



**Town of Alpine**  
**Board of Adjustment & Planning & Zoning Commission**  
**AGENDAS**

DATE: **May 10, 2005**  
TIME: 7:00 p.m.

PLACE: Riverview Meadows Town Meeting Room  
TYPE: Regular

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**Board of Adjustment AGENDA**

**1 - CALL TO ORDER**

**2 - ROLL CALL & ESTABLISH QUORUM**

**3 - TONIGHT'S APPOINTMENTS:**

- **7:00pm- VARIANCE- V-02-05- Steve Dicenso Residential inside a commercial building/zone** - (info packet mailed prior to meeting) Steve built a residential apartment/loft inside a commercial building/zone. He was advised by his realtor he could get a variance to have residential in a commercial. He has built and finished the residential building without a variance, building permit, inspections, and is now living in without a Certificate of Occupancy. The code violations are a separate issue and are being followed up through legal counsel. He is now seeking a variance for the residential building in a commercial zone. *Need Motion.*
- **7:20pm- VARIANCE- V-01-05- RVM Office Complex screening/fencing** - Problems with the Silverstar and Lower Valley Energy's easements, lines too close to where fencing would have to be installed. The property owners association is requesting a variance to not install this fencing. There is no room for it and is a possible hazard to drivers coming around the corners of these lots if 6 foot fencing was installed. *Need Motion.*

**4 - ADJOURN MEETING- *Need Motion.***

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**Planning & Zoning Commission AGENDA**

**1 - CALL TO ORDER**

**2 - ROLL CALL & ESTABLISH QUORUM**

**3 - P&Z MINUTES** April 12<sup>th</sup> (was tabled due to Scott not being at meeting therefore could not vote) and April 26<sup>th</sup>, 2005 (mailed prior to meeting) *Need Motion*

**4 - COUNCIL MINUTES: no minutes**

**5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **7:40pm- Fence permit #F-02-05 Jon Merryman** - Jon is requesting a fence permit. Joe approved pins. *Need Motion.*
- **7:45pm- Fence permit # - Shawn Bard** - Shawn is requesting a fence permit to enclose his outdoor storage; storage he put on his property with disregard to 2 Town Codes and advisement 3 times from P&Z secretary and 1 time from Town Clerk. Shawn was advised after he sent letter to P&Z last meeting. P&Z concluded Shawn had to have screening/fencing installed prior to any outdoor storage of lumber. Shawn was advised of this decision several times. He was given a copy of such codes and a fence permit application in the morning of the same day he went ahead and placed the barn wood on his property. A police officer was sent over by P&Z to advise Shawn that he was in violation of two Town codes. P&Z sent letter regarding Shawn's disregard and violation of codes. Violation of codes will be turned over to Town Attorney. *Front office has not received any fence permit application or fees. Therefore no inspection by Joe Sender could be done. Need Motion.*
- **7:50pm- Residential permit # R1-01-05 - Hackett/Taylor** - Tim and Brandy are requesting a residential single family house permit in Riverview Meadows Subdivision. They have received approval from RVM Homeowners Assoc. with some questions on one of the set of plans. Please review. Joe and Lyal both approved their inspections for P&Z. *Need Motion.*
- **8:00pm- Discussion only- Northstar Construction proposal** - Jim Sandner of Northstar Construction would like to discuss a few items, variance issues and needs input from P&Z commission before goes forward.

*continued...*

- **8:15pm- Fence permit #F-03-05 Scott & Cassie Reed** - Reeds are requesting a fence permit. Emergency situation with regard for safety of Reed's children. Issue with property pins. **Need Motion.**

**6 - UNFINISHED/ONGOING BUSINESS:**

- **Steve Dicenso - residential built inside a commercial building without a building permit issue** - Steve has been advised by letter from attorney that violation of codes enforcement will be handled by the court system and attorney and is no longer an issue through P&Z Commission. - Reference building permits: C-04-01 & C-03-03 regarding Lot# 6 Kilroy Subdivision Storage Units originally owned by Marc Elkins.
- **P&Z ATTENDING COUNCIL MEETINGS:**  
1) May 17<sup>th</sup> - Dave Gustafson                      2) June 7<sup>th</sup> - ????????????

**7 - ADJOURN MEETING- Need Motion.**

**AFTER MEETING REVIEWS-**

**ENFORCEMENT-**

- **Bull Moose Saloon- Remodel Bldg. Permit #RE-03-04 re: non-permitted lights-** A letter now requesting proof from the insurance company re: requirements has been mailed.

**Items given to P&Z during tonight's meeting:**

**Items mailed to P&Z before meeting:**

- All paperwork/file on Steve Dicenso issue