

BOARD OF ADJUSTMENT  
Special Meeting

Monday afternoon, 4:00 P.M., January 6, 1947.

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

Absent: Borschell.

Minutes of the meeting of November 21, 1946 were  
read and approved with the addition of a statement of owner-  
ship of the Frank S. Rose property in connection with  
Application 9-46-Z.

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APPLICATION: 10-46-Z

APPLICANT: Mrs. Margaret Purcell Golden, et al.

APPLICATION: 11-46-Z

APPLICANT: George E. Cochrane, et al.

Upon motion by Burnett, seconded by Hall, the  
Board voted unanimously to table both applications for  
further study. The vote -- affirmative: Sternberg, Magill,  
Hall and Burnett -- negative: none.

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A communication from Dr. A. H. Gould, M. D.  
asking for information concerning possible zoning changes  
at North Avenue and 12th Street was read and discussed and  
ordered filed pending a thoroughgoing study of rezoning of  
the recently annexed and adjacent areas.

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APPLICATION: 1-47-Z

APPLICANT: Carl E. Olson, et al.

OWNERS: Carl E. Olson, et al.

SUBJECT: Action to petition the City Council to amend the  
zone map and change the classification of Lots 1 - 17, Block  
7, City of Grand Junction from Residence "B" to Business "A"  
Use District.

PREMISES AFFECTED:

Lots 5 to 16, Block 7, City of Grand Junction being the property located on the south side of North Avenue between 5th and 6th Street with the exception of Lots 1, 2, 3 and 4.

APPEARANCES:

For Applicant: None  
For Opposition: None

ACTION OF THE BOARD: Action on recommendation to change zone map deferred for further study, in connection with the fixing of use classifications for the Northeast Section of the City.

A semi-formal petition requesting that the newly annexed area consisting of the 1500 Block and 1600 Block on both sides of Main Street and the South side of Rood Avenue in the above mentioned blocks be designated as Residence "B" Use District was read and ordered filed, pending further study of the zoning of the newly annexed East Main Street Addition.

The amendment of the zoning ordinance in order to better designate business use of limited nature in residential areas and in clarifying certain essential similarities and differences between hotels and motor courts was discussed. The suggestion was made that special studies be made working to such an amendment.

The Secretary of the Board was also instructed to outline the zoning recommendations in connection with newly annexed and recently subdivided areas in letters to the members of the Zoning Board of Adjustment.

Upon motion of Hall, seconded by Burnett the date of January 17, 1947, 7:30 P.M. was fixed for a hearing on the proposed zoning of new areas.

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Adjourned at 5:45 P.M.

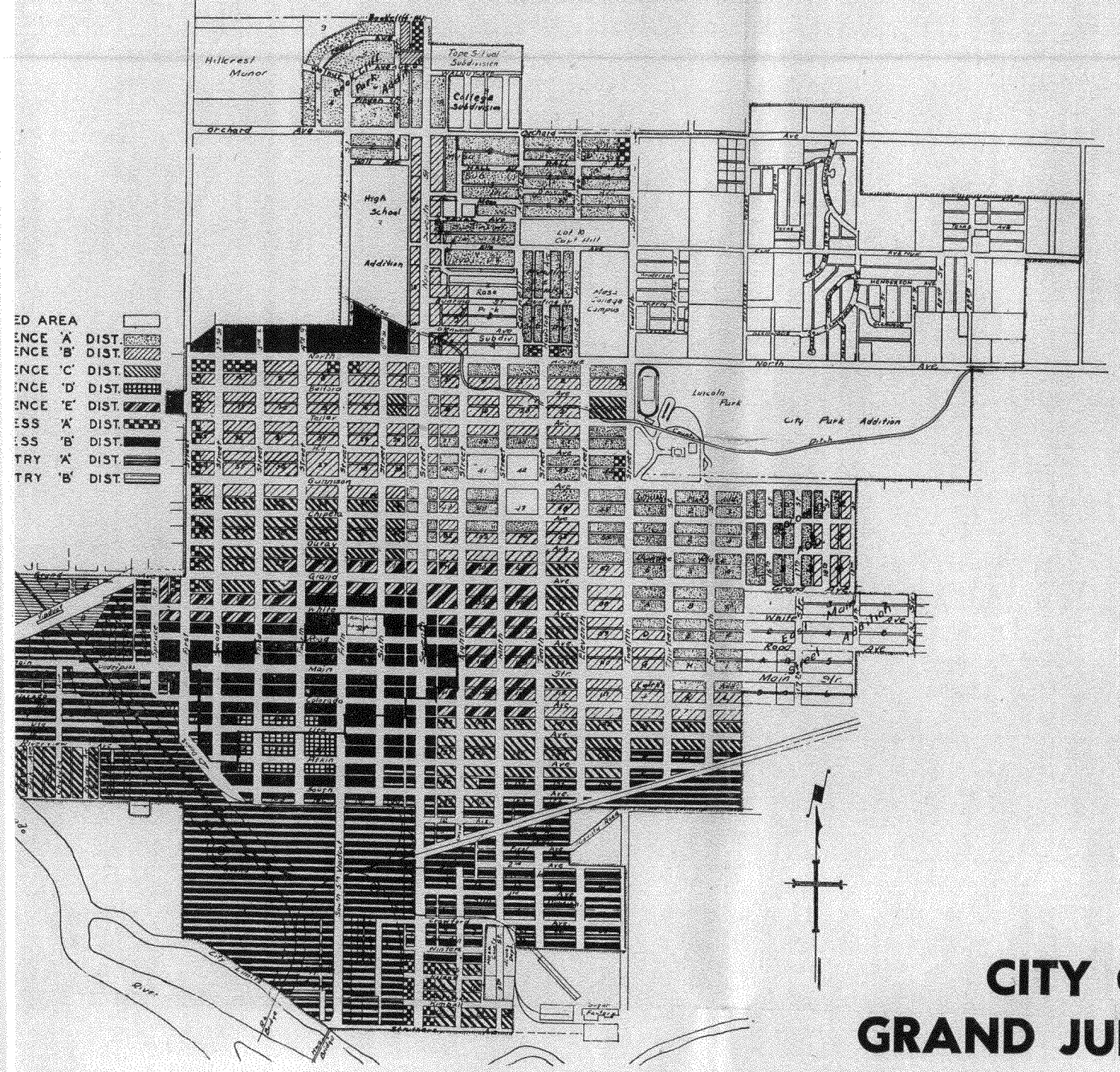
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Herbert D. Fritz  
Secretary

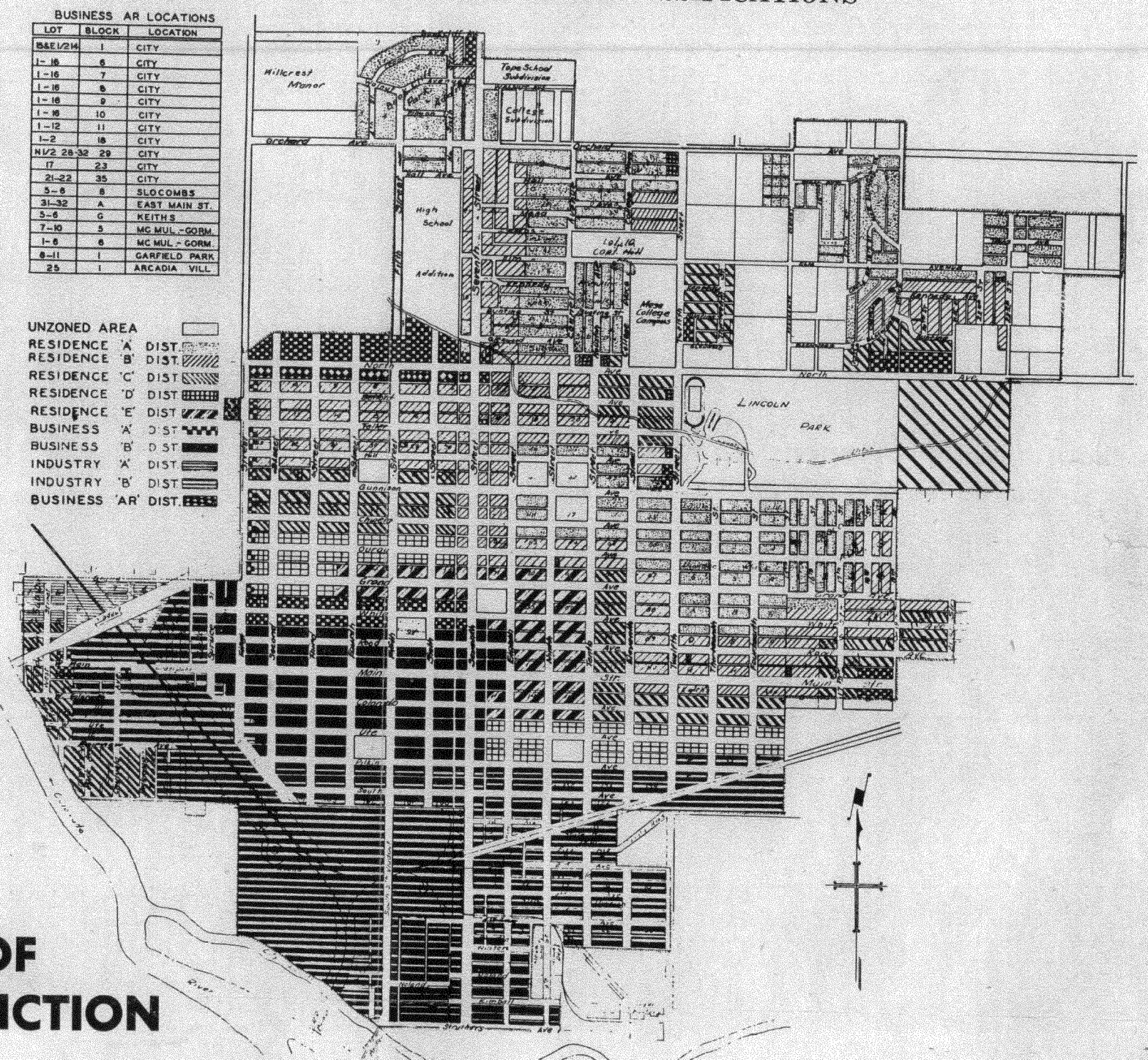
# HEARING ON ZONING CLASSIFICATIONS

IN RECENTLY ANNEXED AREAS AND PROPOSED CHANGES IN OTHER AREAS

## EXISTING ZONING CLASSIFICATIONS



## PROPOSED ZONING CLASSIFICATIONS



BUSINESS 'AR' LOCATIONS

LOT	BLOCK	LOCATION
B&E/2W	1	CITY
1-16	6	CITY
1-16	7	CITY
1-16	8	CITY
1-16	9	CITY
1-16	10	CITY
1-2	11	CITY
1-2	16	CITY
N1/2 28-32	29	CITY
17	23	CITY
21-22	35	CITY
5-6	8	SLOCOMBS
31-32	A	EAST MAIN ST.
5-6	G	KEITHS
7-10	5	MC MUL - GORM
1-8	6	MC MUL - GORM
8-11	1	GARFIELD PARK
25	1	ARCADIA VILL.

CITY OF  
GRAND JUNCTION