

GRAND JUNCTION PLANNING COMMISSION

Wednesday, September 27, 1972

MINUTES

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.N.; 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.

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