

Grand Junction, Colorado

January 7, 1970

### ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M. January 7, 1970 in the Civil Auditorium at City Hall. Councilmen present and answering roll call were Raymond R. Paruch, Stanley R. Anderson, Theodore N. Naff, R. B. Evans and President Richard G. Youngerman. Also present were City Manager Gray, City Attorney Ashby and City Clerk Helen C. Tomlinson. Councilmen Harry O. Colescott and Ray A. Meacham were absent.

### INVOCATION

The invocation was given by Reverend R. R. Hamilton, First Methodist Church.

### MINUTES

It was moved by Councilman Evans and seconded by Councilman Naff that the minutes of the special meeting held December 31 and the minutes of the regular meeting held December 17, 1969 be approved as written. Motion carried.

### HEARING

3.2 Beer 7-2-11 Food Store #18 1117 N 1st to Hobby Fraser

This was the date set for hearing on the transfer of the 3.2 beer license for the 7-2-11 Food Store #18 at 1117 North First Street to Hobby Fraser. Mr. Johnson, Chief of Police, reported that Mr. Fraser now holds a similar license for his store at 1134 North 12th and there had been no complaints concerning the operation of this store, so he knew of no reason why the application should not be approved and permission granted for transfer of the license.

It was moved by Councilman Evans and seconded by Councilman Naff that the application for transfer be approved and license be issued when the State license has been received. Motion carried with Councilman Paruch voting Nay.

### HEARING

Change in zoning ord. text -

Definition of Rooming house

This was the date set for hearing on proposed changes in the text of the zoning ordinance. Section 3. ZONE CLASSIFICATION WOULD READ:

1.6 Commercial residence, limited . . . consists of lodging, boarding or rooming house where three (3) or more rooms are used for living and sleeping on a non-transient rental basis.

Section II. DEFINITIONS AND LIMITATIONS.

b. Boarding and Rooming House . . . A building containing a single dwelling unit and three (3) or more guest rooms where lodging is provided, with or without meals for compensation. "Compensation" may include money, services, or other things of value. Two rooms may be rented in single-family zones without being classed as a boarding or rooming house. Rooms rented in single-family zones must have a minimum of 80 square feet per occupant.

There were no protests to the changes in the zoning text. The President declared the hearing closed.

## MUSEUM

Ltr of thanks for \$2,000

A letter was read from Mike Mayfield, Museum Director, thanking the Council for giving the museum the additional \$2,000.00.

## VACATE ALLEY

N/S bet 6th and 7th North & Glenwood for Safeway Stores, Inc.

A letter from Safeway Stores, Inc. was read requesting the closing of the north-south alley in the block bounded by North Avenue, North 7th Street, North 6th Street and Glenwood Avenue. They are proposing to build a new Safeway Super Market on the property west of the alley and will develop off-street parking on the portion of the land between the alley and North 7th Street, as well as south of the new building. They are working with Public Service Company and Mt. States Telephone Company on utility easements and hope to have them worked out before long. Mr. Elmer Brune' was present and talked to the Council about Safeway's plans. This matter had been before the Planning Commission and they recommended that the alley be closed.

## AIRPORT

Approve HDR Contract for study of expansion & new terminal bldg.

The proposal from Henningson, Durham & Richardson for a study on the needs at Walker Field for a new terminal building which was tabled at the last meeting of the Council was brought back from the table and considered. President Youngerman stated that the Council members and County Commissioners had had a study session with Mr. Byrom on Dec. 29th and had decided to enter into a contract with Henningson, Durham & Richardson.

It was moved by Councilman Anderson and seconded by Councilman Evans that the Council ratify the proposal of Henningson, Durham & Richardson and that the President of the Council be authorized to sign the contract on behalf of the City of Grand Junction based on the terms in the proposal. Motion carried.

## 3.2 BEER RENEWAL

Dan Williams 7-2-11 Market, Inc. 801 N 1st

Mr. Dan Williams, 7-2-11 Market, Inc., 801 North First St., presented his application for the renewal of 3.2 beer license. Mr. Johnson, Chief of Police, stated there was no reason why this should not be done. It was moved by Councilman Anderson and seconded by Councilman Evans that the application be approved and license be issued when State license has been received. Motion carried with Councilman Paruch voting "NAY."

## PROP. ORD.

Zoning Ord. Text change

Definition of Rooming house

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTIONS OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING COMMERCIAL RESIDENCES AND BOARDING AND ROOMING HOUSES. It was moved by Councilman Anderson and seconded by Councilman Paruch that the proposed ordinance be passed for publication. Motion carried.

## PROP. ORD.

Vacate portion alley Blk 7 Mobley's Sub Main & Colo Spruce West (City Market)

The following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING A PORTION OF ALLEY WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Paruch and seconded by Councilman Anderson that proposed ordinance be passed for publication. Motion carried.

PROP. ORD.

Vacate alley in Harr's Addn (N/S Bet North & Glenwood) Safeway Bldg.

The following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING A PORTION OF ALLEY WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Anderson and seconded by Councilman Naff that the proposed ordinance be passed for publication. Motion carried.

ORD. 1342 PASSED

Assessing SS 24-69

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER DISTRICT NO. 24-69, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST; AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS. It was moved by Councilman Anderson and seconded by Councilman Paruch that the Proof of Publication be accepted and filed. Motion carried.

It was moved by Councilman Paruch and seconded by Councilman Anderson that the proposed ordinance be called up for final passage. Motion carried.

The Ordinance was then read, and it was moved by Councilman Anderson and seconded by Councilman Evans that the ordinance be passed and adopted as read, numbered 1342 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

ORD. 1343 PASSED

Assessing SS 25-69

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER DISTRICT NO. 25-69, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST; AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS. It was moved by Councilman Paruch and seconded by Councilman Naff that the Proof of Publication be accepted and filed. Motion carried.

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

The Ordinance was then read, and it was moved by Councilman Evans and seconded by Councilman Anderson that the ordinance be passed and adopted as read, numbered 1343 and ordered published. Roll was called on the motion with all members of the Council present voting AYE. The President declared the motion carried.

ORD.

Final passage tabled Vacating portion Glenwood Ave. (Harr Addn & HS Addn) Safeway Bldg.

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE VACATING A PORTION OF STREET AND ALLEY WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Anderson and seconded by Councilman Paruch that the Proof of Publication be accepted and filed. Motion carried.

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

The Ordinance was then read, and it was moved by Councilman Anderson and seconded by Councilman Naff that the ordinance be tabled until the next meeting of the Council, to be considered when final passage of the ordinance vacating the alley between Glenwood and North is considered. Motion carried.

OPERATION FORESIGHT

Maintenance Agrmt with U.S. Bank for Arcade bet Main & Colo.

City Attorney Ashby read an agreement between the City of Grand Junction and the United States Bank concerning the maintenance of the Arcade between Main and Colorado in the 300 block. It was moved by Councilman Naff and seconded by Councilman Evans that the President of the Council be authorized to sign the agreement on behalf of the City of Grand Junction. Motion carried.

ADJOURNMENT

President Youngerman declared the meeting adjourned.

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Helen C. Tomlinson\City Clerk