, and Bernard Buescher voted for the motion. Virginia Flager and Don Henry opposed the motion stating that there was no staff recommendation.

Adjournment at 8:25 A.M.

Blaine Ford, Chairman

The granting of the variance in No way obligates the Planning Commission. It was decided by Staff to proceed to the Board of Adjustment prior to the Conditional Use for the saving of 30 days.