

GRAND JUNCTION BOARD OF ADJUSTMENT

November 3, 1977

M I N U T E S

The regular meeting of the Grand Junction Board of Adjustment was called to order at 8:10 A.M. in the City Hall Auditorium by Chairman BLAINE FORD with the following members present: VIRGINIA FLAGER, WARREN LOWE, DON HENRY, and CHUCK WIMAN and CHUCK BRUNBAUGH.

Also present were: PHIL ROMEO, Zoning Administrator, DEBRA WILBANKS, Acting Secretary, and DON WARNER, Planner Analyst.

The petitioner was not present at the meeting and there was also no one else present except for those already stated.

Warren Lowe made the motion to approve the October minutes and Don Henry seconded. The motion passed unanimously.

Virginia Flager brought up the question whether or not they should table the two items on the agenda since the petitioner was not there.

Don Warner explained that he had told the petitioner that he would represent him and that was the reason for his absence.

Don Henry made the motion that they go ahead with the meeting since Don Warner was there to speak for the petitioner. Warren Lowe seconded the motion and the motion passed with the exception of one "NO" vote from Virginia Flager.

Don Henry suggested that on mailing going out, it must be stated to the petitioner that his presence is required for any action to be taken on his petition.

1. The Board considered a request to vary rear yard setback from 25 feet to four feet, six inches to allow for division of property to accommodate two existing houses.

Petitioner: Thomas Gibson
Location: 1162 Grand Avenue

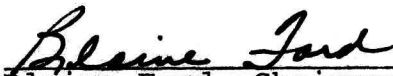
After some discussion Don Henry made the motion to grant this request for variance. Chuck Wiman seconded the motion and the motion passed with the exception of one "NO" vote from Virginia Flager. Virginia Flager voted no for the following reasons: she stated that she felt, "There was no advantage to the City through this variance and that the only reason to grant this would be to allow the applicant to make a buck on a land sale."

2. The Board considered a request to vary lot size from 6,000 square feet to 4,569 square feet to provide lot for existing house.

Petitioner: Thomas Gibson
Location: 415 North 12th Avenue

Don Henry made the motion to grant this variance and Chuck Wiman seconded the motion. The motion passed with the exception of one "NO" vote from Virginia Flager. Virginia Flager voted no for the same reasons listed on previous item.

Meeting adjourned at 8:30 A.M.


Blaine Ford, Chairman