

Grand Junction, Colorado

September 2, 1964

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m., September 2, 1964. Councilmen present and answering roll call were R. B. Evans, Chas. Love, Harry Colescott, Herbert M. Wright and President McCormick. Councilmen Meacham and Lowe were absent. Also present were City Manager J. M. Lacy, City Attorney Gerald J. Ashby and City Clerk Helen C. Tomlinson.

INVOCATION

The invocation was given by Bishop Stephen L. Butler, Church of Jesus Christ of Latter-Day Saints.

MINUTES

It was moved by Councilman Colescott and seconded by Councilman Love that the minutes of the regular meeting held August 19, 1964 be approved as written. Motion carried. (5 AYES)

HEARING

Adoption 1964 Uniform Bldg Code

This was the date set for hearing on the adoption of the 1964 Edition of the Uniform Building Code. There was no one present in the audience who spoke either for or against the adoption of the code so President McCormick closed the hearing.

HEARING

Re-zoning Changes and Changes in zoning ord. text

This was the date scheduled for hearing on the following re-zoning changes for certain areas within the City limits and on two zoning text changes:

A. Lots 1 through 17 in Block 1, Lots 1 through 16 in Block 2 and Lots 1 through 16 in Block 3, all in the City of Grand Junction to be classified as C-1 (Light Commerce), from B-1. This property is located between 9th and 12th on the south side of North Avenue. Mr. P. F. Bennett wrote a letter of protest. He has lived at 1135 North Avenue for a number of years and desires to have the zoning remain as it is.

Mr. Adolph Fisher was present and spoke in favor of changing the zoning. He stated that taxes would be going up regardless of whether there was a change of zoning. Mrs. Mary Delp of 1043 North Ave. wished the zoning to remain as it now is. Councilman Wright stated that it was his understanding that it was desired so that some of the property might be sold. Mr. Andy Williams, Attorney, asked the Council to recognize that there are changes being made along North Ave. and requested that they adopt the recommendations of the Planning Commission and change the zoning.

Councilman Colescott stated that the Planning Commission recognized the fact that this property would be changing use sooner or later so they went along and recommended the change at this time. City Manager Lacy stated that it was not the practice of the assessor to raise taxes until the use of the property changed in accordance with the new zoning. President McCormick closed the hearing.

B. Block 2 in Teller Arms Subdivision be classified as B-3 (Retail Business). Lots 1, 2 and 3 in Block 1 in Teller Arms Subdivision be classified as R-3 (Retail Business). Lots 4 through 7 in Block 1 in Teller Arms Subdivision be classified as R-3 (Multi-family residence).

No one spoke concerning this change of zoning so President McCormick closed the hearing.

C. Lot 2 of Block 1 in Fairmount Subdivision be classified as R-3 (Multi-family residence).

D. All that part of the North Quarter of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, lying East of the center line of North 7th Street in the City of Grand Junction, except the West 450 feet of said tract, be classified as R-3 (Multi-family residence).

These were newly annexed areas and were up for first zoning. No one was present regarding these changes so President McCormick closed the hearing.

No one was present to speak either for or against the zoning ordinance changes in text amending Section 7. g. concerning the extension of non-conforming uses and Section 7. g. concerning the cessation of non-conforming signs, both sections being part of the zoning ordinance which is Chapter 83 of the 1953 Compiled Ordinances. President McCormick closed the hearing.

NO. 12TH ST

Reconstruction fr Belford to Gunnison

United Sand & Gravel low bidder \$23,462.50

Bids were opened September 1, 1964 for the reconstruction of 12th Street from Belford Ave. to Gunnison Ave. The following bids were presented:

Elam Construction Company	\$24,964.01
Corn Construction Company	25,496.47
United Sand & Gravel Company	23,462.50
Engineers Estimate	26,207.00

It was recommended by D. C. Hickman, City Engineer, that the bid of United Sand & Gravel, being the apparent low bidder with a bid of \$23,462.50, be approved and contract awarded to United Sand & Gravel Company. It was moved by Councilman Wright and seconded by Councilman Love that the recommendation of the City Engineer be accepted and the City Manager authorized to sign a contract with United Sand & Gravel Company for \$23,462.50 for the reconstruction of 12th Street. Motion carried. (5 AYES)

3.2 BEER RENEWAL

Ronald Louis Boillot dba "Shakey's" Pizza Parlor, 827 North

An application for renewal of 3.2 beer license was presented by Ronald Louis Boillot dba "Shakey's Pizza Parlor", 827 North Avenue. A report was read by the Mesa County Health Department approving the location and a report was read from Chief of Police Karl M. Johnson which stated that there was no reason known to him why this license should not be granted. It was moved by Councilman Love and seconded by Councilman Evans that the application be approved and license granted when State license has been received. Motion carried. (6 AYES)

BONDS APPROVED

The following license bonds, being on the approved forms, were presented for approval:

Elect Contr	B & W Elect Co 609 S 2nd St Laramie, Wyo	Western Surety	#68690
Gas Instlr	D.K. Platt Sheet Metal & Htg	Natl Surety Corp	LR 6121057

It was moved by Councilman Colescott and seconded by Councilman Wright that the bonds be accepted and filed. Motion carried. (5 AYES)

BUILDING PERMIT

Fee waived for Foursquare Gospel Church, 17th & Glenwood

The Foursquare Gospel Church, 17th and Glenwood Ave., presented a request for waiver of building permit fee in the amount of \$78 for the building of their new Sunday School Annex. It was moved by Councilman Wright and seconded by Councilman Colescott that the request be granted. Motion carried. (5 AYES)

PROP ORD.

Zoning Ord. Text Changes Sec 7 g & 7 h

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTION 7. g. CONCERNING THE EXTENSION OF NON-CONFORMING USES, AND SECTION 7. h., CONCERNING THE CESSATION OF NON-CONFORMING SIGNS, BOTH SECTIONS BEING PART OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION, WHICH IS CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Love and seconded by Councilman Evans that the proposed ordinance be passed for publication. Motion carried. (5 AYES)

PROP ORD.

Zoning changes North Ave fr 9th to 12th Teller Arms Fairmount Sub & No. 7th St.

City Attorney Ashby reported that he had put all four zoning changes into one ordinance and would like an expression from the Council as to whether they were in favor of changing the zoning on each individual location or area.

It was moved by Councilman Wright and seconded by Councilman Evans that Lots 1 through 17 in Block 1, Lots 1 through 16 in Block 2, and Lots 1 through 16 in Block 3, all in the City of Grand Junction be classified as C-1 (Light Commerce). Motion carried. (5 AYES)

It was moved by Councilman Colescott and seconded by Councilman Evans that Block 2 in Teller Arms Subdivision be classified as B-3 (Retail Business); Lots 1, 2, and 3 in Block 1 in Teller Arms Subdivision be classified as B-3 (Retail Business); Lots 4 through 7 in Block 1 in Teller Arms Subdivision be classified as R-3 (Multi-family resident). Motion carried. (5 AYES)

It was moved by Councilman Love and seconded by Councilman Evans that Lot 2 of Block 1 in Fairmount Subdivision be classified as R-3 (Multi-family residence). Motion carried. (5 AYES)

It was moved by Councilman Wright and seconded by Councilman Colescott that all that part of the North Quarter of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, lying East of the center line of North 7th Street in the City of Grand Junction, except the West

450 feet of said tract, be classified s R-3 (Multi-family residence). Motion carried. (5 AYES)

The following entitled proposed ordinance was introduced and read: AN ORDINANCE CHANGING THE ZONING MAP, A PART OF CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, BY CHANGING THE ZONING OF CERTAIN PROPERTY WITHIN SAID CITY. It was moved by Councilman Love and seconded by Councilman Evans that the proposed ordinance be passed for publication. Motion carried. (5 AYES)

ORD. 1199 PASSED

1964 Edition Uniform Bldg Code-adopted by reference

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE ADOPTING BY REFERENCE THE 1964 EDITION OF THE UNIFORM BUILDING CODE, PROMULGATED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS WHICH CODE REGULATES THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE CITY OF GRAND JUNCTION; PROVIDES FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; DECLARES AND ESTABLISHES FIRE DISTRICTS; PROVIDES PENALTIES FOR THE VIOLATION THEREOF, AND REPEALS ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH. It was moved by Councilman Colescott and seconded by Councilman Love that the Proof of Publication be accepted and filed. Motion carried. (5 AYES)

It was moved by Councilman Love and seconded by Councilman Evans that the ordinance be called up for final passage. Motion carried.

(Councilman Wright left the meeting at this time.)

It was moved by Councilman Colescott and seconded by Councilman Love that the ordinance be passed and adopted, numbered 1199 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried. (4 AYES)

ADMINISTRATIVE INTERN

Terry Novak

Councilman Colescott asked if there as anything the Council can do for Mr. Terry Novak, the Administrative Intern, who has been working for the City for the past three months. He is leaving to go back to college. Mr. Lacy stated that he was very pleased with Mr. Novak's work, but, at present, there was nothing that was necessary; possibly, at a later date letters or recommendations could be made for him.

ADJOURNMENT

It was moved by Councilman Love and seconded by Councilman Evans that the meeting adjourn. Motion carried. (4 AYES)

Helen C. Tomlinson\City Clerk