

BOARD OF ADJUSTMENT

Special Meeting

Monday evening, 5:00 P.M., March 18, 1946.

Present: Chairman Sternberg, Messrs. Hall, Magill, Borschell, and Burnett.

Absent: None.

Minutes of the Special Meeting of December 21, 1945, were read and approved.

APPLICATION: 1-46-Z

APPLICANT: J. F. Smith

OWNER: J. F. Smith, et al.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification in the N $\frac{1}{2}$  of Lot 18 and the N $\frac{1}{2}$  of the E $\frac{1}{2}$  of Lot 19, Block 1, City of Grand Junction, from Residence "B" Use District to Business "A" Use District.

PREMISES AFFECTED: N $\frac{1}{2}$  of Lot 18 and the N $\frac{1}{2}$  of the E $\frac{1}{2}$  of Lot 19, Block 1, City of Grand Junction known as 1009 North Twelfth Street.

Appearances: For Applicant: None  
For Opposition: None

ACTION OF THE BOARD: Change of Zoning Map recommended on motion by Hall and seconded by Magill.

THE VOTE: Affirmative: Sternberg, Magill, Hall,  
Borschell and Burnett - - - - - 5  
Negative: - - - - - 0

THE RESOLUTION: 1-46-Z

WHEREAS, the Petition was filed with the City Clerk to amend the Zone Map and change the classification of the N $\frac{1}{2}$  of Lot 18 and the N $\frac{1}{2}$  of the E $\frac{1}{2}$  of Lot 19, Block 1, City of Grand Junction, from Residence "B" Use District to Business "A" Use District; and

WHEREAS, in the opinion of the Board of Adjustment the foregoing change will permit full and reasonable development of the property long used for business in the best interests of the neighborhood;

NOW, THEREFORE, BE IT RESOLVED that the Board of Adjustment recommend to the City Council that the petition to change the said territory be approved.

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The Board considered the application for a permit to erect a 3 x 5 bulletin board and neon sign set on the face of the building of the Christian Church at 802 White Avenue. Unanimous approval, in keeping with the custom of granting church organizations the privilege of erecting such a sign, was voted.

A Petition signed by Walter J. Bauman and other property owners in Slocomb's Addition to change the Zone Map of Slocomb's Addition from Residence "B" classification to Residence "A" classification was presented and discussed. The Board voted to refer this back to the Secretary of the Zoning Board for additional study and recommendation, after conferences with the interested property owners. The manner of current housing difficulties and makeshift solutions was discussed, the expression of the Board being in the direction of holding the line against basement habitations and other undesirable construction.

Adjourned 6:00 P. M.

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Herbert D. Fritz  
Secretary