

GRAND JUNCTION BOARD OF ADJUSTMENT

Minutes
August 7, 1980

The regular meeting of the Grand Junction Board of Adjustment was called to order at 8:15 a.m. by Cecil Hobbs on the above date. Other members present were: Virginia Flager, Mearlen Brown, Warren Lowe, and Blaine Ford. Also present were Zoning Administrator Francis Lambert, City Attorney Gerry Ashby, Secretary Dee Honeycutt, and two interested citizens.

FLAGER/BROWN/PASSED 5-0/A MOTION TO APPROVE THE MINUTES, AS SUBMITTED, OF THE PREVIOUS MEETING OF JULY 3, 1980.

#80-2: Consider a request to vary the side yard setback from 10 feet to 7.3 feet for a house built in the setback area.

Petitioner: Leland R. and Lloyd E. Unfred.
Location: 3915 Applewood Street, Lot 6, Applecrest Subdivision.

This item had been tabled from the July 3 meeting for a factfinding session at this hearing, due to questions and need for clarification on some items of the request. Most of the confusion was due to a letter written by Public Service Company saying they had no objections to this request, and the fact that there were utility easements on both the north and south sides of the lot.

Lloyd Unfred and Linda Kemple were at this hearing. Mr. Unfred said he did not know why there was a utility easement on both the north and south sides of the lot; it had been platted this way before they had bought lots in the area.

Having satisfied the questions of the Board, and there being no objections, a motion was made contingent on a vacation of a portion of the easement.

BROWN/FLAGER/PASSED 5-0/A MOTION THAT VARIANCE #80-2 BE GRANTED.

The meeting adjourned at 8:25 a.m.