

BOARD OF ADJUSTMENT
Special Meeting

Thursday evening, 4:30 P.M., November 21, 1946.

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

Absent: Burnett (Mr. Burnett was detained by the
press of business but expressed his opinion of the cases
substantiated in agreement with the action of the balance of
the Board.)

Upon motion duly made and seconded the reading of
the minutes of the last meeting were dispensed with.

APPLICATION: 2-46-A

APPLICANT: Sterling Smith

OWNER: Sterling Smith

SUBJECT: Application for variation from the requirements of
the Zoning Ordinance to permit the erection of a garage adja-
cent to the side property line beyond the side yard limit of
three feet, with variance with Section 1062, Paragraph D-1
of the Zoning Ordinance.

PREMISES AFFECTED: 835 Teller (Lots 9 and 10, Block 26,
City of Grand Junction).

APPEARANCES:

For Applicant: None

For Opposition: None

ACTION OF THE BOARD: Permission granted to permit the erection
of a garage at variance with the side yard limit of
three feet, on motion by Borschell and seconded by
Magill.

THE VOTE:

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

THE RESOLUTION: 2-46-A

WHEREAS, Mr. Sterling Smith has applied for a permit
to erect a garage outside the three foot side yard
limit in variance with the requirements of Section
1062, Paragraph D-1 of the Zoning Ordinance; and

WHEREAS, such construction is completely agreeable to the adjacent property owner, Mr. Norman E. Doolittle, who agrees in writing to permit such erection; and

WHEREAS, in the opinion of the Board of Adjustment the public interest will be unharmed by such action;

NOW, THEREFORE, BE IT RESOLVED, that the Applicant be permitted to erect a garage adjacent to his side property line in variance with Section 1062, Paragraph D-1 of the Zoning Ordinance.

APPLICATION: 9-46-Z

APPLICANT: Frank S. Rose, et al.

OWNER: Frank S. Rose

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of the south one-half of Lots 15 and 16, Block 51, City of Grand Junction from Residence "B" Use District to Residence "C" Use District.

PREMISES AFFECTED:

621 North Sixth Street (South one-half lots 15 and 16, Block 51, City of Grand Junction).

APPEARANCES:

For Applicant: Frank S. Rose

For Opposition: None

ACTION OF THE BOARD: Change of Zoning Map recommended contingent upon a check of the description specifically indicating that the south one-half of Lots 15 and 16 are owned by Frank S. Rose, upon motion by Borschell and seconded by Hall.

THE VOTE:

Affirmative: Sternberg, Magill, Hall, and
Borschell - - - - - 4

Negative: - - - - - 0

THE RESOLUTION: 9-46-Z

WHEREAS, a petition was filed with the Board of Adjustment to amend the Zone Map and change the classification of the south one-half of Lots 15 and 16, Block 51, City of Grand Junction from Residence "B" Use District to Residence "C" Use District; and

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP
ACCOMPANYING ORDINANCE NO. 432 AND BEING A PART THEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION, COLORADO:

SECTION 1. That Section 1 of Ordinance No. 432,
adopting the Zoning Map accompanying said Ordinance, be
and it is hereby amended by changing the following
District:

Section 1. That portion of Residence "B"
Use District as shown on the district map and
described as follows: The south $62\frac{1}{2}$ feet of
the east one-half of Lot 14 and the south $62\frac{1}{2}$
feet of Lots 15 and 16 in Block 51 in the City
of Grand Junction, Mesa County, Colorado, is
hereby changed to Residence "C" Use District.

Passed and adopted this _____ day of _____ A.D., 1946.

President of the Council

ATTEST:

City Clerk

Emma J. Rose
to
Frank S. Rose

QUIT CLAIM DEED \$1.00 and other valuable
considerations
Dated July 20, 1945
Filed July 23, 1945
at 2:04 ^{small} clock P.M.

#433153
Book 440
Page 11

Conveys:- The S ^{small} ~~62~~^{62 1/2} feet of the ~~1/2~~^{1/2} of lot 14 and the S ^{small} ~~22~~²² feet of lots 15 and 16
in Block 51 in the City of Grand Junction, Mesa County, Colorado.

✓ Sternberg 110
✓ Magill 132
✓ Borschell 500
✓ Hall 1000-w
Robert Burnett

12-2-46
R. B. Williams

Date _____

Abstract No. _____

In Account With
**MESA COUNTY-INDEPENDENT
ABSTRACT COMPANY**
128 NORTH FIFTH STREET
GRAND JUNCTION, COLORADO

Property of

Description

Certified to
Entries at \$
Certificate at \$

Recording Fees \$

TOTAL \$

WHEREAS, in the opinion of the Board of Adjustment the foregoing change will not be deleterious to adjacent property; and

WHEREAS such change will assist in the solution of a Veterans Housing problem;

NOW, THEREFORE, BE IT RESOLVED, the Board of Adjustment recommends to the City Council that the petition to change the use of classification be approved, subject to Frank S. Rose owning the south one-half of Lots 15 and 16.

APPLICATION: 10-46-Z

APPLICANT: The Purcell Estate (Margaret Golden), et al.

OWNERS: The Purcell Estate, et al.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of Lots 7 to 32 inclusive, Block 21, City of Grand Junction from Residence "B" Use District to Residence "D" Use District.

PREMISES AFFECTED:

Lots 7 to 32 inclusive, Block 21 (between 10th and 14th Streets and between Teller and Belford Avenues).

APPEARANCES:

For Applicant: Tom Golden

For Opposition: None

ACTION OF THE BOARD: Action on recommendation to change Zoning Map deferred for further study.

APPLICATION: 11-46-Z

APPLICANT: George E. Cochran, et al.

OWNERS: George E. Cochran, et al.

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of Lots 1 to 12, Block 8, City of Grand Junction from Residence "B" Use District to Business "B" Use District.

PREMISES AFFECTED:

Lots 1 to 12, Block 8, City of Grand Junction
being the property located on the south side
of North Avenue between 4th and 5th Streets,
excepting Lots 13 to 16 inclusive.

APPEARANCES:

For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Action on recommendation to change
Zone Map deferred for further study.

adjourned 6 P.M.

Herbert D. J...
Secy to Board