

Grand Junction, Colorado  
April 7, 1954

The City Council of the City of Grand Junction met in regular session at 7:30 P. M. Councilmen present and answering roll call were McCormick, Harper, Wright, Walt, Lowe and President Colescott. Councilman Severson was absent. Also present were City Manager Toyne, City Attorney Groves, and City Clerk Tomlinson.

It was moved by Councilman Harper and seconded by Councilman Walt that the minutes of the regular meeting held March 17, 1954 be approved as written. Motion carried.

GRANT O. M. HTS. WATER REQUEST. Mr. Wallace Walker of the Orchard Mesa Heights Pipeline Company appeared before the Council and stated that their water line on Orchard Mesa was in bad condition and that they wanted to build a new line and allow more users, approximately thirty new ones, which would make about sixty-five people taking water from this pipe line. They serve the area west of the Columbus School.

Councilman Walt stated that he did not feel that adding these few new users would upset the balance to such an extent that there would not be ample water for everyone. Other members of the Council were reminded that the Oasis Mutual had asked for increased facilities to allow for about two to three hundred more patrons and had not received an answer yet as to whether the City felt they had the water to supply these additional users.

It was moved by Councilman Walt and seconded by Councilman Harper that the request of the Orchard Mesa Heights Pipeline Company be granted on the same revocable basis as water has been sold to outside users in the past; it being contemplated that they will have about twenty-five additional users or as many as can be served by the present meter and tap. It also being the sense of the Council that the Oasis Mutual Water Company be permitted to increase the capacity of their line to provide for two to three hundred new users. Motion carried with Councilman McCormick voting "NAY."

ZONING CHANGES. North Ave. between 3rd & 5th. This was the date set for hearing on zoning in various sections of the City where areas have never before been zoned, and also for changing the zoning on North Avenue and East Main Street.

A petition signed by property owners within a hundred feet of the area on North Avenue was filed and there were a goodly number of these people present along with those interested in the change of North Avenue to a Business "A" District. Mrs. Reese, 1038 No. 4th, and Mr. Costen, a real estate agent who owns property at 350 Belford, spoke in opposition to the granting of the zoning change. Also, Mrs. Vandenberg and Mr. Martin, property owners on Belford, were also opposed to the change. Mrs. McElvain, Messrs. Grogan, Bond and Reeves spoke in favor of the zoning change.

Considerable discussion and argument were had among these people. Councilman Wright stated that in view of the fact that it appeared that someone would be hurt whichever way the Council voted, he would move that the zoning on North Avenue from 3rd Street through Lot 11, Block 8, be changed to Business "A". Councilman Lowe seconded the motion. Roll was called on the motion with the following results:

Councilmen voting "AYE:" McCormick, Harper, Wright and President Colescott  
Councilmen voting "NAY:" Walt and Lowe

The President declared the motion lost as a three-fourths of all of the Council is required on zoning changes where twenty per cent of the property owners filed a petition protesting the change.

East Main Street. The matter of changing the zoning on the south side of Main Street between 10th and 11th from Residence "C" to Residence "D" and from 11th to 12th Street from Residence "B" to Residence "C" was considered. A letter signed by a number of property owners residing in this area and who had signed the original petition asking for the change of zoning when Mr. Robinson circulated his petition in December of 1953 requested that their names be withdrawn from this original petition. A number of people within the hundred foot area of the property affected signed a petition protesting the change. Mr. Robinson stated that he wanted to build apartments in the property which he owns at 1127 Main and at 1059 Main. He expected to build these apartments to rent for \$55 to \$85 a month. Mr. Sullivan and Mr. Tom Copeland asked that the zoning remain as it now is. After considerable discussion, it was moved by Councilman Walt and seconded by Councilman McCormick that the south side of Main Street between 10th and 11th be zoned as Residence "D" District.

It was moved by Councilman Harper that the matter be tabled until next meeting. As there was no second to the motion, it was declared lost. President Colescott called for a vote on the motion to change the zoning and the following vote was cast:

Councilmen voting "AYE:" McCormick, Walt, Wright, Lowe and President Colescott

Councilman voting "NAY:" Harper

The motion was declared lost as the three-fourths of the members of the Council did not vote in favor of the motion.

It was moved by Councilman Walt and seconded by Councilman Lowe that the zoning of the south side of Main Street between 11th and 12th be changed from Residence "B" to Residence "C". Roll was called on the motion with all Councilmen present voting "NAY." The President declared the motion lost.

Unzoned Areas. It was moved by Councilman Wright and seconded by Councilman Lowe that the recommendations of the Board of Adjustment on all unlisted

zoning be accepted and that the following proposed ordinance be passed for publication: AN ORDINANCE AMENDING SECTION 1 OF CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AND THE ZONING MAP INCORPORATED THEREIN. Motion carried.

PASS ORD. 890 - TRAILER CAMPS. It was moved by Councilman Harper and seconded by Councilman Walt that the Proof of Publication to the proposed ordinance entitled AN ORDINANCE AMENDING CHAPTER 48 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AND PROVIDING FOR THE LICENSING, LOCATION, ERECTION AND CONDUCT OF TRAILER CAMPS AND PROVIDING A PENALTY FOR VIOLATION THEREOF be accepted and filed. Motion carried.

It was moved by Councilman Lowe and seconded by Councilman Harper that the ordinance be called up for final passage. Motion carried.

It was moved by Councilman Walt and seconded by Councilman Lowe that Section (d) of Section 10 be amended to read as follows: "Trailer camps which are in operation at the effective date of this Ordinance and which are located in zoning districts where trailer camps are prohibited by this Ordinance may continue as non conforming uses so long as such operation is continuous; provided, however, that the owners and/or operators of all existing trailer camps shall be required to secure a license as herein provided within sixty (60) days, and to comply with all of the other provisions of this Ordinance within nine (9) months from the effective date of this Ordinance." Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

The Ordinance was then read as amended, and it was moved by Councilman Lowe and seconded by Councilman Walt that the ordinance be passed, adopted as amended, numbered 890 and ordered published. Roll was called on the motion with the following results:

Councilmen voting "AYE:" McCormick, Harper, Walt and Lowe  
Councilmen voting "NAY:" Wright and Colescott

A majority of Councilmen voting "AYE," the President declared the motion carried.

PASS ORD. 891 - UNUSED REFRIGERATORS, ETC. The Proof of Publication to the proposed ordinance entitled AN ORDINANCE PROHIBITING THE LEAVING OF UNUSED AND UNATTENDED ICEBOXES AND REFRIGERATORS IN PLACES ACCESSIBLE TO CHILDREN: PROVIDING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE was presented and read.

It was moved by Councilman Harper and seconded by Councilman Lowe that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Walt and seconded by Councilman Lowe that the ordinance be called up for final passage. Motion carried.

The ordinance was then read and upon motion of Councilman Wright and seconded by Councilman Harper was passed, adopted, numbered 891 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

TO CHANGE ELECTION DISTRICTS. The following Resolution was presented and read:

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO: That the several voting districts in the City be changed so that as changed the said districts shall be designated and described as follows:

DISTRICT "A"	shall contain and include all that portion of the City of Grand Junction lying west of Seventh Street and south of Hill Avenue.
District "B"	shall contain and include all that portion of the City of Grand Junction lying north of Hill Avenue and West of the following described line - Commencing at the intersection of Hill Avenue and Seventh Street; thence north along Seventh Street to North Avenue; thence east on North Avenue to Cannell Avenue; thence north to the City limits.
District "C"	shall contain and include all the portion of the City of Grand Junction lying east of Cannell Avenue and north of North Avenue.
District "D"	shall contain and include all that portion of the City of Grand Junction lying east of Seventh Street and south of Grand Avenue.

District "E"	shall contain and include all that portion of the City of Grand Junction lying east of Seventh Street and between Grand Avenue and North Avenue.
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ADOPTED AND APPROVED this 7th day of April, 1954.

APPROVED:

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President of the Council

ATTEST:

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City Clerk

It was moved by Councilman McCormick and seconded by Councilman Walt that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

TO ADV. ALLAN BERRY LIQUOR APPLICATION. Mr. Allan Berry, Jr. presented an application for a retail liquor store license at 443 Rood. This liquor store is now owned and operated by Mr. Jas. Sparlin. It was moved by Councilman Lowe and seconded by Councilman Wright that this application be advertised for hearing on May 5th. Motion carried.

RENEW 3.2 BEER LICENSE FOR CITY MARKET #1. The City Market made application for the renewal of their 3.2 beer license for their #1 store at 4th and Rood. It was moved by Councilman Lowe and seconded by Councilman Harper that this application be approved. Motion carried.

WESTERN SLOPE WATER CONSERVANCY DISTRICT. Mr. C. H. Jex, Engineer of the Western Colorado Water Association, wrote a letter to the Council explaining that the Western Colorado Water Association has under study the formation of a water conservancy district to be organized under the provisions of the Colorado state law to guide in the water development on the Western Slope. He asked the officers of the several cities and counties to give this matter careful study and that he would be happy to have a representative of the Association meet with the Council and help plan the organization of the District. The Council instructed the City Clerk to ask Mr. Jex to come to the next Council meeting and explain this conservancy district to them.

DISCUSS BUILDING HANGARS AT AIRPORT. Mr. Vernon Pick asked for permission to lease sufficient ground at the Airport to construct hangars for three planes. It was moved by Councilman Wright and seconded by Councilman Lowe that the President appoint a committee to work with City Manager Toyne and City Engineer Burton to formulate a plan for the construction of hangars for private planes.

The City Manager explained that there were three methods to pursue; to set aside an area and allow everyone to build his own hangar; to ask the Rigg Aviation Co. to build and operate them, or for the City to build the hangars and rent them out. Councilman Walt suggested that the City should build the hangars themselves. The motion was carried, and Councilmen Lowe and McCormick appointed as a committee to work with Mr. Toyne and Mr. Burton.

AGREEMENT WITH GRAND JCT. DRAINAGE CO. The Grand Junction Drainage Company has requested that an agreement be entered into by the City and the Drainage District on maintenance and right of way for the ditch through the Brownson Addition. A proposed agreement was presented by the City Attorney, and it was moved by Councilman Walt and seconded by Councilman Harper that the City Manager and City Attorney be authorized to proceed with the necessary legal agreements to complete this project. Roll was called on the motion with all Councilmen present voting "AYE." The President declared the motion carried.

LILY DAY APRIL 10. The Future Home Makers requested permission to sell lilies on Saturday, April 10th, the proceeds to go to the Crippled Children Fund. It was moved by Councilman Wright and seconded by Councilman Wright and seconded by Councilman Harper that the request be granted. Motion carried.

AUDIT FOR 1953. The Auditor's Report for the year 1953 was presented and Councilman Harper, Walt and Wright were appointed as a Committee to check the audit and report back to the Council.

FREE METHODIST CHURCH REQUEST WAIVE INTEREST ON SPECIALS. Mr. Joseph Kinsman, Pastor of the Free Methodist Church, stated that they own lots on 9th and Third Avenue and there were specials in the amount of \$294.76 principal plus accrued interest. They have an offer to sell these lots and would like to have the Council remit the interest. This matter was referred to the City Manager for investigation.

WATER BILLS. (a) Juanita Lopez, 914 So. 5th Street, has requested a water bill adjustment due to a shut-off valve leak on a Hopper type toilet. It was moved by Councilman McCormick and seconded by Councilman Wright that this request be denied. Motion carried.

(b) Mr. C. P. Gomez, 224 West Avenue, requested a water bill adjustment due to a service line leak. The bill for April 1, 1954, was for \$23.47 as compared with \$6.52 for the same quarter last year. It was moved by Councilman Harper and seconded by

Councilman Lowe that Mr. Gomez' water bill be adjusted to \$6.52. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

FIREMEN'S PENSION. City Attorney Groves reported that he had met with the Fire Department concerning the Firemen's Pension Fund and that now they would like to call in the Police Department for consultation and had several questions to ask the Council. Mr. Groves was advised that whenever he felt a meeting with the Council was advisable that such a meeting would be arranged.

TO THANK LIONS CLUB FOR LIONS. It was moved by Councilman McCormick and seconded by Councilman Wright that the City Clerk be instructed to write a letter thanking the Grand Junction Lion's Club for the three new lions which they recently purchased for the Lincoln Park Zoo. Motion carried.

ELECTRIC RATE INCREASES. City Manager Toyne reported that there would probably be some recommendations from the Colorado Municipal League in the near future concerning their stand on the request of the Public Service Company to the Public Utilities Commission for a raise in electrical rates throughout the State of Colorado.

It was moved by Councilman McCormick and seconded by Councilman Lowe that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson  
City Clerk