

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday, December 26, 1962 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members present: Messers. Elmer Nelson, V. Colony, Bob Baker, Ray Meacham, Mrs. Barbara Hyde, and Mrs. Russell

Others present: Charles Shaw, Don Warner, Development Director, and J.E. Stockton, Building Inspector.

I. MINUTES APPROVED:

Chairman Baker asked if there was any discussion on the minutes of the Regular Meeting held November 28, 1962. There was none. The minutes were approved as written.

II. DISCUSSION OF 1.5 USE IN DOWNTOWN AREA:

Mr. Shaw informed the planning commission that he would like to build an apartment building on the Northeast corner of Eighth and White. This area is now zoned B-3 and this zone district does not allow apartment use. He further discussed the need for apartments for persons working in the downtown area and the advantage of these close-in locations which would lessen traffic congestion since occupants would be close enough to walk to work. There was a general discussion by the commission on the possibility of allowing the 1.5 use to be conditional in the B-3 area. It was felt that this was probably a proper use for this area if proper controls were available to provide the correct development of these uses. The role of the Board of Adjustment in hearing Conditional-Use applications was discussed. It was the consensus of opinion that an amendment of this nature should have further discussion. Mr. Nelson made a motion that this matter be tabled until the next regular meeting. The motion was seconded by Mr. Colony, and carried.

III. GENERAL PLANNING:

A short discussion on General Planning matters was held.

IIII. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned.