

# GRAND JUNCTION BOARD OF APPEALS MEETING AGENDA

Dr. Paul Dibble, Chairman  
Mark Williams, Vice-Chairman  
Travis Cox

Reginald Wall  
Patrick Carlow

July 13, 2005  
12:00 p.m.  
City Hall  
City Hall Auditorium  
250 North 5<sup>th</sup> Street

## I. Call to Order

## II. Consideration of Minutes – *June 8, 2005*

MOTION: Cox SECOND: Wall ACTION: Approved 2-0 w/1 abstaining

## III. Announcements, Presentations, and/or Prescheduled Visitors

## IV. Public Hearing Items for Consideration by the Board:

### 1. VAR-2005-142 VARIANCE – CALVARY BIBLE CHURCH SIGN VARIANCE

Request approval for a variance from the maximum sq ft of sign for a Church in a residential zone district.

**PETITIONER:** Brian Krause – Calvary Bible Church

**LOCATION:** 627 27½ Road

**STAFF:** Senta Costello

MOTION: Wall SECOND: Cox ACTION: Approved 3-0

### 2. VAR-2005-127 VARIANCE - SIDE YARD SETBACK VARIANCE

Request approval for a variance of 4 feet to the required 15 foot side yard setback in order to enclose an existing attached carport in an RSF-2 (Residential Single Family 2 units/acre) zone district.

**PETITIONER:** Leon Stigen & Cecilia Barr

**LOCATION:** 410 Country Club Park

**STAFF:** Ronnie Edwards

MOTION: Cox SECOND: Wall ACTION: Denied 3-0

### 3. VAR-2005-133 VARIANCE – GJ SCORES SIGN VARIANCE

Request approval for a variance from the 24 Road Corridor Design Standards & Guidelines to allow a building identification sign to have letters higher than 12".

**PETITIONER:** Scott Balcomb – GJ Superbowl

**LOCATION:** 637 24 1/2 Rd

**STAFF:** Scott Peterson

MOTION: Wall SECOND: Cox ACTION: Approved 3-0

**4. VAR-2005-134 VARIANCE – CRAWFORD SETBACK VARIANCE**

Request approval for a variance to the Rear Yard Setback in an SFR-1, (Residential Single-Family -1 unit/acre) zoning district to construct a building addition connecting the existing detached garage with the existing single-family home.

**PETITIONER:** Susan & Greg Crawford

**LOCATION:** 687 26 Road

**STAFF:** Scott Peterson

MOTION: Cox SECOND: Wall ACTION: Denied 3-0

**V. Adjournment**