

Grand Junction, Colorado

February 15, 1928

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P.M. Those present and answering at roll call were Councilmen Ellison, Hall, Rogers, Bear, Meders, Penberthy, Moslander. City Manager Thompson, City Attorney Hinman, and City Clerk Niles.

The minutes of the regular meeting held February 1st were read and approved.

Request to Move Curb Pump:

Mr. W. S. Curry came before the Council and made a request to move his store building at 1005 North Twelfth Street twenty-eight (28) feet West and Twenty (20) feet South of the Northeast corner of Lot 18, Block 1; move the curb gas pump inside the sidewalk & construct a wooden canopy over it. The Council instructed the City Clerk to have the usual notice to property owners published. The application was tabled until the next regular meeting of the City Council.

Auction Lots:

As per instructions of the City Council, lots 1, 2, 3, 4, Block 68 had been duly advertised for sale at auction. President Moslander appointed Councilman Hall to act as auctioneer. Councilman Hall therefore proceeded to sell the lots to the highest bidder for cash. \$50.00 to be paid immediately and the balance on or before February 20th, 1928, at which time the City of Grand Junction is to furnish a deed and abstract to said property. Lots 1 & 2 were auctioned off first. Mrs. Janet B. Engert was the highest bidder, her bid being \$240.00. Lots 3 & 4 were then sold to Mr. Fred A. Rogers, who bid \$140.00. This bid was high, therefore the lots were sold to him.

Light Rates:

City Manager Thompson reported that the committee appointed by President Moslander to investigate the revised light and power rates presented by the Public Service Company, had met with officials of the Public Service Company and found that the new rates would in very few instances cause any increases, while in several instances, rates would be lowered. It was recommended that the revised rates be accepted.

It was moved by Councilman Ellison and seconded by Councilman Rogers that the revised rate schedules presented by the Public Service Company of Colorado be accepted. Upon which motion the following vote was cast: Councilmen voting YEA, Ellison, Rogers,

Hall, Bear, Meders, Penberthy, Moslander. All the Councilmen voting YEA, the President declared the motion carried.

White Way Lights on North 7<sup>th</sup> Street:

The matter of the proposed white way lights on North Seventh Street between Main and Grand Avenues came up for discussion. City Manager Thompson reported that he had conferred with Carl B. Luscombe of the Public Service Company, in regard to changing the lights from 400 to 250 candle power; and instead of installing twelve standards per block - six on each side of the street - as the petition calls for, to install eight standards per block - four on each side of the street. These standards to be arranged so that the two extra ones may be installed later if desired. This would make a considerable reduction in the installation cost and also the cost of operation.

Councilman Rogers moved, Councilman Bear seconded the motion that the petition be returned to the petitioners with the suggestion that they make their request for eight standards to the block - four on each side of the street - to be illumined by 250 candle power lamps. Motion carried.

Corner Driveways for Filling Stations:

The City Council then took up the matter of corner driveways for filling stations. After a lengthy discussion Councilman Rogers moved, Councilman Penberthy seconded the motion that the notices heretofore given to the Continental Oil Company to cease using the corner entrances be rescinded. Upon which motion the following vote was cast: Councilmen voting YEA, Ellison, Hall, Rogers, Penberthy. Councilmen voting NO, Meders, Bear, Moslander. A majority of the Councilmen voting YEA, the President declared the motion carried.

Zoning Commission Report:

The following resolution was presented and read.

To the City Council,

City of Grand Junction, Colo.

Gentlemen:

At a meeting of the Zoning Commission of the City of Grand Junction, held January 9th, 1928, among other business, the following resolution was presented and read:

WHEREAS, this Zoning Commission was duly appointed by the City Council of the City of Grand Junction, and this Zoning Commission has duly organized and held a number of meetings for the purpose

of studying, drafting, & devising a suitable zoning ordinance and maps for zoning the City of Grand Junction, and

WHEREAS, two public meetings were duly held pursuant to law, and published notices wherein all complaints, remonstrances, suggestions and wishes of the public were given full and due consideration by said Commission, and

WHEREAS, said Commission has drafted a suitable and proper proposed zoning ordinance for said City, and has had prepared suitable and proper maps of the various districts therein described, which should be made a part of said proposed Ordinance,

THEREFORE, BE IT RESOLVED, that the amended and corrected zoning ordinance and maps be accepted and adopted by this Zoning Commission, and that they be forthwith delivered to the City Council of the City of Grand Junction, Colorado, and that this commission recommend the adoption by the City Council of the proposed amended and corrected ordinance, and that the boundaries of the various original districts and appropriate regulations to be enforced therein be fixed and adopted as therein provided.

It was moved by Mr. Bradfield that the resolution as read, be spread upon the minutes of the meeting, and that a copy thereof signed by the President of the Zoning Commission, attested by the Secretary of the Zoning Commission, be presented to the City Council of the City of Grand Junction, Colorado, along with a copy of the amended and approved proposed zoning ordinance and maps, together with a certificate of passage and adoption by this commission, which motion was seconded by Mr. Barraclough. Upon roll call, those voting YEA, were Messrs. Barraclough, Bradfield, Biggs, Mantey, Lockard, and Fox. Those voting NO were None. The President declared the motion carried.

/s/ B.C. Fox

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President of the Zoning Commission

ATTEST

/s/ J. E. Thompson

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Secretary

I HEREBY CERTIFY that the foregoing resolution was presented and read at a meeting of the Zoning Commission held January 9th, 1928, and that the motion is a true and correct record of the minutes of said meeting.

/s/ J. E. Thompson

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Secretary of Zoning Commission.

SUBSCRIBED AND SWORN To Before me this 10th day of January 1928.

/s/ Helen C. Niles

City Clerk

Councilman Rogers moved, Councilman Meders seconded the motion that the report of the zoning commission be accepted and filed. Motion carried.

Revise Ordinances:

The matter of revising the ordinances of the City of Grand Junction was brought up. City Attorney Hinman reported that the legal and stenographic work would cost between \$500.00 and \$600.00. City Manager Thompson reported that the printing would be approximately \$1210.00.

Councilman Rogers moved that the City Attorney be instructed to proceed with the revision of the City ordinances. Councilman Meders seconded the motion, and it was duly carried.

McKenzie Bond:

The bond of J. E. McKenzie, Plumber, having been approved as to form by the City Attorney, was presented. It was moved by Councilman Penberthy, seconded by Councilman Rogers, that the bond be accepted and filed. Motion carried.

Corson Electric Bond:

The bond of the Corson Electric Co., Electricians, having been approved as to form by the City Attorney, was presented. It was moved by Councilman Meders, seconded by Councilman Penberthy that the bond be accepted and filed. Motion carried.

Tax Sale Certificates Proposition:

City Manager Thompson reported that he had received an offer of \$350.00 for the assignment of tax certificates on the following described property:

Beginning 324 1/2 feet North and 247 feet West of the Center of the South-east Quarter of Section 15, Twp. 1 S., Range 1 W, thence East fifty feet, thence North-west along the Railroad Right-of-way to a point due North of the point of beginning; thence South to the point of beginning.

Beginning 323 1/2 feet North and 247 feet West of the Center of Section 15, Twp. 1 S., Range 1 W., thence West 87 1/2 feet; thence North to the Railroad Right-of-way; thence South-east along the Railroad-right-of-way to a point North of the point of beginning; thence south to the point of beginning.

It was moved by Councilman Rogers, and seconded by Councilman Penberthy that the proposed offer on the above described property be accepted, if agreeable to the County Commissioners. Motion carried.

There being no further business to come before the meeting, on motion of Councilman Ellison, seconded by Councilman Penberthy and duly carried the meeting adjourned until Tuesday evening, February 21st, 1928, at 7:30 o'clock P.M.

/s/ Helen C. Niles  
City Clerk

To the City Council,  
City of Grand Junction, Colo.

Gentlemen:

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WHEREAS, this Zoning Commission was duly appointed by the City Council of the City of Grand Junction, and this Zoning Commission has duly organized and held a number of meetings for the purpose of studying, drafting, & devising a suitable zoning ordinance and maps for zoning the City of Grand Junction, and

WHEREAS, two public meetings were duly held pursuant to law, and published notices wherein all complaints, remonstrances, suggestions and wishes of the public were given full and due consideration by said Commission, and

WHEREAS, said Commission has drafted a suitable and proper proposed zoning ordinance for said City, and has had prepared suitable and proper maps of the various districts therein described, which should be made a part of said proposed Ordinance.

THEREFORE, BE IT RESOLVED, that the amended and corrected zoning ordinance and maps be accepted and adopted by this Zoning Commission, and that they be forthwith delivered to the City Council of the City of Grand Junction, Colorado, and that this commission recommend the adoption by the City Council of the proposed amended and corrected ordinance, and that the boundaries of the various original districts and appropriate regulations to be enforced therein be fixed and adopted as therein provided.

It was moved by Mr. Bradfield that the resolution as read, be spread upon the minutes of the meeting, and that a copy thereof signed by the President of the Zoning Commission, attested by the Secretary of the Zoning Commission, be presented to the City Council of the City of Grand Junction, Colorado, along with a copy of the amended and approved proposed zoning ordinance and maps, together with a certificate of passage and adoption by this commission, which motion was seconded by Mr. Barraclough. Upon roll call, those voting YEA, were Messrs. Barraclough, Bradfield, Biggs, Mantey, Lockard, and Fox. Those voting NO were None. The President declared the motion carried.

ATTEST

J. E. Thompson  
Secretary

Bruno Fox  
President of the Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was presented and read at a meeting of the Zoning Commission held January 9th, 1928, and that the motion is a true and correct record of the minutes of said meeting.

J. E. Thompson  
Secretary of Zoning Commission.

SUBSCRIBED AND SWORN To Before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 1928.

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City Clerk