

BOARD OF ADJUSTMENT
Continuation Meeting

March 14, 1950, 10:00 a.m.

Present: Chairman Sternberg, Messrs. Burnett, Hall, and Magill; also Acting City Manager Burton and Attorney Banks.

Absent: Mr. Borschell

Acting City Manager Burton appointed Secretary pro tem.

Setback requirements in Business "A" zones which are surrounded by residence zones were discussed. It was moved by Hall and seconded by Burnett that the following resolution be adopted.

RESOLUTION

WHEREAS the district along North Avenue is fast becoming a business district and, in our opinion, will eventually all become a business district; and

WHEREAS one of the purposes of zoning is to make such regulations as are proper in view of the character of the district and its peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of the land;

NOW THEREFORE BE IT RESOLVED that we recommend to the City Council of the City of Grand Junction that all setback provisions be eliminated in Business "A" districts and that in doing so the Council protect, as far as possible, the owners of lots on which buildings have been erected in accordance with prior setback requirements.

THE VOTE:

Affirmative:	Sternberg, Burnett, Hall	3
Negative:	Magill	1

APPLICATION: 2-50-Z
APPLICANT: Mr. Samuels
OWNER: Property on option to Mr. Samuels

SUBJECT: Propose to change N 1/2 of Block 73, City of Grand Junction from Residence "D" to Business "A".

ACTION OF BOARD:

Moved by Burnett and seconded by Magill that the application be approved.

THE VOTE:

Affirmative: Magill, Hall, Burnett, Sternberg 4
Negative: None 0

Petition of Dr. Olson was introduced to change Lots 1 and 2, Block 2, City of Grand Junction, from Residence "A" to Business "A". Reason for this entry Burton found application in file

Was presented about Dec 14/49 - variance to operate No action. Doctors office without living in the home was granted but no minutes made. See meeting of

Mch 19 1951

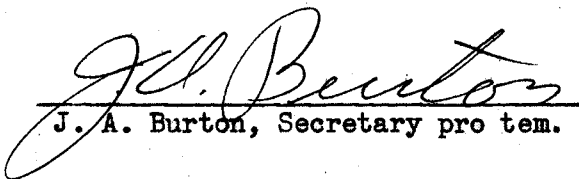
Petition was introduced from Paris Fur Shop on South half of Lots 1, 2, 3, 4 and 5, Block 85, City of Grand Junction, for change from Residence "E" to Business "AR".

ACTION OF BOARD:

It was moved by Burnett and seconded by Hall that the Paris Fur Shop be allowed to operate at this location in variance with the ordinance.

Motion carried unanimously.

Meeting adjourned.


J. A. Burton, Secretary pro tem.