

GRAND JUNCTION BOARD OF ADJUSTMENT

April 7, 1977

M I N U T E S

The regular meeting of the Grand Junction Board of Adjustment was called to order at 8:05 A.M. in the City Hall Auditorium by Chairman WARREN LOWE with the following members present: VIRGINIA FLAGER, BERNARD BUESCHER, DON HENRY, CECIL HOBBS, and BLAINE FORD.

Also present were: Richard Hollinger, Chief Building Inspector, Barbara Case, Acting Secretary and applicant.

Cecil Hobbs made the motion to approve the minutes of the previous meeting. Virginia Flager seconded the motion and motion passed unanimously.

The Board considered the following request for a variance from 65 feet to 55 feet front setback from center line of North Avenue:

Petitioner: William D. Chilton

Location: 1340 North Avenue

Beginning 50 feet North and 585.4 feet East of the Southwest corner of Section 12, Township 1 South, Range 1 West of the Ute Meridian, thence East 75 feet more or less to the East line of Lot 1 Grand View Subdivision, thence North 114 feet, thence West 75 feet, thence South 114 feet to the place of beginning, in the City of Grand Junction, Mesa County, Colorado.

Mr. Hollinger explained that City Council had approved an amendment to the zoning ordinance to change the front setback on major arterials from 65 feet to 55 feet April 6, 1977. He explained that there is a 30 day waiting period and the variance allowed would be a waiver for a 30 day permit.

Virginia Flager made the motion for approval for a 30 day variance at 1340 North Avenue for the purpose of constructing a Sporting Goods Store. Bernard Buescher seconded the motion and the motion passed unanimously.

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