

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - July 13, 1965 - 8:00 A.M.

AUDITORIUM - CITY HALL

Members Present: Warren Turner, Chairman, Rudolph Susman,
George E. Randolph, Anthony M. Mastrovich.

Others Present: J. E. Stockton, Secretary, Mr. & Mrs.
Walter Phillips, Mrs. Violet Kruse, Don Warner.

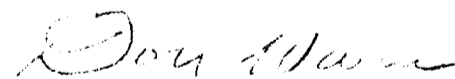
I. REQUEST FOR CONDITIONAL USE - SOUTHEAST CORNER OF TOPE
SCHOOL GROUNDS

The meeting opened with Mr. Turner requesting that Mr. Phillips make his presentation. Mr. Phillips stated that Mrs. Grace Phillips and Mrs. Violet Kruse, who are now operating a private kindergarten, are proposing to operate a private kindergarten in the Tope Cottage School. As School District #51 does not have a kindergarten in its system at the present time, Mrs. Phillips and Mrs. Kruse have entered into an agreement with School District #51 to lease one cottage for one-class room contingent upon the granting of a Conditional Use to operate a private school in an R-1-C Zone. Mr. Phillips stated that there would be no change in the physical plant; meeting time would be the same as that for regular students with dismissal time at 11:30 a.m., the only difference being in the method of teaching and the charge for tuition. The lease date would start in September contingent upon the need of the building by School District #51. A private kindergarten under the auspices of the School District is now in operation in Palisade, but this would be a "first" for Grand Junction. Mr. Turner stated that there did not appear to be any impediment pertaining to this request and asked that a motion per se be made.

Mr. Susman made a motion that the Board approve the Conditional Use 3.2 in a R-1-C Zone for the applicants. Seconded by Mr. Randolph. Motion carried.

II. ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 8:20 a.m.



Don Warner
Development Director