

BOARD OF ADJUSTMENT
Special Meeting

Monday evening, 5:00 P.M., June 24, 1946.

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

Absent: Burnett.

Minutes of the Special Meeting of May 13, 1946, were read and approved.

Reconsideration of Application 2-46-Z had been requested by Michl J. Tracy, 1045 Pitkin, et al. Mr. Tracy appeared before the Zoning Board and asked that action be deferred until the next meeting. It was moved by Borschell and seconded by Magill that reconsideration of this zoning be withheld until the next meeting.

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

A communication from President Horace J. Wubben of Mesa College requesting that exception be made to the Zoning Ordinance to permit the erection of temporary apartment buildings for G. I. students at Mesa College was read and filed. A petition objecting to the erection of such temporary housing signed by 90 per cent of the land owners of adjacent property was filed. It was moved by Hall and seconded by Borschell that action be deferred until more information could be received.

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

Bruce Brownson, representing the owners of Bookcliff Addition to the City of Grand Junction now in process of annexation, appeared before the Board and outlined the desires of the owners relative to zoning classifications to be adopted. The matter was given serious consideration from several

angles including that of proximity to Tope School on North Seventh Street. It was moved by Magill and seconded by Hall that zoning classifications be recommended to the City Council as follows:

That Lot 6 of Block 1, Bookcliff Addition be zoned Business A; Lots 1 to 5 inclusive of Block 1 be zones Residence B; the entire balance of Bookcliff Addition be zoned Residence A; and Blocks 1, 2 and 3 of the High School Addition adjacent to Bookcliff Addition on the south be zoned Residence A.

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

APPLICATION: 6-46-Z

APPLICANT: Thomas T. Brownson, et al

OWNER: Mabel L. Brownson, Thomas T. Brownson,
Kate A. Wilde, Bryant H. Wilde, Anna Adams,
and Independent Lumber Co.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of that portion of Lot 22, Capitol Hill Subdivision, now designated as Business "A" Use District be changed to Residence "B"; and all that portion of Lot 11, Capitol Hill Subdivision, now designated as Business "A" Use District be changed to Residence "B" Use District.

PREMISES AFFECTED: Portion of Lot 22, Capitol Hill Subdivision and portion of Lot 11, Capitol Hill Subdivision in the vicinity of the intersection of North Seventh Street and Orchard Avenue.

APPEARANCES: For Applicant: None
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: 6-46-Z

WHEREAS, the Petition was filed with the City Clerk to amend the Zone Map and change the classification of portion of Lot 22, Capitol Hill Subdivision and portion of Lot 11, Capitol Hill Subdivision in the vicinity of the intersection of North Seventh Street and Orchard Avenue; and

WHEREAS, in the opinion of the Board of Adjustment the foregoing change will materially improve the development of an area exclusively tending toward residential; and

WHEREAS, adequate area for business activity is otherwise provided in 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.

APPLICATION: 7-46-Z

APPLICANT: Walter J. Bauman, et al.

OWNER: Walter J. Bauman, et al.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of Slocomb's Addition from Residence "B" Use District to Residence "A" Use District.

PREMISES AFFECTED: Slocomb's Addition: Blocks 1, 2, west $\frac{1}{2}$ 3, west $\frac{1}{2}$ 6, 7, 8, 9, 10, 11, west $\frac{1}{2}$ 12.

APPEARANCES: For Applicant: None
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: 7-46-Z

WHEREAS, a Petition was filed with the City Clerk to amend the Zone Map and change the classification of all of Slocomb's Addition from Residence "B" Use classification to Residence "A" Use classification; and

WHEREAS, there had appeared before the Zoning Board at an earlier meeting a delegation from this area who very ably presented the need for such revision of the Zoning Ordinance; and

WHEREAS, this matter had been given extensive study by the Director of Public Works & Planning who recommended that the area above described under "premises affected" be changed from Residence "B" to Residence "A" Use District;

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: 8-46-Z

APPLICANT: Ben Kast, et al

OWNER: Ben Kast, Glenn Berry, et al

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of that part of the area north of Struthers Avenue, east of the alley east of Fifth Street and west of Sixth Street extended and south of a line approximately on the north line of Kimball Avenue extended, from Residence "C" Use District to Industry "A" Use District; and that area north of the

above described tract east of the alley east of Fifth Street, west of Sixth Street extended and south of Block 1, Grand Junction Town and Development Company, from Residence "E" Use District to Industry "A" Use District.

PREMISES AFFECTED: That part of the area north of Struthers Avenue, east of the alley east of Fifth Street and west of Sixth Street extended and south of a line approximately on the north line of Kimball Avenue extended; and that area north of the above described tract east of the alley east of Fifth Street, west of Sixth Street extended and south of Block 1, Grand Junction Town and Development Company.

APPEARANCES: For Applicant: None
For Opposition: None

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

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

THE RESOLUTION: 8-46-Z

WHEREAS, a petition was filed with the City Clerk to amend the Zone Map and change the classification of that part of the area north of Struthers Avenue, east of the alley east of Fifth Street and west of Sixth Street extended and south of a line approximately on the north line of Kimball Avenue extended, from Residence "C" Use District to Industry "A" Use District; and that area north of the above described tract east of the alley east of Fifth Street, west of Sixth Street extended and south of Block 1, Grand Junction Town and Development Company, from Residence "E" 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 an area surrounded by industrial development; and

WHEREAS, such change will materially benefit the economic pattern of the City of Grand Junction;

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

Adjourned 6:30 P. M.

Herbert D. Fritz
Secretary