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GRAND JUNCTION PLANNING COMMISSION

Wednesday, September 27, 1972

M I N U T E S

Members Present: Chairman Betty Russell, Levi Lucero, Ray Paruch, Blake Chambliss, Dick Youngerman and Eugene McEwen.

Others Present: City Staff members, Don Warner and Bob Engelke.

Item 1: Request for rezoning of Lot 14 and the South 46.05 feet of Lot 15, ARCADIA VILLAGE SUBDIVISION from R-2 to C-1.

Items 1 and 2 to be considered at the same time as they tie into one another. Mr. Gary Cowan spoke for the rezoning. There was a discussion of the property in question. Mr. Leland Griffin, a property owner near the property being discussed, gave his reasons for objecting to the request for rezoning. Mr. Gene Files, another resident of the area and owner of the property in question, spoke for the request. Mr. Griffin was concerned that there would be more commercial zoning changes in the future. There was no further discussion, Betty Russell stated that both hearings were closed. Dick Youngerman made a motion to recommend to City Council approval of Item 1, Levi Lucero seconded, discussion followed. Vote was taken, those in favor were Levi Lucero, Dick Youngerman, and Eugene McEwen; those opposed were Blake Chambliss and Ray Paruch. Motion passed.

Item 2: Request for rezoning, Beg. at a point on the W line of Lot 15, Blk. 1, ARCADIA VILLAGE SUBDIVISION, which point is 46.05' N of the SW Cor. of said Lot 15; thence N to the S line of Lot 18 of said Sub.; thence W to the E line of the W 3 acres of the SE 1/4 of the SW 1/4 of the SE 1/4 of Sec. 12, T1S, R1W, U.M.; thence S to a point W of the P.O.B.; thence E to the P.O.B. from C-1 to R-2

(Discussed under Item 1) Blake made a motion to recommend to City Council approval of the request, Eugene McEwen seconded, it passed unanimously.

Item 3: Request for rezoning of W. 150 ft. of Lot 1, and the W 150 ft., EXCEPT the So. 12 ft. 8 in. of Lot 2, all in YOCUM SUB. from R-1-C to B-1.

Mr. Hockinsmith was present to represent Darnell Optical. Don Warner gave a description of the property. Discussion followed, hearing was closed. Levi Lucero made a motion to recommend to City Council that request be approved, Dick Youngerman seconded. Discussion followed and motion was carried unanimously.

GRAND JUNCTION PLANNING COMMISSION

September 27, 1972

Page 2

Item 4: Request for rezoning of Lots 20 & 21, Block 7 of the City of Grand Junction from R-2 to B-3.

Jim Gale was present to speak on request. They want B-3 rather than B-1 zoning so that they would be able to rent part of their new building to retail outlets in demand for office space lessors. Levi Lucero asked if the property had been purchased yet, Mr. Gale said that the purchase was contingent upon the request for rezoning being approved. Mr. Lucero disqualified himself because of his conversation with the owner of property in question. Blake Chambliss questioned the added traffic problem if rezoning was approved, he felt that a recommendation from Gus Byrom, Transportation Director, was necessary on this issue. Blake Chambliss made a motion that this item be tabled until next regular meeting and that Gus Byrom review the request. Ray Paruch seconded, Item tabled.

Item 5: Discussion and review of lights in Wellington Gardens.

A representative of Facilities Construction Co. discussed the lights in Wellington Gardens. Betty Russell suggested that the Commission see the area at night before they made a recommendation. It was agreed.

Item 6: Discussion on the Mesa Gardens Area.

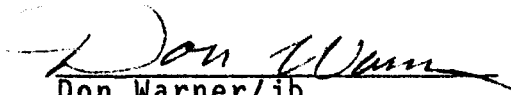
Commission feels as though property should stay zoned as it is. They suggested that Mr. Talbot look into possibility of bulk development.

Item 7: Dangerous Building Code:

Levi Lucero said that the realtors were in favor of adopting code. Levi Lucero made a motion to recommend to City Council to adopt Dangerous Building Code, Volume 4, with the change that the code read unoccupied buildings instead of occupied buildings. Eugene McEwen seconded and it passed unanimously.

Item 8: General Discussion

There was a discussion on a letter from Mrs. Margaret Galloway regarding sidewalks. Sidewalk recommendation already made to council so no action necessary. Meeting adjourned at 10:00 AM.

  
Don Warner/jb

Beg. at a point on the W line of Lot 15, Blk. 1, ARCADIA VILLAGE #2  
SUBDIVISION, which point is 46.05' N of the SW Cor. of said lot 15;  
thence N to the S line of Lot 18 of said Sub.; thence W to the E line  
of the W 3 acres of the SE1/4 of the SW1/4 of the SE1/4 of Sec. 12,  
T1S, R1W, U.M.; thence S to a point W of the point of beg.; thence E  
to the point of beg. (C-1 to R-2)