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Grand Junction, Colorado

May 1, 1974

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. May 1, 1974, in the Civic Auditorium at City Hall. Present for roll call were President of the Council Stanley Anderson, Council Members Harry Colescott, Silas Grantham, Lawrence Kozisek, Jane Quimby, Elvin Tufly, and Robert Van Houten. 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 Regular Council Meeting held April 17, 1974, Councilman Colescott moved they be approved as written, which motion was seconded by Councilman Grantham and said motion carried.

PRES. OF CO.-EX-OFFICIO MAYOR

Lawrence Kozisek elected

President Anderson stated that as he has now completed his three-year term in accordance with the City Charter as President of the Council-Ex-Officio Mayor, nominations to the office were in order. It was moved by Councilman Grantham and seconded by Councilman Colescott that Lawrence Kozisek be nominated to the office. Motion carried.

It was moved by Councilman Van Houten and seconded by Councilwoman Quimby that nominations cease and that Lawrence Kozisek be elected to the office of President of the Council-Ex-Officio Mayor by unanimous ballot. Motion carried.

Councilman Kozisek was sworn into the office of Council President-Ex-Officio Mayor by the City Clerk.

Councilman Harry Colescott submitted his resignation as President of the Council-Ex-Officio Mayor Pro Tempore. It was moved by Councilman Grantham and seconded by Councilman Anderson that Councilman Colescott's resignation be accepted. Motion carried.

It was moved by Councilwoman Quimby and seconded by Councilman Anderson that Elvin Tufly be nominated to the office of President of the Council-Ex-Officio Mayor Pro Tempore. Motion carried.

Elvin Tufly Pres. Pro Tem

It was moved by Councilman Van Houten and seconded by Councilman

Grantham the nominations cease and Elvin Tufly be elected to the office by unanimous ballot. Motion carried.

#### HOT-MIX BITUMINOUS STREET OVERLAY-1974

Bids - contract to Elam \$150,000

One bid was received and opened on Tuesday, April 30, at 2:00 p.m. for the 1974 Hot-Mix Bituminous Street Overlay.

Elam Construction, Inc. \$162,517.50  
Engineer's Estimate 137,622.50

Public Works Director Byrom and City Manager Rose recommended award of contract to Elam Construction subject to adjustments of the project to keep it within the budget amount of \$150,000.

It was moved by Councilman Van Houten and seconded by Councilman Grantham that the contract for the 1974 Hot-Mix Bituminous Overlay project be awarded to Elam Construction, Inc., not to exceed \$150,000. Motion carried.

#### HEARING

Colo. West Dev. Park plat 51.186 Acres I-2 Zoning

Advertised for hearing on this date was the Final Plat of the Colorado West Development Park consisting of 51.186 acres with I-2 Zoning (Heavy Industry). This tract of land is located south of D Road, east of 12th Street, north of Winters Avenue, and west of 15th Street.

Councilman Grantham excused himself from discussion and voting on this issue because of his interest in the property. There were no objections.

Assistant Planning Director Cisar noted that the Planning Commission considered this item at its March 28, 1973, meeting and recommended approval of the Plat subject to the dedication of 50 feet from the center line on D Road and on 12th Street and that the statement of ownership be changed to reflect all property owners. The developers requested additional time to consider the additional right of way requirements before the Final Plat was presented to Council. Mr. Cisar stated that the right of way requirements are in compliance with the Small-Cooley Long Range Plan which projects D Road and 12th Street as major arterials. It is proposed that 12th Street will become the major north-south arterial connecting U.S. Highway 50 South across the City to Horizon Drive and connecting with Interstate 70. Mr. Cisar said that the City Engineering Department, County Road Department, and the State Highway Department is in agreement that the 12th Street river crossing is the best alternative. Mr. Cisar submitted two letters; one from Jack D. Bowman, Engineer II, Mesa County Road Department, and the other from the District Engineer of the State

Highway Department supporting the extension of 12th Street to U.S. Highway 50 South.

Mr. Dale Hollingsworth, Colorado West Development, was present and said they will acquiesce on the right of way requirement for D Road, but he would ask Council to reexamine and reiterate its position with regard to the Small-Cooley Report and its projection for 12th Street. Mr. Hollingsworth presented slides of the area, particularly the uranium mill tailings piled near the river. Council discussed alternatives, such as 28 Road extended to Orchard Mesa. This route would carry traffic from the Orchard Mesa area into the Shopping Parks on North Avenue and ultimately carry traffic on to Horizon Drive. It was noted that the intersection at 12th Street and North Avenue is already at capacity. Council members suggested tabling this item until such time as the Traffic Safety Study proposed by CH-2-M could be completed. Mr. Hollingsworth said that Colorado West Development would prefer approval of the Plat with its requirements rather than delay it for the completion of the study. At such time when the 12th Street arterial extension comes up for action, Colorado West Development could then enter its opposition. The President closed the hearing.

It was moved by Councilman Colescott and seconded by Councilwoman Quimby that the Plat of Colorado West Development Park 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; subject to Council review at a later date when all information concerning the 12th Street arterial has been received. Councilman Van Houten commented that any information that would have a bearing on this particular approach to a crossing across the City should eventually be plugged into the Small-Cooley Report and that Council eventually decide that it is right or wrong. Motion carried with Councilman Anderson voting NO.

Councilman Anderson moved that the matter of 12th Street as an arterial and D Road as an arterial be referred to the Planning Commission as quickly as possible in order to get the input from the Planning Commission and from the citizens at public hearings and have it also included in the CH-2-M Report. The motion was seconded by Councilman Van Houten and said motion carried.

#### HEARING

Zoning Text Change-7 days notice for public hearings

Advertised for hearing on this date was the amendment to the Zoning Text pertaining to the advertising requirements prior to public hearings. The recommendation from the Planning Commission is amending from 15 days to 7 days. There was no one in the audience to speak on this matter. The President closed the hearing. Councilwoman Quimby commented that members are hoping to improve and speed up the processing of items from the Planning

Commission.

Proposed Ord.

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING SECTION 11b. OF THE ZONING ORDINANCE OF THE CITY OF GRAND JUNCTION CONCERNING DEFINITION OF PUBLIC NOTICE. It was moved by Councilman Anderson and seconded by Councilman Grantham that the proposed ordinance be passed for publication. Motion carried.

#### HEARING

Zoning Text change re Home Occupations-referred back to Planning Comm.

Advertised for hearing on this date was the zoning text change pertaining to Home Occupations. Assistant Planning Director Cisar said the Planning Commission considered this at its March 27, 1974, meeting and unanimously recommended zoning text change deleting Section 9 from the home occupation definition which prohibits beauty shops as home occupations and amend to allow beauty shops as conditional uses in certain residential areas. This would require Planning Commission review and would require property owner notification and Council approval.

City Attorney Ashby advised that when the present zoning ordinance was framed, eight criteria were established, all of which attempted to guarantee that the use of the home for certain occupations would not be inflicted upon any neighboring property. Added within that criteria were specifically beauty shops, barber shops, etc. He continued that if you make something a conditional use, then in order to have it reviewed by the Planning Commission it costs \$250 and in addition the petitioner must provide 15 copies of what is planned. This would be quite a regulation. He suggested deleting the prohibition against beauty shops and barber shops in the home so long as they conduct themselves under these other eight criteria and then leave home occupations exactly as it is now. Mr. Cisar advised that he will be approaching the Planning Commission with a different fee schedule on home occupations. He felt this along with notifying surrounding property owners of the proposed use should be a part of the ordinance. Planning Director Bob Engelke said the Staff was trying to report the Planning Commission's position, but he would recommend referring this matter back to the Planning Commission for more consideration. He noted that one individual (Mrs. Irene Stout) has been held up for some time on this issue. The President closed the hearing.

Prop. Ord.

It was moved by Councilman Anderson and seconded by Councilman Colescott to re-submit the Zoning Ordinance Amendment pertaining to Home Occupations to the Planning Commission. Result of roll call voted: Council members voting AYE: Anderson, Colescott, Grantham, and Kozisek. Council members voting NO: Quimby, Tufly,

and Van Houten. The President declared the motion carried.

#### HEARING

Amend Zoning Text by adding Hwy Oriented zone dist.

Advertised for hearing on this date was the amendment to the Zoning Text by adding a new zone classification, H.O. (Highway Oriented). This item was considered by the Planning Commission at its meeting on March 27, 1974, and unanimously recommended for approval. Mr. Cisar explained that the new zone district is designed to encourage development and redevelopment of the major strip commercial areas. No letters had been filed and there was no one in the audience who indicated a desire to speak. The President closed the hearing.

Prop. Ord.

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING THE ZONING TEXT, CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION BY ADDING A SECTION 17 TO SECTION 3b., SUCH SECTION PROVIDING FOR A HIGHWAY ORIENTED ZONING DISTRICT. It was moved by Councilman Grantham and seconded by Councilman Anderson that the proposed ordinance be passed for publication in pamphlet form and a notice of hearing thereof be published. Motion carried.

#### HEARING

Final PUD LaCoquille Rest. 1320 North Ave. Approved

Advertised for hearing on this date was the Final Planned Unit development of the LaCoquille Restaurant, 1320 North Avenue. Assistant Planning Director Cisar presented slides of the site plan. He noted that the Planning Commission considered this at its March 27, 1974, meeting and that the preliminary plan has been changed to reflect all the recommended changes. The Planning Commission unanimously recommended approval. The President closed the hearing.

It was moved by Councilman Tufly and seconded by Councilwoman Quimby that the Final Planned Unit Development for LaCoquille Restaurant be approved. Motion carried.

#### HEARING

Zoning O.M. Annex Proposed Ord.

Advertised for hearing on this date was the zone classification for the Orchard Mesa Annexation. Assistant Planning Director Cisar reported that this item was considered at the March 27, 1974, Planning Commission meeting and unanimously recommended that the zoning be approved as submitted. The zoning plan for Orchard Mesa was based on a detailed land-use survey by the Staff and

discussions and field trips by the Planning Commission. Various City zoning districts were applied based on the character of the area, similarity to prior County zoning, uses of the property and long-range plans for the area.

Mr. James Golden, legal counsel for Mr. Tom Lewis, was present. Mr. Lewis is the owner of property along the Colorado River which is proposed for PD-8 zoning. Mr. Golden submitted that zoning this property PD-8 would be capricious and arbitrary, and recommended it be adopted as an I-2 classification.

It was moved by Councilman Van Houten and seconded by Councilman Anderson that the area along the Colorado River extended to the river bank proposed for PD-8 zoning be changed to I-2 zoning in conformance with the area immediately north, subject to review at a later date. Motion carried unanimously.

Mr. Tom Elder, representing three property owners along U.S. Highway 50 South which area is proposed for R-2-A zoning, submitted that it is the position of his clients that this has been commercial zoning and should be classified H.O. zoning.

Assistant Planning Director Cisar explained that it is the intent of the Planning Commission to break up some of the strip commercial zoning in this area. After discussion, Planning Director Bob Engelke recommended that Council proceed with the zoning as recommended by the Planning Commission. Council can take a closer look at the area in question, and then refer it back to the Planning Commission with no rezoning fee to the property owners. This will not hold up the zoning classifications for the entire area. Mr. Elder agreed to this.

There being no others in the audience who indicated a desire to speak, the President closed the hearing. The following entitled proposed ordinance as amended was read: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THERETO THE ZONING ON CERTAIN LANDS WITHIN THE CITY. It was moved by Councilman Van Houten and seconded by Councilwoman Quimby that the proposed ordinance be passed for publication. Motion carried.

#### HEARING

Petition to vacate portion of street r/w (N of Bookcliff W of 6th St.) Lark Washburn

Advertised for hearing on this date was the petition to vacate a portion of street right of way located 85 feet north of Bookcliff Avenue and 215 feet west of North 6th Street. The right of way is adjacent to the J. Perry Olson Park Site. Mr. Cisar reported that the Planning Commission considered this request by petitioner Lark Washburn at its March 27, 1974, meeting and unanimously recommended denial of the vacation as no need was shown for the vacation. It was the feeling of the Planning Commission that the

right of way may be needed by the City at a future date.

Mr. Washburn was present and indicated that he had been contacted by some City official who had suggested the right of way might be vacated if he petitioned for it. He noted that he had paid the fees required to have it processed. He could not recall the name of the employee who had contacted him.

The President closed the hearing.

It was moved by Councilman Van Houten and seconded by Councilman Tufly that the request to vacate this portion of street right of way be denied, and further that if Mr. Washburn can come up with a letter or the name of the employee who had contacted him, the money he has paid to the City for the processing of his petition will be refunded. Motion carried.

#### DAYS

Carnival on Main Street

City Manager Rose reported the results of a survey of the Downtown merchants which was conducted by former City employee, Karl Johnson.

Merchants in favor of closing Main Street for carnival

Merchants against closing Main Street for carnival

Neutral

Mr. Rose said that even though the survey indicates not all merchants are in favor of the closing of Main Street for the carnival, the Staff would recommend that Council not reverse its decision to allow the promotion. He recommended that in the future when any major event is planned for Main Street all the homework should be done before requesting the closing.

Mr. Guy Stephens, representing the Downtown Retail Trade Committee, noted that 19 of the 32 merchants who voted no on the closing of Main Street have never attended any of the Committee meetings. They do, however, participate as "coat-tail" riders during sidewalk sales promotions. He said the Committee is not always right, but it does feel that you have to keep doing things and not just die on the vine.

Mr. Jim LaBrenz, Import Motors, Inc., 235 Main Street, stated that if Main Street is closed between 2nd and 3rd, he would be closed for the duration of the carnival.

Mr. Stephens said that although the request originally was to close Main Street from 2nd to 7th, the Committee is now amending that request and asking closure from 3rd to 7th.

Councilman Van Houten stated that there has been a lot of discussion about the carnival, and he believed all the Downtown

Merchants had an opportunity to indicate their wishes prior to the time when permission was granted. He felt that Council could not reverse its decision.

PROP. ORD.

Rename Sandra Ave. to Texas Ave. bet 28 3/4 Rd & 29 Rd

The following entitled proposed ordinance was read: AN ORDINANCE CHANGING THE NAME OF A PORTION OF STREET WITHIN THE CITY OF GRAND JUNCTION. It was moved by Councilman Grantham and seconded by Councilman Van Houten that the proposed ordinance be passed for publication. Motion carried.

DAYS

Kiwanis Pancake Breakfast 6/21

Close Main bet 5th/6th

It was moved by Councilman Tufly and seconded by Councilman Anderson that the request from the Kiwanis Club to close Main Street between 5th and 6th Streets for its annual Pancake Breakfast June 21, 1974, be granted. Motion carried.

The President declared a five-minute recess.

I.D. ST-74

PHASE A-Westlake Park

Resol - Intent to Create

President Kozisek and Councilman Van Houten stated that they are both property owners in the area. They requested permission to move to the audience. There were no objections. President Pro Tem Tufly assumed the Chair. City Manager Rose read a memorandum from Charles Teed which stated there are 119 parcels of land in this area which includes West Mesa Avenue, Bluegill Drive, a portion of Bass Street, and Maple Court.

After the rap session at West Junior High on April 11, 1974, letters were sent to the owners in the area giving the cost figures requested so that it would be known the approximate cost of the usual front-foot plan, the proposed square-foot plan, and a share-alike proposal. Eighty-three property owners representing about 90 parcels responded to the question of how important it seems to pave these streets this year:

39 "very"  
20 "moderately"  
14 "slightly"

For the front-foot plan: 30



For the square-foot plan: 36  
Share-alike plan or another plan: 16 yes - 36 no.

Mrs. Mary Lou Terry, 1630 Bluegill Drive; Mr. Frank Schlutter, 1605 Balsam Court; Mrs. Edith Ligrani; Mr. Bernard Dangler, all residents or property owners of the area were present and discussed the different assessment methods.

Councilman Anderson said he felt a decision should be made as to what method of assessment will be used in this area. He suggested that this Council take a position and direct the Staff to assess on the square-foot method.

The following Resolution was read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT DISTRICT NO. ST-74 PHASE A AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME

WHEREAS, the City Council of the City of Grand Junction has determined the desirability of the construction of the following improvements:

1. Bluegill Drive from its East intersection at West Mesa Avenue to the West intersection of West Mesa Avenue.

Installation of Hollywood curb, gutter and sidewalk on both sides of a 40 foot right of way, and also to include a six inch base course with two inches of hot mix asphaltic concrete paving 29 feet in width from lip of gutter to lip of gutter.

2. Maple Court from the South line of West Mesa Avenue South approximately 230 feet to the center of a 40 foot radius cul-de-sac.

Installation of Hollywood curb, gutter and sidewalk on both sides of a 40 foot right of way and also to include a six inch base course with two inches of hot mix asphaltic paving 29 feet in width from lip of gutter to lip of gutter.

3. West Mesa Avenue and a portion of Bass Street from the West line of First Street West and South to the South line of Independent Avenue.

Installation of vertical curb, gutter and four foot sidewalk on both sides of a 40 foot right of way and also to include a six inch base course with two inches of hot mix asphaltic concrete paving.

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special improvement

district;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the district of lands to be assessed with the cost of the improvement district is described as follows:

Blue Gill Drive, Maple Court, West Mesa Avenue and Southerly portion of Bass Street. All situate in Grand Junction, Mesa County, Colorado.

South 150 ft. of the Southeast quarter Northeast quarter Northeast quarter Sec. 10 T1S R1W U.M.

Westlake Park Sub. Annex. No. 2

Blocks 1 and 2

Block 3

Lots 1 through 8 inclusive

Block 4

Lots 1 through 6 inclusive

Lot 7 southwesterly portion

Shaws Addition to Westlake Park Tract "C"

Block 1

Lots 1 through 6 inclusive

Lot 14

South half of Lots 15, 16 and 17

All of Lots 18 and 19

Tract "A"

Westlake Park Subdivision

Block 1

Lots 1 through 11 inclusive

Block 2

Block 3

Block 4

Lots 1 through 7 inclusive

West 150 ft. of Lot 8

Lots 9, 10

West 10 ft. of Lot 11

Block 5

Lot 1

Block 6

Lots 3 through 5 inclusive

Westlake Park Annex. 2nd Amended Plat

Blocks 2 through 6 inclusive

Block 1

North 150 ft. of Lot 1

Minnow Drive

The East 105 ft. of the North Half of said street and the East 69 ft. of the South half of said street as vacated by Mesa County, Reception No. 734089

That the City Engineer be, and he is hereby, authorized and directed to have prepared and filed full details, plans, and specifications for such sidewalk, curb, gutter and street paving and estimate of the total costs thereof, exclusive of the per centum for cost of collection and other incidentals; and of interest to the time the first installment becomes due; and a map of the district to be assessed, from which the approximate share of said total cost that will be assessed upon each piece of real estate in the district may be readily ascertained, all as required by Ordinance No. 178, as amended, of the City of Grand Junction, Colorado.

ADOPTED AND APPROVED this 1st day of May, 1974.

Lawrence L. Kozisek

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President of the Council

ATTEST:

Neva B. Lockhart

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City Clerk

It was moved by Councilman Anderson and seconded by Councilman Grantham that the Resolution be passed and adopted as read. Roll was called upon the motion with the following result: Council members voting AYE: Jane Quimby, Harry Colescott, Stanley R. Anderson, Elvin Tufly and Silas Grantham. Council members voting NO: None. Council members abstaining: Lawrence L. Kozisek, Robert Van Houten. The President Pro Tem declared the motion carried and the Resolution duly passed and adopted.

President Kozisek assumed the Chair.

I.D. ST-74

PHASE B (N 12th fr Walnut to Bonita)

Resol - declare intent to create district

The following Resolution was read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT

DISTRICT NO. ST-74 PHASE B AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, the City Council has determined the desirability of the construction of the following improvements:

North 12th Street from the South Line of Walnut Avenue to a point approximately 20 feet North of the South line of Bonito Avenue.

For installation of vertical curb and gutter with a four foot wide sidewalk on both sides road right of way varying in width between seventy to eighty feet; also to include the installation of six inches of sub base and 4.5 inches of base course with two inches of hot asphaltic concrete paving being fifty three feet in width from lip of gutter to lip of gutter.

Where acceptable curb, gutter and/or sidewalk exists credit will be given.

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special improvement district;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the district of land to be assessed is described as follows:

The West 150 feet of Blocks 5, 9 and 11 Fairmount Subdivision Sec. 12 T1S R1W; also West 150 feet of Block 13 Fairmount Subdivision Sec. 1 T1S R1W.

The West 150 feet of Block 1 of the West 150 feet of the South 20 feet of Lot 1 Block 2 all in Eagleton Subdivision Sec. 1 T1S R1W.

The East 150 feet of the South 70 feet of 3001 Condominium, First Amendment to Amended Condominium.

The East 150 feet of the following described tract: Beginning North 0° 01' East 640 feet and South 89° 47' West 40 feet from Southeast corner Sec. 2 T1S R1W; thence North 0° 01' East 300 feet; thence South 89° 47' West 552.7 feet to center line of Little Bookcliff Railroad thence South 5° 22' 30" West 301.43 feet; thence North 89° 47' East 580.83 feet to beginning.

The East 150 feet of Patterson Gardens Subdivision Sec. 2 T1S R1W U.M.

The East 150 feet of the following described tract: Beginning at the Southeast corner Sec. 2 T1S R1W U.M.: thence West 324.67 feet; thence North 0° 01' East 330.56 feet; thence East 324.67 feet; thence South 0° 01' West 330.56 feet to beginning exc. East 40

feet for road.

The East 150 feet of Lots 1, 3 and 4 Capitol Hill Sub. Sec. 11 T1S R1W U.M.

The East 150 feet of beginning at Northeast corner of Southeast quarter Northeast quarter Sec. 11 T1S R1W; thence West 200 feet, South 100 feet, East 200 feet, North to beginning.

The East 150 feet of beginning 100 feet South of Northeast corner South Half Northeast quarter Section 11 T1S R1W; thence West 200 feet, South 100 feet, East 200 feet North to beginning.

The East 150 feet of beginning 200 feet South of Northeast corner Southeast quarter Northeast quarter Section 11 T1S R1W; thence West 200 feet, South 65 feet, East 200 feet, North to beginning exc. East 40 feet for street.

The East 150 feet of beginning 265 feet South of Northeast corner South Half Northeast quarter Sec. 11 T1S R1W; thence West 200 feet, South 65 feet, East 200 feet, North to beginning exc. East 40 feet for street.

The East 150 feet of beginning at Northeast corner South half Northeast quarter Southeast quarter Northeast quarter Sec. 11 T1S R1W; thence South 130 feet, West 200 feet, South 35 feet, West 469 feet, North 165 feet, East to beginning exc. West 125 feet and exc. road in Book 816 page 138 County Clerk's office.

The East 150 feet of beginning 200 feet North of Southeast corner Northeast quarter Southeast quarter Northeast quarter Sec. 11 T1S R1W; thence West 200 feet, South 55 feet, East 200 feet North to beginning exc. East 40 feet for street.

The East 150 feet of beginning 40 feet West and 25 feet North of Southeast corner Northeast quarter Southeast quarter Northeast quarter Sec. 11 T1S R1W; thence North 120 feet, West 160 feet, South 120 feet and East to beginning.

All in City of Grand Junction, County of Mesa, State of Colorado.

That the City Engineer be, and he is hereby, authorized and directed to have prepared and filed full details, plans, and specifications for such sidewalk, curb, gutter, and street paving, and estimate of the total costs thereof, exclusive of the per centum for cost of collection and other incidentals; and of interest to the time the first installment becomes due; and a map of the district to be assessed, from which the approximate share of said total cost that will be assessed upon each piece of real estate in the district may be readily ascertained, all as required by Ordinance No. 178, as amended, of the City of Grand Junction, Colorado.

ADOPTED and APPROVED this 1st day of May, 1974.

Lawrence L. Kozisek

President of the Council

ATTEST:

Neva B. Lockhart

City Clerk

It was moved by Councilman Anderson and seconded by Councilman Colescott that the Resolution be passed and adopted as read. Mr. James Griest, 2412 North 12th Street said that widening 12th Street would be made safe for the motorist, but it would be less safe for the property owners abutting the street. Roll was called upon the motion with the following result: Council members voting AYE: Jane Quimby, Harry Colescott, Stanley Anderson, Elvin Tufly, Robert Van Houten, Silas Grantham, and Lawrence Kozisek. Council members voting NO: None. The President declared the motion carried and the Resolution duly passed and adopted.

I.D. ST-74

Phase C (28 Rd fr S of Belford to S li North& fr N li of N to S li of Texas)

Resol. Intent to Create

The following Resolution was read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT DISTRICT NO. ST-74 PHASE C AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, the City Council has determined the desirability of the construction of the following improvements:

28 Road from the South line of Belford Avenue to the South Line of North Avenue and from the North line of North Avenue to the South line of Texas Avenue.

For the installation of vertical type curb, gutter and four foot sidewalk on both sides of right of way and also installation of a six inch sub base, as determined necessary, for a four and one-half to six inch base course, as determined necessary, with two inches of hot mix asphaltic concrete paving from lip of gutter to lip of gutter.

Where acceptable curb, gutter and/or sidewalk exists, credit will be given.

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special improvement district;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the district of lands to be assessed is described as follows:

The West 50 feet of beginning 218 feet North and 130 feet East of Southwest corner of the Southwest quarter Northwest quarter Southwest quarter Section 7 Township 1 South Range 1 East; thence East 58 feet; thence North 153 feet; thence West 58 feet; thence South to beginning.

Beginning 362.5 feet North and 30 feet East of Southwest corner of the Southwest quarter Northwest quarter Southwest quarter Section 7 Township 1 South Range 1 East; thence South 144.5 feet; thence East 100 feet; thence North 153.5 feet; thence West 88 feet; thence Southwesterly to beginning exc South 60 feet.

Beginning 218 feet North and 30 feet East of Southwest corner of the Southwest quarter Northwest quarter Southwest quarter Section 7 Township 1 South Range 1 East; thence East 100 feet; thence North 60 feet; thence West 100 feet; thence South to beginning.

The West 62 feet of Lot 1 and all of Lots 2 and 3 R. G. Subdivision Section 7 Township 1 South Range 1 East.

Beginning at the Northwest corner of the Northwest quarter Southwest quarter Southwest quarter Section 7 Township 1 South Range 1 East; thence East 150 feet; thence South 100 feet; thence West 150 feet; thence North to beginning.

The West 150 feet of the Northwest quarter Southwest quarter Southwest quarter Section 7 Township 1 South Range 1 East exc. East 132 feet and exc. West 120 feet of East 252 feet of North 165 feet and exc. West 66 feet of Northeast quarter Northwest quarter Southwest quarter and exc. North 100 feet of West 150 feet.

The West 150 feet of North 78.2 feet of the West Half Southwest quarter Southwest quarter Southwest quarter and North 78.5 feet of West 15 feet of each half Southwest quarter Southwest quarter Southwest quarter Section 7 Township 1 South Range 1 East.

The West 150 feet of beginning 490 feet North of Southwest corner Section 7 Township 1 South Range 1 East; thence East 345 feet; thence North 95 feet more or less; thence West 345 feet; thence South to beginning.

The West 150 feet of beginning 350 feet North of the Southwest corner Section 7 Township 1 South Range 1 East; thence North 140

feet; thence East 345 feet; thence South 165 feet; thence West 171 feet; thence North 23 feet; thence West 174 feet to beginning.

Beginning 205 feet North and 30 feet East of Southwest corner Section 7 Township 1 South, Range 1 East thence North 5 feet; thence West 30 feet; thence North 140 feet; thence East 174 feet; thence South 145 feet; thence West 144 feet to beginning.

Beginning 150 feet North and 30 feet East of Southwest corner Section 7 Township 1 South Range 1 East; thence East 144 feet; thence North 55 feet; thence West 144 feet, thence South to beginning.

Beginning 50 feet North and 50 feet East of Southwest corner Section 7 Township 1 South Range 1 East; thence East 124 feet; thence North 100 feet; thence West 124 feet; thence South to beginning.

Beginning South  $89^{\circ} 54'$  East 50 feet and South 40 feet from Northeast corner Section 18 Township 1 South Range 1 East; thence South  $89^{\circ} 54'$  East 128 feet South 181.35 feet; thence North  $89^{\circ} 54'$  West 128 feet; thence North 181.35 feet to beginning.

The West 150 feet of beginning South  $89^{\circ} 54'$  East 178 feet and South 40 feet from Northwest corner Section 18 Township 1 South Range 1 East; thence South  $89^{\circ} 54'$  East 856 feet; thence South 568 feet; thence North  $89^{\circ} 56'$  West 984 feet; thence North 386.62 feet; thence South  $89^{\circ} 54'$  East 128 feet; thence North 181.35 feet to beginning.

The West 150 feet of beginning 608 feet South and South  $89^{\circ} 54'$  East 50 feet from Northwest corner Sec. 18 T1S R1E; thence South  $89^{\circ} 54'$  East 279.9 feet; thence South 119.8 ft; thence North  $89^{\circ} 54'$  West 279.9 ft; thence North 119.8 ft. to beginning.

That the City Engineer be, and he is hereby, authorized and directed to have prepared and filed full details, plans, and specifications for such sidewalk, curb, gutter and street paving, and estimate of the total costs thereof, exclusive of the per centum for cost of collection and other incidentals; and of interest to the time the first installment becomes due; and a map of the district to be assessed, from which the approximate share of said total cost that will be assessed upon each piece of real estate in the district may be readily ascertained, all as required by Ordinance No. 178, as amended, of the City of Grand Junction, Colorado.

ADOPTED and APPROVED this 1st day of May, 1974.

/s/ Lawrence L. Kozisek

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President of the Council



ATTEST:

Neva B. Lockhart

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City Clerk

There being no comments, it was moved by Councilman Tufly and seconded by Councilwoman Quimby that the Resolution be passed and adopted as read. Roll was called upon the motion with the following result: Council members voting AYE: Jane Quimby, Harry Colescott, Stanley R. Anderson, Elvin Tufly, Robt. Van Houten, Silas Grantham, and Lawrence Kozisek. Council members voting NO: None. The President declared the motion carried and the Resolution duly passed and adopted.

I.D. ST-74

Phase D (Misc)

Resol Intent to Create District

The following Resolution was read:

RESOLUTION

DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE WITHIN SAID CITY A LOCAL IMPROVEMENT DISTRICT NO. ST-74 PHASE D AND AUTHORIZING THE CITY ENGINEER TO PREPARE DETAILS AND SPECIFICATIONS FOR THE SAME.

WHEREAS, there have been presented to the City Council of the City of Grand Junction construction petitions, for the City Council has determined the desirability of the construction of the following improvements:

1. Texas Avenue from 28 3/4 Road to 29 Road, and Melody Lane from Texas Avenue to Orchard Avenue. For installation of vertical curb, gutter and 4 foot sidewalk on both sides of a 50 foot right of way and a six inch base course with two inches of hot mix asphaltic concrete paving 36 feet in width from lip of gutter to lip of gutter.

2. Mesa Avenue. Beginning at the East line of 14th Street East 320 feet ± to West line of 15th Street. For installation of paving to be 18 feet wide with a two inch asphaltic concrete mat with six inches of 3/4 inch base course.

3. Cedar Avenue from the East property line of 13th Street to the West property line of 15th Street. Installation of vertical curb, gutter and sidewalk on both sides of street where right of way allows and to include a six inch base course with two inches of hot mix asphaltic concrete paving from lip of gutter to lip of gutter.

4. Pinion Avenue from 12th Street to 13th Street. Installation of vertical curb and gutter with a 3 1/2 foot sidewalk on both sides of a 50 foot right of way and also a six inch base course with two inches of hot mix asphaltic concrete paving 36 feet in width from lip of gutter to lip of gutter.

5. Ella Court from the North line of Ridgewood Lane, 258 feet + to center of a 50 foot cul-de-sac. Installation of Hollywood curb, gutter and sidewalk on both sides of a 50 foot right of way and to include a six inch base course with two inches of hot mix asphaltic concrete paving 36 feet in width from lip of gutter to lip of gutter.

6. West Wellington Avenue from East line of Ella Court East 481 feet ± to West line of First Street. Installation of paving 22 feet wide (or as conditions allow) with two inches of asphaltic concrete mat with six inches of 3/4 inch base course.

7. Bunting Avenue from the East line of 28 1/2 Road 639 feet ± East to East line of Hutt Subdivision. Installation of Hollywood curb, gutter and sidewalk on both sides of a 40 foot right of way and also a six inch base course with two inches of hot mix asphaltic concrete paving 29 feet in width from lip of gutter to lip of gutter.

8. Texas Avenue from a point 300 feet ± East of 28 1/4 Road to a point 300 feet ± West of 28 1/2 Road. Installation of Hollywood curb, gutter and sidewalk on both sides of a 50 foot right of way and also to include a six inch base course with two inches of hot mix asphaltic concrete paving 32 feet in width from lip of gutter to lip of gutter.

9. The alley 260 feet ± East of 12th Street on Glenwood Avenue; thence South 150 feet ± East 360 feet; thence North 150 feet + to Glenwood Avenue. The installation of paving to be 16 feet wide with two inch asphaltic concrete mat with six inches of 3/4 inch base course.

10. The alley from Pinyon Avenue to Orchard Avenue between North 12th Street and North 13th Street and the alley between Pinyon Avenue and Orchard Avenue from the West property line of North 13th Street West 300 feet. The installation of paving to be 16 feet wide with two inch asphaltic concrete mat with six inches of 3/4 inch base course.

11. The alley from 8th Street to 9th Street, between Pitkin Avenue and South Avenue. Installation of paving to be 16 feet wide with two inch asphaltic concrete mat with six inches of 3/4 inch base course.

12. East side of North 11th Street South of Belford Avenue. Installation of a 3 1/4 foot sidewalk four inches in depth.

13. South side of Hall Avenue East of North 15th Street.  
Installation of a 3 1/2 foot sidewalk four inches in depth.

14. South Side of Hall Avenue West of North 15th Street.  
Installation of a 3 1/2 foot sidewalk four inches in depth.

15. South Side of Bookcliff Avenue from a point approximately 100 feet East of North 9th Street to the West line of North 11th Street if extended. Installation of combination vertical curb, gutter and 4 foot sidewalk.

Where acceptable curb, gutter and/or sidewalk exists, credit will be given.

AND WHEREAS, the Council has found and determined, and hereby finds and determines, that said petitions were signed and acknowledged by the owners of more than one-third of the property abutting on said streets and alleys to be assessed with the cost of the proposed construction of sidewalks, curbs, gutters, and paving of streets and alleys; and

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a special improvement district;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the district of lands to be assessed with the cost of the improvement district is described as follows:

1. Texas Avenue from 28 3/4 Road to 29 Road and Melody Lane from Texas Avenue to Orchard Avenue

West 150 ft. of Blk 2 Parkerson Sub.,  
South 150 ft. of Lots 1, 2, 3 of Cannon Sub.,  
All of Lot 4 Cannon Sub.  
North 150 ft. of Lots 5 and 6 of Cannon Sub.  
North 150 ft. of Leroy Sub.  
North 150 ft. of the South Half Southwest quarter Northeast quarter Southeast quarter and the South 150 ft. of the North Half Southwest quarter Northeast quarter Southeast quarter and the East 150 ft. of the following described tract: Beg. at a point approximately 685 ft. West of East quarter Corner Sec. 7 T1S, R1E, thence South 660 ft. West 610 ft. North Approximately 350 ft. East 175 ft. North 305 ft. East Approximately 435 ft. to point of beginning all in Sec. 7 T1S R1E U.M.

2. Mesa Avenue, Beginning at the East line of 14th Street East 320 feet to West line of 15th Street.

Lots 10, 11 and South 108 ft. of Lot 12  
Lot 13 exc South 55 ft. and East 10 ft.  
South 55 ft. of the East 41.2 ft. of Lot 14

All of Lot 15  
All in O'Neil Sub.

3. Cedar Avenue from the East property line of 13th Street to the West property line of 15th Street.

Beginning at the Southwest Corner of Lot 1 Block 3 N.W. Smith Addition; thence East 600 ft. ± North 297 ft. ± West 300 ft. ±, North 15 ft. ±, West 300 ft. ±, South to beginning, Sec. 12 T1S R1W U.M.

4. Pinion Avenue from 12th Street to 13th Street.

Beginning 25 ft. North of Southwest Corner of Lot 2 Block 1 Fairmount Sub; thence North 100 ft., East 150 ft., South 100 ft., West 150 ft. to Beginning; Also beginning 156 ft. North of Southeast Corner Lot 2 Block 1 Fairmount Sub.; thence South 131 ft., West 122 ft., North 121 ft., East 92 ft., Northeasterly 31.6 ft. to beginning; also South half of Lot 3 Block 1 Fairmount Sub.; also North half of Lots 1 and 4 Block 1 Fairmount Sub.

5. Ella Court from the North line of Ridgewood Lane, 258 feet + to center of a 50 foot radius cul-de-sac.

Lots 1, 2 and 3 of Block 1, Valley Heights Sub. Sec. 10, T1S, R1E, U.M. and the following described tracts: Beginning 372 ft. West of Northeast Corner Southeast quarter Northeast quarter Sec. 10 T1S R1W West 156 ft. South 82.5 ft. East 16.5 ft. South 92.25 ft. East 139.5 ft. North 177.75 ft. to beginning Exc Beginning South 38 ft. West 76.65 ft. from a point South 89° 37' East 789.04 ft. from Northwest Corner Southeast quarter Northeast quarter Sec. 10; thence 153.25 ft. along arc of curve chord of which bears South 8° 51' East 99.94 ft. North 8° 51' West 99.94 feet to beginning.

Beginning 128.25 ft. North and 247 ft. West of Southeast corner South 3/4 North quarter Southeast quarter Northeast quarter Sec. 10 T1S R1W West 264.5 ft. South 128.25 ft. East 264.5 ft. North to beginning Exc. South 20 ft. for road.

6. West Wellington Avenue from East line of Ella Court East 481 feet ± to West line of First Street. East 481.5 ft. more or less of the South 3/4 North quarter Southeast quarter Northeast quarter Sec. 10 T1S R1W.

7. Bunting Avenue from the East line of 28 1/2 Road 639 feet ± East to East line of Hutt Subdivision.

All of Hutt Subdivision, Sec. 7 T1S, R1E, U.M.

8. Texas Avenue from a point 300 feet + East of 28 1/4 Road to a point 300 feet ± West of 28 1/2 Road.

Lots 1 through 5 and Lots 16 through 20 Tula Sub.

Lots 5 through 15 Tula Sub. Replat  
Sec. 7 T1S R1E U.M.

9. The alley 260 feet ± East of 12th Street on Glenwood Avenue; thence South 150 feet ± East 360 feet; thence North 150 feet + to Glenwood Avenue.

Beginning 160 ft. ± East and 50 ft. North of Southwest Corner Sec. 12 T1S R1W, thence North 260 ft. ± East 667 ft. ± South 260 ft. ±, West to Beginning Sec. 12 T1S R1W U.M.

10. The alley from Pinyon Avenue to Orchard Avenue between North 12th Street and North 13th Street and the alley between Pinyon Avenue and Orchard Avenue from the West property line of North 13th Street West 300 feet.

Fairmount Subdivision  
East 150 ft. of Lot 1 Block 1  
All of Lot 4 Block 1

11. The alley from 8th Street to 9th Street, between Pitkin Avenue and South Avenue.

City of Grand Junction  
Block 151  
Lots 1 through 32 inclusive

12. East side of North 11th Street South of Belford Avenue.

City of Grand Junction  
Block 22  
Lots 1 and 2

13. South Side of Hall Avenue East of North 15th Street.

Sunnyvale Acres Sub. Sec. 12 T1S R1W  
Block 2  
All of Lot 1

14. South Side of Hall Avenue West of North 15th Street.

East Holme-in-Grandview Sub. Sec. 12 T1S R1W  
Block 2  
North 50 ft. of Lot 5

15. South Side of Bookcliff Avenue from a point approximately 100 feet East of North 9th Street to the West line of North 11th Street if extended.

North Monterey Park Sub. Block 1 and vacated 10th Street adjacent on East exc. South 20 ft. as described in Book 978 page 710 County Clerk's Office; also to include Block 2 North Monterey Park Sub. exc South 20 ft. all in Sec. 11 T1S R1W.

All in the City of Grand Junction, Mesa County, Colo.

That the City Engineer be, and he is hereby, authorized and directed to have prepared and filed full details, plans and specifications for such sidewalk, curb, gutter, and street and alley paving, and estimate of the total costs thereof, exclusive of the per centum for cost of collection and other incidentals; and of interest to the time of the first installment becomes due; and a map of the district to be assessed, from which the approximate share of said total cost that will be assessed upon each piece of real estate in the district may be readily ascertained, all as required by Ordinance No. 178, as amended, of the City of Grand Junction, Colorado.

ADOPTED and PASSED this 1st day of May, 1974.

Lawrence L. Kozisek

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President of the Council

ATTEST:

Neva B. Lockhart

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City Clerk

There being no comments, it was moved by Councilman Tufly and seconded by Councilwoman Quimby that the Resolution be passed and adopted as read. Roll was called upon the motion with the following result: Councilmen voting AYE: Jan Quimby, Harry Colescott, Stanley Anderson, Elvin Tufly, Robt. Van Houten, Silas Grantham, and Lawrence Kozisek. Council members voting NO - none. The President declared the motion carried and the Resolution duly passed and adopted.

### FIRE STATION NO. 3

Request to go to bid authorized

Architects Vanderwood and Henry presented a model of the proposed Fire Station No. 3 in the Pomona School area. It was noted that the public rest rooms will be bid as an alternate. Funds are budgeted in the amount of \$160,000. It was moved by Councilman Tufly and seconded by Councilwoman Quimby that the architects be authorized to advertise for bids. Motion carried.

### ADJOURNMENT

It was moved by Councilman Anderson and seconded by Councilwoman Quimby that the meeting be adjourned to 7:30 p.m. Thursday, May 2. Motion carried with Councilman Grantham voting NO.

Neva B. Lockhart

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City Clerk