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GRAND JUNCTION ZONING BOARD OF APPEALS AGENDA
WEDNESDAY, OCTOBER 25, 2017
250 NORTH 5TH STREET
11:30 A.M.—PRE-MEETING—COMMUNITY DEVELOPMENT CONFERENCE ROOM
12:00 P.M.—REGULAR MEETING—CITY HALL AUDITORIUM

Call to Order – 12:00 P.M.

1. Minutes of Previous Meetings

Action: None. Minutes from previous meeting have already been approved.

*** * * INDIVIDUAL CONSIDERATION * * ***

2. Morgner Variance – Setback Variance

[Attach 1](#)

[FILE # VAR-2017-463]

Request a setback variance for an accessory structure to encroach 1.4 feet into the side yard setback and 3.4 feet into the rear yard setback.

Action: Approve, Approve with Conditions or Deny

Applicant: Karl and Susan Morgner

Location: 664 High Sierra Lane

Staff Presentation: Kathy Portner

3. Grand Junction 1st Church of the Nazarene Variance – Sign Regulation Variance

[Attach 2](#)

[FILE # VAR-2017-482]

Request for a sign variance for 1) one 48 square foot monument sign that will exceed maximum sign area by 24 square feet, and 2) a digital message board, which is not allowed in a residential zone district.

Action: Approve, Approve with Conditions or Deny

Applicant: First Church of the Nazarene of Grand Junction – Larry Chovancek

Location: 2802 Patterson Road

Staff Presentation: Kathy Portner

Other Business
Adjournment