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March 20, 1974

### ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. March 20, 1974, in the Civic Auditorium at City Hall. Present for roll call were President of the Council Stanley Anderson, and Council Members Harry Colescott, Silas Grantham, Lawrence Kozisek, Elvin Tufly, and Robert Van Houten. Councilwoman Jane Quimby was absent. Also present were City Attorney Gerald Ashby, City Manager Harvey Rose, and City Clerk Neva Lockhart.

### MINUTES

There being no corrections to the Minutes of the Special Council Meeting held March 15, 1974, Councilman Van Houten moved they be approved as written. Councilman Kozisek seconded and the said motion carried.

### PROCLAMATION

1974 Freshaza Dazy Clean-up Campaign

President Anderson read the Proclamation regarding the Freshaza Dazy activities sponsored by the Women's Division of the Chamber of Commerce to be held April 6 through April 21, 1974. It was agreed that the City of Grand Junction should offer the donation of special trash pickup services during this 16-day period. It was moved by Councilman Kozisek and seconded by Councilman Grantham that the Proclamation be adopted as read. Motion carried.

### NEW CITY EMPLOYEES

Introduced

Present for introduction to the City Council were the following new City employees:

Audie Storey, Engineering Technician  
Allen Lundy, Parks and Recreation-Forestry  
Joe Rodriguez, Parks and Recreation  
James Waid, Parks and Recreation  
Richard Van Dyke, Parks and Recreation  
Jack Conk, Public Works - Equipment  
Miriam McClelland, Finance-Purchasing-Dispatcher  
Raymond Hayes, Finance-Data Processing  
Charles Teed, City Manager-Public Liaison Officer

### HEARING

3.2 Beer-Special Events permit 3-29 at L.P. by American Legion Post 37

Advertised for hearing on this date was the application by American Legion Post 37 for a Special Events Permit to sell 3.2 beer one day only on March 29. Mr. Loren Berrkoski, spokesman for the Vietnam Veterans group at Mesa College was present for the hearing. He explained there would be a speaker on-campus March 29, and the veterans group is planning a dance at the Lincoln Park Auditorium during the evening at which time they wish to serve beer. No letters had been filed regarding the application and there were no others in the audience who indicated a desire to speak on this matter. The President closed the hearing.

It was moved by Councilman Kozisek and seconded by Councilman Grantham that the application by American Legion Post 37 for a Special Events Permit to serve 3.2 beer March 29 at the Lincoln Park Auditorium be approved. Motion carried.

#### HEARING

Rezone 1320 North & 1311 Glenwood to PDB (Ramseys)

Advertised for hearing on this date was the rezoning petition involving .46 acres from R-3 (Multi-family residential) and C1 (Light Commerce) to Planned Development Business. Petitioners are James F. and Gertrude Ramsey, owners of the La Coquille Restaurant. The petitioners are expanding the restaurant facility, and they have purchased the lot across the alley (north) to provide parking. The location of the restaurant expansion, 1320 North Avenue, and the lot to provide parking is located at 1311 Glenwood Avenue. The Planning Commission recommended approval of the request at its February 27, 1974, meeting subject to the petitioner cooperating in an improvement district for the alley. Mr. George Graham, attorney, was present representing the petitioners. There being no other present who wished to speak for or against the request, the President closed the hearing.

PROP. ORD.

The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Grantham and seconded by Councilman Kozisek that the proposed ordinance be passed for publication. Motion carried.

#### HEARING

Rezone to PD-8 S of GVC 125' N of Cedar, E of 13th

Advertised for hearing on this date was the rezoning petition and preliminary Planned Unit development involving 2.26 acres from R-

1-C (One-Family Residential) to PD-12 (Planned Development Residential) zoning for property lying south of the Grand Valley Canal right-of-way and part of Bookcliff Avenue as vacated. Petitioner is M. E. McCallister representing R.W. and W.F. Loebe. Mr. Cisar noted that the original request for this property was R-3 Multi-Family zoning. This was reviewed by the Planning Commission on September 26, 1973, and PD-8 zoning was recommended. On February 6, 1974, the City Council referred this matter back to the Planning Commission for further consideration. The PD-12 request was reviewed by the Planning Commission at its meeting on February 27 and it again recommended PD-8 zoning based on the existing developments in the area that are presently zoned Single-Family Residential. Mr. Bob Gardner from Design Center was present with the plan for the property and indicated the petitioner will accept the PD-8 zoning. No others were present to speak for or against the request. The President closed the hearing.

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#### HEARING

Rezone Lots 21/32 Blk 10 to PDB (NE cor 2nd & Belford)

The request by petitioner Henry Blaylock to rezone Lots 21 through 32, Block 10, from R-2 (Two-Family Residential) to PDB (Planned Development Business) was tabled October 17, 1973, by the City Council so that a discrepancy in the Planned Development Business zoning could be worked out. The property is located at the N.E. corner of 2nd and Belford. No one was present who indicated a desire to speak on this matter. The President closed the hearing.

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#### HEARING

PUD-FOUNTAIN PARK APARTMENTS NE Cor 2nd & Belford Approved

Advertised for hearing on this date was the Final Planned Unit Development for the Fountain Park Apartments by developer Henry Blaylock. Assistant Planning Director Rick Cisar noted that this

development has been in the planning process for approximately four months. The developer is expanding the existing development on the site by adding 15 apartment units. The Planned Development was considered by the Planning Commission at its February 27, 1974, meeting and approval was unanimously recommended. The President closed the hearing.

It was moved by Councilman Colescott and seconded by Councilman Tufly that the Final Planned Unit development for the Fountain Park Apartments be approved. Motion carried.

#### HEARING

Final plat apprvd Arbor Village Sub (N of Orchard, S of GVC, 200' E of Linda Lane)

Advertised for hearing on this date was the Final Plat of the Arbor Village Subdivision. Developer is Blaine Ford. The location of the property is north of Orchard Avenue, south of the Grand Valley Canal, and 200 feet each of Linda Lane. There are 13.98 acres involved. This Plat was considered by the Planning Commission at its February 27, 1974, meeting and approval was recommended subject to resolution of the deeded ditch company right-of-way along the east side of the property. Mr. Cisar indicated the developer is negotiating for the purchase of the right-of-way which was overlooked when the property was purchased originally.

It was moved by Councilman Van Houten and seconded by Councilman Kozisek that the Plat of Arbor Village Subdivision be accepted and signed by the President of the City Council and the City Manager; that it be approved and filed with the Mesa County Clerk and Recorder; and that a copy thereof be placed on file in the office of the County Assessor and in the office of the City Engineer. Motion carried.

#### HEARING

Final plat apprvd D&W Sub NW Cor 28 1/2 Rd. & US Hgwy 6&24

Advertised for hearing on this date was the Final Plat of the D&W Subdivision located on the northwest corner of 28 1/2 Road and U.S. Highways 6 & 24. Developers are George Wheeler and Bruce Dixson. This Subdivision Plat was considered by the Planning Commission at its February 27, 1974, meeting and approval was unanimously recommended. The 8-acre tract is east of the Goodwill Industry Building on the east side of the City. The area was part of the Goodwill Annexation. Mr. Cisar noted that the developers are platting the area into one industrial lot so they can later sell off a portion or portions of the lot depending on the needs of the purchaser. The developers have dedicated an additional 20 feet of right-of-way on 28 1/2 Road.

Mr. Wheeler was present and said he has no major objections, but

he feels that other property owners in that area should have to give land for right-of-way. City Attorney Ashby said that if anyone does subdivide, then he will have to contribute right-of-way. No others in the audience indicated a desire to speak on this matter. The President closed the hearing.

It was moved by Councilman Van Houten and seconded by Councilman Kozisek that the Plan of D & W Subdivision be accepted and signed by the President of the City Council and the City Manager; that it be approved and filed with the Mesa County Clerk and Recorder; and that a copy thereof be placed on file in the office of the County Assessor and in the office of the City Engineer. Motion carried.

#### HEARING

Plat of Peterson-Irwin Sub - S of Grand & N of D&RGW RR W of 28 Rd approved

Advertised for hearing on this date was the Final Plat of the Peterson-Irwin Subdivision proposed for the property south of Grand Avenue, north of the Denver and Rio Grande Western Railroad right-of-way and west of 28 Road. Developers are J. C. Irwin and Vern Anderson. This Plat involving 9 lots was considered by the Planning Commission at its February 27, 1974, meeting and recommended approval contingent upon the dedication of 50 feet from the centerline of Grand Avenue along Lot 6. The tract of land is located south and east of the Administrative Service Center of School District 51 on Grand Avenue. The President closed the hearing.

It was moved by Councilman Grantham and seconded by Councilman Kozisek that the Plat of Peterson-Irwin Subdivision be accepted and signed by the President of the City Council and the City Manager; that it be approved and filed with the Mesa County Clerk and Recorder; and that a copy thereof be placed on file in the office of the County Assessor and the office of the City Engineer. Motion carried.

#### HEARING

Prop Ord - Chapt 27 repealed & reenacted Subdivisions

Advertised for hearing on this date was the proposal to repeal and reenact Chapter 27, Code of Ordinances, "Subdivisions," to provide for Subdivision and Development Regulations. The final draft of the development regulations were prepared from the input derived from the work sessions with reviewing agencies, the City Council, and the Planning Commission. The new Development Regulations are designed to provide a developer with specific guidelines and requirements necessary to process and develop a subdivision within the City Limits and at the same time provide all City Departments and review agencies an opportunity to review the proposal. Three items of importance:

1. All improvements shall be completed by the developer; i.e., curb, gutter, sidewalk, street lights, fire hydrants, etc.
2. All moneys necessary to complete the required improvements shall be in escrow prior to approval of the subdivision plat.
3. Detached 5 foot sidewalks along all major and collector streets, also in residential areas where logical to continue the pattern. Again, where the Hollywood type sidewalk is provided, the minimum width shall be 5 feet.

It was moved by Councilman Colescott and seconded by Councilman Tufly that the proposed ordinance be printed in pamphlet form and a notice thereof be published. Motion carried.

### 3.2 BEER RENEWAL

City Market, Inc. #1

Presented for consideration was the application of City Market, Inc. Store No. 1, 433 Grand Avenue, for the renewal of its 3.2 beer license. A memorandum from Police Sgt. Ronald Smith, approved by Chief of Police Meyers, advised there have been no complaints or violations during the past year.

It was moved by Councilman Colescott and seconded by Councilman Tufly that the application be approved and the license issued when the State license has been received. Motion carried.

### PROP ORD.

Add Art III to Chapt 30 - ambulance license and control

The following entitled proposed ordinance was presented for consideration: AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION BY ADDING THERETO AN ARTICLE III TO REGULATE THE PROVIDING OF AMBULANCE SERVICE WITHIN THE CITY OF GRAND JUNCTION.

It was moved by Councilman Grantham and seconded by Councilman Van Houten that the proposed ordinance be printed in pamphlet form and a notice thereof be published. Motion carried.

### DAYS

Donkey Basketball Game

Mr. Kit Jackson, representing the Junior Class at Grand Junction Senior High School, appeared before the Council to request permission to sell tickets on Main Street Saturday, March 30. The tickets are for the Donkey Basketball Game scheduled April 4 at the High School Gym. Proceeds are to be used for the Junior-Senior Prom. It was moved by Councilman Van Houten and seconded by Councilman Kozisek that permission be granted. Motion carried.

### O.M. SEWER PROJECT

City Manager Rose presented a report on the Orchard Mesa Sewer Project. It is anticipated that Phase I of the project will be ready for bids by June of this year. Completion of the 3 Phases is estimated by late fall of 1975.

### MUNICIPAL COURT

Case load to be handled by Dist. Atty's office

City Manager Rose advised Council that the District Attorney is interested in creating one additional full-time position in his office and will ask for partial funding from the Board of County Commissioners. The District Attorney proposes that the \$3,600 already in the City's 1974 Budget be used to make up the remainder of the new attorney's salary. In return the full Municipal Court case load will be taken over by the District Attorney's Office. This will release the City Attorney to work closely with the Walker Field, Colorado, Public Airport Authority, the City-County Planning Department, advising Staff members, and revamping the City's general criminal ordinances. Consensus of Council was to approve this approach.

### MISCELLANEOUS

Councilman Kozisek said he enjoyed the Farm and Ranch exhibits on Main Street over the weekend.

### ADJOURNMENT

The President adjourned the meeting.

Neva B. Lockhart

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City Clerk