

BOARD OF ADJUSTMENT
Special Meeting

Friday evening, 7:30 P.M., January 17, 1947.

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

Absent: None.

Minutes of the meeting of January 6, 1947 were read and approved.

A letter of request was submitted by Dr. A. H. Gould relative to the rezoning of the north 75 feet of Lots 15 and 17 and the west 10 feet of the south 70 feet of Lot 15, Block 1, City of Grand Junction to permit an occupancy of a building thereon as an office was discussed. Upon motion by Burnett and seconded by Magill, the Board unanimously voted to recommend favorable action upon a petition to change the Use classification of the north one-half of Block 1 from Residence "A" to Residence "C"; the south one-half of Block 1 except that which is now zoned Business "A" from Residence "B" to Residence "C" and all of Block 23 from Residence "A" to Residence "C". It is pointed out that no petition accompanied this letter of request and that the City Council would have to initiate proceedings upon petition by Dr. A. H. Gould.

There followed a discussion of the rezoning of various blocks on the south side of North Avenue. The proposed rezoning petitioned by George E. Cochrane, et al of Lots 1 to 12, Block 8, City of Grand Junction from Residence "B" to Business "B" was discussed and Mr. Roy Brewer entered a verbal objection to the proposed change. Further discussion by the Board hinged upon the possibility of establishing a Business AR zoning, not presently set up in the ordinances to be applied to the area.

An extended discussion of the zoning of the Capitol Hill Subdivision and of newly annexed area, including the Northeast Addition and the East Main Street Addition, followed.

Mr. I. G. Carpenter, an owner of property on the north side of North Avenue, suggested Business "A" zoning classification for the portion of his property fronting on North Avenue and south of the "Plaza".

Much beneficial interchange of opinion resulted.
No specific action was taken.

The meeting adjourned at 9:30 P.M.

Herbert D. Fritz
Secretary