

GRAND JUNCTION BOARD OF ADJUSTMENT

M I N U T E S

July 5, 1979

The regular meeting of the Grand Junction Board of Adjustment was called to order at 8:05 a.m. by Acting Chairman, Blaine Ford. The following members were present: Kathy Clark, Kelvin Harr, Mearlen Brown, Warren Lowe, Cecil Hobbs and Don Henry.

Phil Romeo, Zoning Administrator, Gerald Ashby, City-County Attorney, Fred Aldrich, Attorney representing Paul Barru, William Caine, Attorney for Anthony Tysdal, Richard Livingston, Attorney in behalf of the board, Barbara Wishart, Certified Shorthand Reporter, and Karen Snell, Department Secretary.

3. #79-7: Hearing regarding an appeal made to the Board of Adjustment and Appeals of the City of Grand Junction regarding the issuance of City of Grand Junction Building Permits #08843 and #08931, issued on March 29, 1979 and April 20, 1979 respectively, and concerning the decisions and interpretations regarding the issuance of those permits.

Petitioner: Anthony Tysdal

Phil Romeo reminded the board that a decision should not be made at this meeting, that the board should go into fact-finding after considering only the appeal. He also stated that the previous appeals, unless they were relevant to this appeal, should not be discussed or brought into the hearing.

After a discussion between all interested parties FORD/LOWE PASSED A MOTION TO TABLE THIS ITEM FOR FACT FINDING ON JULY 19, 1979. THE MOTION CARRIED UNANIMOUSLY.

4. #79-7 Consider a request to vary the front yard setback from 15' to 1' in order to build a new house.

Petitioner: Tyrus Harbert
Location: 2239 Knollwood Lane

It was stated by Phil Romeo that the property shown on the map was on a temporary cul-de-sac.

Don Warner added that the property is platted as Monroe Court and is being changed to Knollwood. The application for vacation has already been submitted. He also stated that the setbacks would be right as soon as the vacation is completed.

FORD/HOBBS/PASSED 7-0/A MOTION TO RECOMMEND APPROVAL OF THE REQUEST.

5. #78-17 Consider an amendment to request #78-17 to expand and extend a non-conforming use located at 1625 N. 15th Street, in the form of a 60 foot by 87 foot addition to the existing building with the stipulation that parking for employees be provided on the premises.

Don Henry stated that the board had ruled on a non-conforming use and not the size of the building at the previous meeting.

Phil Romeo reminded the Board that the size was mentioned at that time.

HENRY/LOWE/PASSED 7-0/A MOTION TO RECOMMEND APPROVAL OF THE REQUEST WITH THE STIPULATION THAT EMPLOYEE PARKING BE PROVIDED ON THE LOT.

LOWE/BROWN/PASSED 7-0/A MOTION THAT DON HENRY SERVE AS CHAIRMAN FOR THE COMING YEAR WITH CECIL HOBBS AS VICE-CHAIRMAN.

The meeting was adjourned at 9:30 a.m.