

BOARD OF ADJUSTMENT
Special Meeting

Friday afternoon, 5:00 P.M., February 28, 1947.

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

Absent: None.

Minutes of the meetings of January 17 and February 22
were read and approved.

The meeting was begun by a discussion of the zoning
map as prepared by Director of Public Works and Planning
Bennett.

During this discussion a petition was presented by
Messrs. Delp and Davis, property owners in Block 2, request-
ing a reconsideration of the proposed zoning on Block 2.
After considerable discussion it was decided that this appli-
cation for reconsideration should go to the Council at the
proper time rather than the Zoning Board. The petition was
returned to Mr. Delp who suggested that he would try to get
additional signatures on the petition.

Applications were taken as follows:

APPLICATION: 10-46-Z

APPLICANT: Mrs. Margaret Golden, et al.

SUBJECT: Change of zoning of Lots 7 to 32 in Block 21 from
Residence "B" use district to Residence "D" use district.

ACTION OF THE BOARD: It was recommended that this applica-
tion be rejected but that the area be maintained as shown
on the proposed zoning map, which would allow for apartment
dwellings on Lots 7 to 16 of this block.

APPLICATION: 11-46-Z

APPLICANT: George E. Cochran, et al.

SUBJECT: Change of Lots 11 and 12, Block 8 from Residence
"B" use district to Business "B" use district.

APPLICATION: 4-47-Z

APPLICANT: W. W. DeVoe, Dr. Ben P. ^{and} Menard, John C. Harper.

SUBJECT: Request that Lots 1 to 10, Block 1 of the DeVoe Subdivision be zoned Business "A" use district.

ACTION OF THE BOARD: This application conforms to the proposed zoning map; recommend to the Council for action.

APPLICATION: 5-47-Z

APPLICANT: Jessie M. Carver

SUBJECT: To change Lots 23, 24 and 25, Block 29 from Residence "B" use district to Residence "C" use district.

ACTION OF THE BOARD: Mr. Magill made a motion that Mrs. Carver be permitted to finish a basement apartment already started but that the zoning map not be changed -- ~~seconded motion~~ carried unanimously.
APPROVED SEPTEMBER

APPLICATION: 6-47-Z

APPLICANT: George Townsend

SUBJECT: Change Lots 28, 29 and 30, Block 5 from Residence "B" use district to Residence "E" use district.

ACTION OF THE BOARD: Since this does not conform to the proposed zoning map and would constitute spot zoning, the application was rejected.

APPLICATION: 7-47-Z

APPLICANT: Helen M. Pinger

SUBJECT: Change of Lots 9, 10, 11 and 12 in Block 5 from Residence "A" use district to Business "A" use district.

ACTION OF THE BOARD: After considerable discussion, it was decided to change the proposed zoning map to allow a Business "A" use district for lots 7 to 12 in Block 5 if Mrs. Hugh Pinger would sign an agreement with the City of Grand Junction for the requested setbacks to allow for future street widening.
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After considerable discussion concerning the proposed zoning ordinance changes and further discussion on the proposed zoning map, it was moved by Mr. Burnett and seconded by Mr. Hall that this Board approve the changes in the zoning ordinance and map as recommended; and recommend them to the City Council for action, subject to further changes recommended by Director of Public Works and Planning and Building Inspector and approved by the individual members of the Board prior to the Council meeting of March 5, 1947. Motion carried unanimously.

The meeting adjourned at 6:15 P.M.



Carl M. Bennett
Acting Secretary