

Grand Junction, Colorado

April 18, 1984

The City Council of the City of Grand Junction, Colorado, convened in regular session the 18th day of April, 1984, in the City-County Auditorium at City Hall. Those present were Betsy Clark, Frank Dunn, Robert Holmes, Christine Kreissler, Mike Pacheco, Ray Phipps, and President of the Council Gary Lucero. Also present were City Attorney/Acting City Manager Gerald J. Ashby and Deputy City Clerk Teddy Martinez.

President of the Council Gary Lucero called the meeting to order and Councilman Holmes led in the Pledge of Allegiance.

INVOCATION

Pastor Rodigan.

MINUTES

Upon motion by Councilman Pacheco, seconded by Councilwoman Kreissler and carried, the minutes of the regular meeting held April 4, 1984, were approved as submitted.

PROCLAMATION DECLARING MAY 1 THROUGH MAY 7, 1984, "RESPECT FOR LAW WEEK"

PROCLAMATION DECLARING APRIL 20, 1984, "ARBOR DAY" IN GRAND JUNCTION

PROCLAMATION DECLARING MAY 23, 1984, "ET (ENTEROSTOMAL THERAPY) DAY" IN GRAND JUNCTION

REQUEST NAMES FOR APPOINTMENT TO PARKS & RECREATION ADVISORY BOARD - THREE VACANCIES

BOY SCOUT TROOP 303 INTRODUCED TO COUNCIL

LIQUOR - RENEWAL OF TAVERN LIQUOR LICENSE AT GRAND JUNCTION ATHLETIC CLUB, 2515 FORESIGHT CIRCLE, CHANGE IN CORPORATE STRUCTURE

Upon motion by Councilman Phipps, seconded by Councilwoman Kreissler and carried, with Councilman HOLMES voting NO, the application by Grand Junction Athletic Club, 2515 Foresight Circle, to renew its tavern liquor license and change in corporate structure adding Baird B. Brown to the license, was approved.

HEARING - PROPOSED ORDINANCE - TEXT AMENDMENT CHANGING DEFINITION OF CONDITIONAL USE IN CHAPTER 13 OF CHAPTER 32, CODE OF ORDINANCES, AND DEFINITION OF HEIGHT IN SEC 4, 7 & 8 OF ORDINANCE NO. 2117

A hearing was held after proper notice on the petition by the City Attorney to amend Chapter 13 of Chapter 32 of the Code of Ordinances and Definition of Height in Sections 4, 7 and 8 of Ordinance No. 2117. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance was read: AN ORDINANCE CONCERNING HEIGHT RESTRICTIONS IN CERTAIN AREAS OF THE CITY AND CONCERNING DEFINITION OF CONDITIONAL USE. Upon motion by Councilman Dunn, seconded by Councilman Pacheco and carried, the proposed ordinance was passed for publication.

HEARING - PROPOSED ORDINANCE - RIGHT-OF-WAY VACATION, 40-FT SECTION OF HORIZON DR ADJACENT TO LOTS 78 THRU 86, TECH DEL SOL SUBDIVISION

A hearing was held after proper notice on the petition by Jack Treece to vacate a forty-foot section of Horizon Drive adjacent to Lots 78 through 86 in Tech del Sol Subdivision. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance was read: AN ORDINANCE VACATING A RIGHT-OF-WAY IN THE CITY OF GRAND JUNCTION. Upon motion by Councilwoman Kreissler, seconded by Councilman Dunn and carried, the proposed ordinance was passed for publication.

HEARINGS - ITEMS CONSIDERED FOR ONE-YEAR EXTENSION OF DEVELOPMENT SCHEDULES AND ZONES TO EXPIRE APRIL 1, 1985

Hearings were held after proper notice on the following items to be considered for a one-year extension of development schedules and zones to expire April 1, 1985:

a. #61-81 - Rezone to PR-27 Atrisco Investment Company Condos, E of 28 1/2 Road Approximately 500 Feet North of North Avenue.
Petitioner: Levi Lucero

b. #61-81 - Rezone to R-1-C and PB Atrisco Office Building, E of 28 1/2 Road Approximately 500 Feet North of North Avenue.
Petitioner: Levi Lucero

c. #47-80 - Rezone to RSF-4 Singh Subdivision, G Road and 27-3/4 Road Lines.
Petitioner: Lalmani Singh

d. #17-80 - Rezone from R-1-C to PR-20, 3304 N. 17th Street.
Petitioner: W. B. Swisher - Hyland

e. #40-81 - Rezone to PR-8 Horizon Planned Community, NW Corner of 12th and Horizon Drive.
Petitioner: Horizon Development Group

f. #105-81 - Rezone to RMF-64 and PB Hodges Addition, 2408 N. 12th Street, NE Corner of 12th and Walnut.

Petitioner: Eacel Hodges

g. #19-82 - Rezone from CI to PR-28 and PC Dominion Heights, S of North Avenue along 28 1/2 Road.

Petitioner: Fore Site International

h. #92-81 - Rezone to PR-8 Hawthorne Place to Crestview III, NW of F Road and 271/2 Road.

Petitioner Towne Properties, Ltd. - Todd Deutsch

i. #16-79 (2 of 2) - Rezone to PR Crown Heights Filing #2, NE Corner of 27 1/2 Road and Cortland Avenue.

Petitioner: Lloyd and Leland Unfred

j. #12-82 - Rezone to PAD, Hotel on NW Corner of H Road and Horizon Drive, and Conditional Use.

Petitioner: Penner/Frantz

k. #3-81 - Rezone to PR-11 Tamerlane, NW Corner of F1/4 Road and 27 1/4 Road Line (15th Street).

Petitioner: Tamerlane, Ltd.

l. #27-82 - Rezone to PB High Country Storage, SE of Cannon and Grand Mesa Avenues.

Petitioner: John Bray

m. # 26-82 - Rezone to PB 2692 Highway 50, Conditional Use for First Security Drive-Up Window.

Petitioner: Western Development Corp.

n. #65-82 - Rezone to PR-8 and PR-13.1 Houston Heights, NE Corner of 15th and Wellington.

Petitioner: Colex, Ltd.

o. #85-81 - Rezone to PR-8.4 Rusty Sun Subdivision Filing #1, NW of Patterson and 29 Roads.

Petitioner: Jim Lindell

p. #46-82 - Rezone to PB 605 26 1/2 Road, PDC Subdivision Filing #2. Request Improvement Extension to September, 1984.

Petitioner: PDC Investments

q. #72-80 - Rezone to RMF-64 Professional Office Building, 1499 N. 1st Street.

Petitioner: C.U. - Larry Beckner

r. #79-81 (2 of 2) - Rezone to PR-17 Woodsmoke Subdivision, W of 29 Road, 1/2 Mile S of F Road.

Petitioner: John Kilpatrick

s. #20-82 - Rezone to PR-17 Edgewood Townhomes, W of 15th Street, S of Grand Valley Canal.

Petitioner: John Combs

t. #35-81 (3 of 3) - Rezone to PR-8 and PB the Park at Horizon Drive, N of Horizon Drive, 600 Ft E of 27 Road.
Petitioner: Horizon Partnership, Ltd./Victorio Investments John Shaw

u. #30-80 - Rezone to PR-21 Country Glen Apartments, 25 and F1/2 Roads.
Petitioner: Country Glen Assoc./Victorio Investments

v. #33-81 - Rezone to PR-10 Colony Park, 2575 Patterson Road.
Petitioner: Ted Straughn

w. #53-81 - Rezone to PB French Quarter (Waldon Office Bldg), SW Corner of 1st Street and West Mesa Avenue.
Petitioner: Walter Thoms

There were no letters, opponents, or counterpetitions.

Upon motion by Councilman Phipps, seconded by Councilwoman Kreissler and carried, with Councilman HOLMES voting NO on items a. through w., and President of the Council LUCERO removing himself from any discussion or voting on items a. and b., the foregoing requests for one-year extension of development schedules and zones to expire April 1, 1985, were approved.

HEARING - DEVELOPMENT IN H.O. ZONE - ARIX OFFICE BUILDING, 760 HORIZON DR - EXTENSION OF 1-YEAR TO APRIL 1, 1985, FOR NEW OFFICE, AND EXTENSION TO NOVEMBER 1, 1984, FOR EXISTING TEMPORARY OFFICE BUILDING

A hearing was held after proper notice on the petition for development in H.O. zone, ARIX Office Building, 760 Horizon Drive, extension of one-year to April 1, 1985, for new office, and extension to November 1, 1984, for existing temporary office building. There were no opponents, letters or counterpetitions.

Upon motion by Councilman Phipps, seconded by Councilwoman Kreissler and carried, the development in H.O. zone and extensions were approved.

HEARINGS - ITEMS CONSIDERED FOR REVERSION OF RESPECTIVE PLANS ONLY

Hearings were held after proper notice on the following items:

a. #21-81 - PR-9.2 Cascade Condos and Health Club, SW of Patterson Road and Grand Cascade Drive.

Petitioner: Robert Rewinkle

b. #44-80 - PB Energy Belt Plaza, 2464 F Road.

Petitioner: Frank Lamm

c. #27-81 - H.O. Compass Pt. Office Building, S of Highline Canal, N of N. Crossroads Court.

Petitioner: Environmental Development, Inc.

d. #72-82 - RSF-5, N. First Street Minor Subdivision, W of First Street, 1/4 Mile S of Patterson Road.
Petitioner: Gary Merrilat

There were no opponents, letters or counterpetitions.

Upon motion by Councilman Phipps, seconded by Councilwoman Kreissler and carried, the foregoing requests for reversion of respective plans only were approved.

PROPOSED ORDINANCE - REZONE FM PB TO RSF-8, 12TH AND PATTERSON PLAZA

A hearing was held after proper notice on the petition by Guthrie/Weaver to revert the plan and zone for 12th and Patterson Plaza, R-1-C PB Zone. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance 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 CHANGING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. Upon motion by Councilman Pacheco, seconded by Councilwoman Kreissler and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE - REZONE FM PB TO RSF-8, SE CORNER OF 27 AND C ROADS

A hearing was held after proper notice on the petition by Vicki Holt to revert the plan and zone for the southeast corner of 27 and C Roads, RSF-8 PB Zone. There were no opponents, letters or counterpetitions.

The following entitled proposed ordinance 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 CHANGING THE ZONING OF CERTAIN LANDS WITHIN THE CITY.

Upon motion by Councilman Kreissler, seconded by Councilman Dunn and carried, the proposed ordinance was passed for publication.

BIDS - AWARD OF CONTRACT PATTERSON ROAD INTERSECTION MODIFICATIONS AT 25 AND 27 1/2 ROADS - UNITED COMPANIES - \$402,396.78

Three bids were received and opened April 15, 1984, for Patterson Road Intersection Modifications at 25 and 27 1/2 Roads. Bidders were:

Elam Construction	
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Company\$438,209.74	
Corn Paving Company\$403,085.00	
United Companies\$402,396.78	
Engineer's Estimate\$460,618.95	

Upon motion by Councilwoman Kreissler, seconded by Councilman Pacheco and carried, the contract was awarded United Companies for its bid of \$402,396.78 and the Acting City Manager was authorized to sign said contract.

HEARING - APPLICATION BY MESA COLLEGE MEXICAN-AMERICAN SCHOLARSHIP FUND, INC., FOR 3.2% BEER SPECIAL EVENTS PERMIT MAY 5, 1984, IN 400 BLK OF MAIN STREET - 1ST PERMIT - APPROVED

A hearing was held after proper notice on the application by Mesa College Mexican-American Scholarship Fund, Inc., for a 3.2% Beer special events permit in the 400 block of Main Street on May 5, 1984, from 8:00 a.m. to 12:00 midnight for Cinco de Mayo festivities.

Modesto Galvan was present representing Mesa College Mexican-American Scholarship Fund, Inc. There were no opponents, letters or counterpetitions.

Upon motion by Councilwoman Clark, seconded by Councilman Dunn and carried with Councilman HOLMES voting NO, the application was approved.

BIDS - AWARD OF CONTRACT - 201 BOUNDARY UPDATE - ARIX - \$23,902

Three bids were received for the 201 Boundary Update. Bidders were:

Nichols\$39,692	
ARIX\$23,902	
HDR\$23,283	

Upon motion by Councilman Pacheco, seconded by Councilwoman Clark and carried, the contract for 201 Boundary Update was awarded ARIX for its bid of \$23,902.

Acting City Manager Ashby explained that the update is necessary

in order to determine the area in which the new sewer plant is going to be called upon in the way of service. It is an update of the boundary that was set when the sewage plant was originally established.

BIDS - AWARD OF CONTRACT - WATER & SEWER RATE STUDIES, ARIX - \$18,156

Three bids were received for the Water and Sewer Rate Studies. Bidders were:

Banner\$27,000	
ARIX\$18,156	
HDR\$16,285	

Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried, the contract for Water and Sewer Rate Studies was awarded ARIX for its bid of \$18,156.

PROPOSED ORDINANCE - SETTING THE SALARY OF THE CITY MANAGER

The following entitled proposed ordinance was read: AN ORDINANCE SETTING THE SALARY OF THE CITY MANAGER. Upon motion by Councilman Phipps, seconded by Councilwoman Clark and carried, the proposed ordinance was passed for publication.

HEARING - PROPOSED ORDINANCE - I.D. ST-82, PHASE D, ASSESSMENTS (HORIZON DRIVE, I-70 TO H ROAD)

A hearing was held after proper notice on the assessments to I.D. ST-82, Phase D (Horizon Drive, I-70 to H Road.).

Acting City Manager Ashby indicated to Council that a letter has been received from Hall & Pearce, attorneys representing the Walker Field, Colorado, Airport Authority, requesting that the question of the Authority's \$80,000 assessment remain open until such time as true responsibility of the assessments is determined.

Mr. James F. Squirrell of Cimmaron, Colorado, owner of property on which NCR building is located, appeared before Council explaining that he had just received notice of a special assessment, and had heard nothing regarding the assessment prior to the recent letter he had received in the mail. Mr. Ashby assured Mr. Squirrell that his assessment and prior notification will be checked thoroughly and Mr. Squirrell will be notified of final assessment.

There were no other opponents, letters or counterpetitions. The

hearing was closed.

The following entitled proposed ordinance was read: AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR IMPROVEMENT DISTRICT NO. ST-82, PHASE D, 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. Upon motion by Councilwoman Clark, seconded by Councilman Dunn and carried, the proposed ordinance was passed for publication.

PARKING PROBLEM AT 1ST AND GUNNISON

Councilman Holmes requested that City Attorney Ashby continue working with the owners of American Beauty College and Mr. Frank Simonetti to resolve the parking problem at 1st and Gunnison.

STRIPING OF CITY STREETS

Councilwoman Clark noted that the street crews are beginning work on striping of the streets within the boundaries of the city.

SEWAGE PRE-TREATMENT AGREEMENTS

Upon motion by Councilwoman Clark, seconded by Councilman Phipps and carried, the following Sewage Pre-Treatment Agreements were approved and the President of the Council was authorized to sign said agreements:

Valley West Water & Sanitation District
Railhead Water & Sanitation District
Grand Junction West Water & Sanitation District
Ridges Metropolitan District
Fruitvale Water & Sanitation District
Central Grand Valley Sanitation District
Orchard Mesa Sanitation District

PIAB

Councilman Pacheco reported that Mesa County has agreed to remain a member of the PIAB program and pay the necessary fees.

TRANSPORTATION COMMITTEE

Councilman Pacheco reported that a Resolution or an Agreement formalizing agreement with Mesa County in Transportation Planning will be presented to the Council by the Transportation Committee.

DDA

Councilwoman Kreissler reported that the downtown hotel project is moving along. She also reported that many activities are going on downtown now that the Spring weather is here.

ANNUAL GOOD FRIDAY BREAKFAST

Councilman Dunn stated that the Annual Good Friday Breakfast will be held at Two Rivers Plaza, 159 Main Street, on Friday, April 20, 1984, at 7:30 a.m. Mr. Dunn urged the Council members to attend the Easter Sunrise Services. He will be representing the Kiwanis Club at the Services.

ENERGY IMPACT FUNDS

Hearings will be coming up in the near future on Energy Impact Funds and Councilwoman Clark stated that Council needs to stay on top of efforts to gain funding for the Police Station.

BONAVENTURA FAMILY

Councilman Holmes requested that Council continue to remember the Bonaventura Family in prayer regarding the recent disappearance of their daughter.

He admonished the citizens and Council to take upon themselves the responsibility of assisting local law enforcement officials in any way possible to continue to have a community that is respectful of law and order.

ADJOURNMENT

The President of the Council adjourned the meeting.

Theresa F. Martinez

Theresa F. Martinez
Deputy City Clerk