

SPECIAL MEETING

QUARTERLY ZONING HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 19, 1962 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Chairman Bob Baker, Ray Meacham, Art Hadden, and Betty Russell.

Others Present: Mr. Douglas, Mrs. Tim, and Dale Luke.

PURPOSE OF MEETING:

Chairman Baker stated that this meeting had been called as a regular quarterly hearing for zoning items.

I. CONSIDERATION OF ZONING FOR KSL ANNEXATION.

Chairman Baker read from the previous minutes the proposed zoning for the KSL annexation. Mr. Douglas of 2528 Orchard Avenue asked to have R-1-C zoning explained. Don Warner described this zoning. Mr. Douglas then said he was in favor of this zoning. Chairman Baker asked for a recommendation to the Council. Mr. Hadden moved that the zoning for KSL annexation be recommended to the Council as R-1-C. The motion was seconded by Mrs. Russell. The motion carried.

II. CONSIDERATION OF REQUESTED ZONING CHANGE (TIM'S NURSING HOME.)

Chairman Baker read from previous minutes the requested zoning for the NW Quarter, South East Quarter, South East Quarter Section 7, T1S, R1E, Ute Meridian. (The location of Tim's Nursing Home.) The change requested is from R-1-C to R-3. Mrs. Tim was present and was questioned by the Commission. R-3 was requested because they wanted to build a larger nursing home. Chairman Baker discussed Dale Luke's plans and also read the minutes of the Regular meeting of August 29, concerning the requested change in zoning. The nursing home does exist there now. There are plans for expansion and some apartments. Mr. Meacham moved that the tract in question be recommended to the council to be rezoned from R-1-C to R-3. Art Hadden seconded the motion. The motion carried.

III. REVOCABLE PERMIT FOR CONSTRUCTION OF STORAGE SPACE, LOTS 1, 2, AND 3, BLOCK 117, CITY.

A request was made by letter from Amos Raso for a revocable permit to extend the basement area of the Montgomery Ward building under the sidewalk. The owners of the property are planning remodeling to coincide with the Operation Foresight. It was agreed that they would comply with the specifications and conditions as outlined by Jerome Fossenier, City Engineer. The Planning Commission noted this request and stated that they had no objections to the granting of a revocable permit.

There being no further discussion to come before the Commission the hearing was adjourned.