

BOARD OF ADJUSTMENT
Special Meeting

Friday afternoon, March 12, 1948, 4:00 P.M.

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

Absent: None

Minutes of the last meeting of January 21 were read and approved
without correction.

APPLICATION: 1-48-Z (continued from previous meeting)

APPLICANT: Rodger A. Wright

OWNER: Rodger A. Wright

SUBJECT: Application to change zoning from Residence "B"
to Business "AR".

PREMISES AFFECTED:

Lots 19 and 20 in Block 17 in the City of
Grand Junction.

APPEARANCES:

For Applicant: None
For Opposition: None

ACTION OF THE BOARD:

A letter dated February 19, 1948 from Coit & Graham
explaining the request for change was read. After
considerable discussion, it was moved by Mr. Burnett
and seconded by Mr. Hall that the application be
tabled until such time as Mr. Wright was ready to
change the nature of the business on the premises.

(The following is a copy of Lincoln Coit's letter
dated February 19, 1948)

Dear Mr. Moore:

"Mr. Rodger A. Wright has asked us to reply to your letter
of February 5th in regard to his petition for changing the
status of his zoning from Residence "B" to Business "AR".

"As you probably know, Mr. Wright now has a non-conforming use permit and is presently operating the premises as a bottling plant. It is possible that he will decide to change his business to a mercantile establishment and the use of the premises for such purpose will require the requested change in zoning. Certainly, the change in zoning will be looked upon as an improvement by the persons residing in the immediate vicinity. In this connection, may we point out that practically all land owners in the immediate vicinity have signed the petition with out client. Until such time as the use of the premises as a bottling plant is discontinued, Mr. Wright would like to have the non-conforming use permit remain in effect.

"Mr. Wright would like to appear before the meeting where his application is to be considered. It will be appreciated if you will advise us as to the time and place of such meeting."

(Signed) Lincoln D. Coit
COIT & GRAHAM

APPLICATION: 1-49-Z

APPLICANT: Mr. and Mrs. M. J. Kost

OWNER: Mr. and Mrs. M. J. Kost

SUBJECT: Request to zone unzoned property at 15th and North Avenue to permit construction of tourist court.

PREMISES AFFECTED:

APPEARANCES:

For Applicant: None
For Opposition: None

ACTION OF THE BOARD: The letter of March 11th from Mr. and Mrs. Kost was discussed and it was decided to defer decision until area affected is completely platted.

The Board indicated that their request would be acted upon favorably after platting is completed.

APPLICATION: 1-50-Z

APPLICANT: Amos L. Raso

OWNER: Amos L. Raso

SUBJECT: Application to change zoning from Residence "C" to Business "B".

PREMISES AFFECTED:

Lots 17 to 32 Block 136; Lots 1 to 16 Block 151;
Lots 22 to 28 Block 137; Lots 11 to 19 Block 150.

APPEARANCES:

For Applicant: None
For Opposition: None

ACTION OF THE BOARD: A letter dated March 8th from Amos L. Raso in behalf of the client was read. After considerable discussion it was decided that the City Manager was to advise Mr. Raso that the petition would be considered favorably when more than 50 per cent of the affected property owners were signers of the petition -- there now being only 21 out of 48.

APPLICATION: 1-51-Z

APPLICANT: John A. Jordan

OWNER: John A. and Stella M. Jordan

SUBJECT: Application for variation to permit real estate office in private residence at 127 Teller Avenue.

PREMISES AFFECTED:

127 Teller Avenue

APPEARANCES:

For Applicant: None
For Opposition: None

ACTION OF THE BOARD: After considerable discussion it was moved by Mr. Borschell and seconded by Mr. Burnett to table the application until the next Board meeting. In the meantime, Mr. Magill will investigate in the neighborhood to determine whether or not the request meets with the approval of his neighbors.

THE VOTE:

Affirmative: Sternberg, Maill, Hall, Borschell,
and Burnett 9
Negative: 0

APPLICATION: 1-52-Z

APPLICANT: E. R. Stocker

OWNER: E. R. Stocker

SUBJECT: Application to change zoning from Residence "E" (should be "C") to Business "B" to permit the premises to be used for a used furniture store.

PREMISES AFFECTED:
Lots 18 and 19 in Block 128.

ACTION OF THE BOARD: After considerable discussion it was moved by Mr. Burnett and seconded by Mr. Magill that the request be not recommended for the reason that it is spot zoning and not in keeping with the current practice of the Board.

THE VOTE:

Affirmative:	0
Negative:	Sternberg, Magill, Hall, Borschell and Burnett	5

T. I. Moore
Secretary