

BOARD OF ADJUSTMENT
Special Meeting

Monday evening, 4:30 P.M., May 13, 1946.

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

Absent: Burnett.

Minutes of the Special Meeting of March 18, 1946, were read and approved.

APPLICATION: 2-46-Z

APPLICANT: Otto Bauman

OWNER: (In process of transferring title, Otto Bauman), Public Service Company of Colorado.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of Lots 1 to 16 inclusive in Block 153 and Lots 1 to 17 inclusive in Block 154, located in Grand Junction, Mesa County, Colorado, from Residence "C" Use District to Industry "A" Use District.

PREMISES AFFECTED: Lots 1 to 16 inclusive in Block 153 and Lots 1 to 17 inclusive in Block 154, City of Grand Junction, located on the south side of Pitkin Avenue between Tenth and Twelfth Streets.

Appearances: For Applicant: Otto Bauman
For Opposition: None

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

THE VOTE: Affirmative: Sternberg, Magill, Hall,
and Borschell - - - - - 4
Negative: - - - - - 0

THE RESOLUTION: 2-46-Z

WHEREAS, the Petition was filed with the City Clerk to amend the Zone Map and change the classification of Lots 1 to 16 inclusive in Block 153 and Lots 1 to 17 inclusive in Block 154, City of Grand Junction,

from Residence "C" Use District to Industry "A" Use District; and

WHEREAS, in the opinion of the Board of Adjustment the foregoing change will permit full and reasonable industrial development of the property suitably located for this purpose in an area which undoubtedly will become entirely industrial; and

WHEREAS, such change will fit the pattern of overall development of the City of Grand Junction;

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.

APPLICATION: 3-46-Z

APPLICANT: Garrett G. Newman

OWNER: Garrett G. Newman, et al.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification in Lots 11 to 19, Block 128, City of Grand Junction, from "Residence "E" Use District to Business "B" Use District.

PREMISES AFFECTED: Lots 11 to 19, Block 128, City of Grand Junction, on the south side of Colorado Avenue between alley east of Seventh Street and Eighth Street.

APPEARANCES: For Applicant: None.
For Opposition: Messrs. Sweetman,
Barton and Reeves.

ACTION OF THE BOARD: Voted to defer recommendation to City Council until a petition containing adequate number of approving signatures be presented.

THE VOTE: Affirmative: Sternberg, Magill, Hall,
and Borschell - - - - - 4
Negative: - - - - - 0

APPLICATION: 4-46-Z

APPLICANT: W. H. Collins, et al.

OWNER: W. H. Collins, et al.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification in Lots 21 and 22, Block 35, City of Grand Junction, from Residential "B" Use District to Business "A" Use District.

PREMISES AFFECTED: Lots 21 and 22, Block 35, City of Grand Junction. (242 Gunnison).

APPEARANCES: For Applicant: None.
For Opposition: None.

ACTION OF THE BOARD: No change of Zoning Map recommended; revocable permit to cover erection of purpose sign at variance with Zoning Ordinance recommended upon motion of Borschell, seconded by Hall.

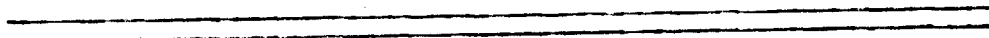
THE VOTE: Affirmative: Sternberg, Magill, Hall,
and Borschell - - - - - 4
Negative: - - - - - 0

THE RESOLUTION: 4-46-Z

WHEREAS, W. H. Collins, et al, filed a petition with the City Clerk for a change in zoning of Lots 21 and 22, Block 35, City of Grand Junction; and

WHEREAS, in the opinion of the Board of Adjustment such a change in zoning would react against the standard of development of the premises adjacent to the applicants property;

NOW, THEREFORE, BE IT RESOLVED that the petition to change the zoning from Residence "B" to Business "A" be tabled and in lieu of action thereon, a revocable permit to erect a business sign at variance the Zoning Ordinance be issued by the Building Inspector.



APPLICATION: 5-46-Z

APPLICANT: E. L. Waddell

OWNER: E. L. Waddell

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of Lots 5 and 6 in Block 8, Slocomb's Addition to the City of Grand Junction from Residence "B" Use District to Business "A" Use District.

PREMISES AFFECTED: Lots 5 and 6, Block 8, Slocomb's Addition, City of Grand Junction, on the east side of Fifteenth Street between Ouray and Chipeta Avenues.

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Change of Zoning Map recommended, with the suggestion that the City Zoning Ordinance be revised when conditions permit to eliminate objectionable features surrounding the granting of Business "A" Use classifications for residential-- business development such as neighborhood grocery stores, on motion by Hall, seconded by Borschell.

THE VOTE: Affirmative: Sternberg, Magill, Hall,
and Borschell - - - - - 4
Negative: - - - - - 0

THE RESOLUTION: 5-46-Z

WHEREAS, a petition was filed with the City Clerk to amend the Zone Map and change the classification of Lots 5 and 6 in Block 8, Slocomb's Addition to the 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 the reasonable expansion of a neighborhood retail grocery to better serve the growing area of Slocomb's Addition, and

WHEREAS, it is desirable, in the opinion of the Board, to favor such needed expansion, but at the same time to control other objectionable phases permitted under a Business "A" classification;

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, with the suggestion to the City Council by the Board of Adjustment that the Zoning Ordinance be modified when conditions permit to eliminate the possibility of objectionable development in residential areas through the granting of changes in classification from Residence to Business Uses.

The Board of Adjustment then heard Director of Public Works and Planning, Carl M. Bennett. Mr. Bennett outlined details in connection with the development and proposed zoning of the Brownson Tract soon to be annexed by the City. Mr. Bennett also presented information concerning the platting and zoning of Capitol Hill Subdivisions, including Garfield Park, Mesa Subdivision, and Rose Park Subdivision.

Meeting adjourned 6:15 P. M.

Herbert D. Fritz
Secretary