



**Mesa County Planning & Economic
Development
Board of Adjustment
Public Hearing**



David Reinertsen, Chairman **Present**
 Patti Chamberlain, Vice Chair **Present**
 Greg Motz, Secretary
 Marc Maurer **Present**

Tom Kirkpatrick **Present**
 Jim Parman (Alternate)
 Peter Valenti (Alternate) **Present**

Date: Thursday, June 11, 2009

Time: 9:00 a.m.

Place: Public Hearing Room, 544 Rood Avenue, Grand Junction

The following items will be presented at this public hearing of the Mesa County Planning & Development Board of Adjustment for their consideration.

The purpose of the Board of Adjustment Hearing is to have the facts of a case presented in a manner that will assist the decision-makers in making a fair, legal, and complete decision. The hearing is a fact-finding forum by unbiased decision-makers, not a popularity contest. Unruly behavior, such as booing, hissing, cheering, applause, verbal outburst, or other inappropriate behavior, detract from the hearing and will not be permitted.

NOTE: Copies of Staff Reports for Hearing Items are available on the back table within the hearing room.

- A. CALL TO ORDER 8:59 am**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF MINUTES**
February 19, 2009 **Approved 5-0**
- D. AMENDMENTS TO THE AGENDA**
- E. ANNOUNCEMENTS AND/OR PRESENTATIONS**
- F. CONTINUED ITEMS:**
NONE

END OF CONTINUED ITEMS

- G. WITHDRAWN ITEMS:**
NONE

END OF WITHDRAWN ITEMS

H. HEARING ITEMS:

PRESENTATION RULES:

- a) Where practical, presentations by staff and petitioners will be limited to 20 minutes or

less. Petitioners are asked to not repeat presentation information that the staff has correctly presented. Please address the clarification to the staff's presentation, new information or new developments to the project, and the staff and agency review comments and recommendations.

- b) Responses in favor or in opposition to the proposal will be limited to approximately 3 minutes each. We prefer only new information to be presented. A single speaker may be selected on behalf of organized groups.

1. 2009-0120 AV1 MARK GAMBLE ZONING VARIANCE

Property Owner(s): Mark Gamble
Representative(s): Anthony Viso, Meadowlark Consulting
Location: 1912 Broadway, Grand Junction 81507 (19 1/2 & Broadway)
Parcel #: 2947-162-00-102
Zoning: RSF-4
Planner: Grant C. Griffin, 970-244-1637, grant.griffin@mesacounty.us
Request: The applicant is requesting a zoning variance from the minimum density in the RSF-4 zoning district from 2-dwelling units per acre to .45-dwelling units per acre in order to be eligible for 2 lots during the Subdivision process. This variance does not constitute approval of any subdivision.

Staff Recommendation: Approval

BOA \ ACTION: Approval 5-0

END OF HEARING ITEMS

**I. RESOLUTIONS
NONE**

END OF RESOLUTIONS

J. ADJOURNMENT 9:32

The Mesa County Commission Chambers are accessible to the handicapped. With advance request, a sign language interpreter may be made available (call 244-1636 or TDD 256-1530).

**Mesa County Planning and Development
P.O. Box 20,000
Grand Junction, CO 81502-5022**