

Grand Junction, Colorado  
May 4, 1955

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 Shults, Orr, Harper, Colescott, Emerson and Lowe. President Wright was absent. Also present were City Manager Toyne, City Attorney Groves and City Clerk Tomlinson.

It was moved by Councilman Shults and seconded by Councilman Orr that Councilman Harper act as President Pro-Tem of the Council. Motion carried and Councilman Harper took the chair and presided during the meeting.

The minutes of the regular meeting held May 2, 1955 were read and it was moved by Councilman Lowe and seconded by Councilman Colescott that they be approved as read. Motion carried.

SALTZ REQUEST RE ANNEXATION. Mr. Harold L. Saltz appeared before the Council concerning a tract of land which he proposes to annex to the City. This tract contains forty-five acres and is located between Grand Ave. and Gunnison just west of the Indian Wash. After a great deal of discussion, in which Mr. Saltz stated that he would open Ouray and Gunnison from their present endings at 19th Street and would purchase the right of way between 19th and the property which he proposes to annex but asked that he not have to pave these streets at the present time. He also stated that he would build the sewer line but wondered if some plan could be worked out whereby future users of this sewer might reimburse him for part of the expense necessary for the construction of the line.

City Manager Toyne explained that the new sewage disposal plant would no doubt be located somewhere to the south of this area and future construction would tend to lead toward the south rather than to the west and the present disposal plant. This matter was referred to the City Planning Commission.

TO GRANT 18 WATER TAPS TO REESER. Mr. Chas. Reeser appeared before the Council with a plat of property adjoining Del Rey Subdivision on Linda Lane. He asked for 18 water taps to service this area of ground.

It was moved by Councilman Colescott and seconded by Councilman Shults that permission be granted Mr. Reeser for these 18 water taps after the approval of the City Engineer and City Planning Commission. Motion carried.

ZONING CHANGES. This was the date set for hearing on changes of zoning as follows:

- (a) Lots 25 to 32, Block 10, from Residence "B" to Residence "D" District. This property is located on Second & Belford Avenue. There were no protests to this change and it was moved by Councilman Lowe and

seconded by Councilman Colescott that the zoning change be approved. Motion carried.

- (b) Lots 18 to 34, Block 67, from Residence "B" to Residence "C". This property is located on the north side of Grand Avenue between 11th & 12th. There were no protests filed on this change. It was moved by Councilman Lowe and seconded by Councilman Shults that the change in zoning be approved. Motion carried.
- (c) The north half of Blocks 152 and 153 and the south half of Blocks 133 and 134 from Residence "C" District to Industry "A" District, and Lots 20 and 21, Block 137, from Residence "C" District to Business "B" District. This property is all located along Pitkin Avenue and the new East-West Expressway. It was moved by Councilman Shults and seconded by Councilman Emerson that the zoning on the North one-half of Blocks 152 and 153 and the south half of Blocks 133 and 134 be changed from Residence "C" District to Business "B" District. Motion carried, with Councilman Colescott voting "Nay." A majority of Councilmen present voting "AYE, the President Pro-Tem declared the motion carried.
- (d) It was moved by Councilman Colescott and seconded by Councilman Lowe that the zoning for Bookcliff Manor Addition be as follows: Lots 27 and 28 Residence "B" and the balance of the Addition Residence "A". Motion carried.

PROP. ORD. The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO AND THE ZONING MAP INCLUDED THEREIN. It was moved by Councilman Colescott and seconded by Councilman Lowe that the ordinance be passed for publication. Motion carried.

MR. HOLLAND'S REQUEST FOR CHANGE IN ZONING. Mr. David Holland appeared before the Council and stated that he had been trying to find a place to move his dry-cleaning business and had looked diligently throughout the city for a suitable location in Business "B" District. He had obtained an option on property in Business "A" District and requested that inasmuch as modern dry-cleaning plants use perchlorethylene which is non-combustible and non-explosive, he asked that a change be made in the zoning ordinance, Section 5, permitting dry-cleaning establishments using perchlorethylene in a Business "A" District.

It was moved by Councilman Lowe and seconded by Councilman Colescott that Mr. Holland's request be referred to the Board of Adjustment and advertised for hearing on June 1st. Motion carried.

GRANT POMONA VIEW SUBDIV. WATER TAP. A request for a water tap to service First Fruitridge Subdivision and Pomona View Subdivision had been referred to the City Engineer at the last Council meeting. Mr. Burton reported that neither of these subdivisions conform to street requirements for street widths. Mr. Jas. Gormley was present and stated that he had filed a deed for a sixty-foot street for Lorey Drive. He also stated that at the time these two plats were filed, the County approved forty foot streets and as there were a number of homes already built, it was practically impossible to change the plot plans. It was moved by Councilman Shults and seconded by Councilman Orr that the request for a water tap to service Fruitridge Subdivision and Pomona View Subdivision be granted. Motion carried.

PLATEAU AIRWAYS INC. PRESENTED BUILDING PLAN. Plateau Airways, Inc. presented plans for a 24 x 36' metal building which they propose to construct on property which they are negotiating to lease from the City. The Council felt that this was not a large enough building to warrant the leasing of the large area of ground which Plateau Airways had requested and the building was in no way comparable to the installation which the City Council had required Rigg Aviation to build a few years ago for a similar operation.

It was moved by Councilman Orr and seconded by Councilman Lowe that the present proposal of Plateau Airways, Inc. be denied in view of the fact that it does not compare with installations of other operators at Walker Field. Motion carried.

It was moved by Councilman Colescott and seconded by Councilman Shults that a committee be appointed to work out details on types of buildings, sizes, amount of ground to be leased, etc. for future policy of the Council in leasing ground at the Airport. President Pro-Tem Harper stated that he felt that President Wright would no doubt appoint his committees at the next meeting of the Council including an Airport Committee.

City Manager Toyne asked what he could tell Plateau Airways, Inc. the Council would require in the way of buildings for the business they expect to establish at the airport and he was informed that they expect something comparable to the other buildings at the Airport; that the door was not closed to future negotiations but that buildings should be required that would pass the building inspector's requirements.

ORD. 913 - C.M. SALARY \$11,000. The Proof of Publication to the proposed ordinance entitled AN ORDINANCE CONCERNING SALARIES was introduced and read. It was moved by Councilman Orr and seconded by Councilman Lowe that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Lowe and seconded by Councilman Shults that the ordinance be called up for final passage. Motion carried. The ordinance was then read and upon motion of Councilman Lowe and seconded by Councilman Shults was passed, adopted, numbered 913 and ordered published. Roll was called on the

motion with all members of the Council present voting "AYE." The President Pro-Tem declared the motion carried.

CO. ORR APPOINTED TO RECREATION COMMISSION. The ordinance establishing the Recreation Commission requires that the City Council shall appoint a Board of Directors. Mr. Severson, former City Councilman, has been a member of the Commission for some time. His leaving the Council, leaves a vacancy on this board for the Council to fill. It was moved by Councilman Shults and seconded by Councilman Lowe that Councilman William Orr be appointed as a member of the Recreation Commission to serve until January 1, 1957. Motion carried.

It was moved by Councilman Lowe and seconded by Councilman Colescott that the nominations be closed and a unanimous ballot be cast for Councilman William Orr as a member of the Recreation Commission. Motion carried.

GRANT d/a REQUEST STAR SERVICE & PETROLEUM. The Star Service and Petroleum Company, Mr. Andrew Koch local representative, requested permission for three driveways for a filling station at 4th and North Ave.; two fifty-two foot driveways on North Avenue and one forty-five foot on North 4th Street. The Chief of Police and City Engineer recommended that the driveways on North Avenue be not more than thirty-five feet each. It was moved by Councilman Colescott and seconded by Councilman Shults that the request of the Star Service and Petroleum Company be granted in conformity with the recommendations of the City Engineer and Chief of Police; that the two driveways on North Avenue be not more than thirty-five feet wide and the one on North 4th Street, forty-five feet. Motion carried.

C OF C TRAFFIC COMMITTEE TO MEET WITH COUNCIL. Mr. Leland Schmidt, Chairman of the Chamber of Commerce Traffic Committee, requests a meeting with the Council at its next meeting on May 18th at which time they will submit their report on traffic and parking regulations in the City. It was suggested that this be the number one item on the agenda for the next meeting, and it was requested that the City Engineer and Chief of Police attend the next meeting of the Council.

APPROVE BONDS. The following bonds having been approved as to form by the City Attorney were presented:

O. L. Hermann	Cement Contractor
Joe A. Chamberlain	Cement Contractor
S & M Supply Co.	Gas Installer
Carl Ray & Sons	Gas Installer
Geo. D. Lynch	Electrical Contractor

V. L. Ethington & H. T. dba Ethington Brothers	Junk Dealer
Stanley E. & Marie M. White dba Mt. Garfield Plumb. Co.	Plumb. Contractor
Carl B. Stowe	Plumb. Contractor
Carl E. Bean	Plumb. Contractor
C. E. Mitchell	Plumb. Contractor

It was moved by Councilman Colescott and seconded by Councilman Lowe that the bonds be accepted and filed. Motion carried.

GRANT SALVATION ARMY REQUEST. The Salvation Army requested permission to use the old City Hall for registering transients and issuing meal tickets. It was moved by Councilman Shults and seconded by Councilman Lowe that the request be granted. Motion carried.

CITY-COUNTY PLANNING. City Manager Toyne reported on the progress made by the City and County Planning Commissions in securing a consultant and assistant. A contract is ready for signing between the County, School District #51 and the City with Mr. Trafton Bean and Associates. It was moved by Councilman Colescott and seconded by Councilman Lowe that the City Manager be instructed to sign this contract. Motion carried.

RESOL. ON ROUTING OF SUBDIVISION REQUESTS. City Manager Toyne suggested that when requests are made for water taps outside the City limits, if the subdivisions are to be annexed, that the taps be approved by the Council subject to the approval of the plat of the subdivision by the City Planning Commission. If the taps are for subdivisions out several miles where property is not likely to be annexed, the plat should be approved by the County Planning Commission and if closer to the City where a possibility exists, that the area might be annexed, the City Planning Commission should also check even if approved by the County Planning Commission.

The following resolution was presented and read:

#### RESOLUTION

BE IT RESOLVED That it is the intention and policy of this City Council that, prior to consideration of any request for a water tap for property outside the City limits, the matter be first submitted to the City Planning Commission and City Engineer and their reports and recommendations with respect thereto filed with the Council; provided that an application for a single family dwelling need not be first submitted to the Planning Commission.

It was moved by Councilman Colescott and seconded by Councilman Shults 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 Pro-Tem declared the motion carried.

OPTIONS WITH HALLENBECK & ANDERSON ET AL. City Attorney Groves reported that the options with Mr. C. V. Hallenbeck for approximately \$210,000 and with W. L. Anderson et al for approximately \$270,000 were about ready to be cleared up and the money paid or deposited in accordance with the terms of the options signed sometime ago.

It was moved by Councilman Colescott and seconded by Councilman Lowe that the City Manager, City Clerk, City Treasurer and City Attorney be authorized to exercise the option with Mr. C. V. Hallenbeck dated Nov. 19th, 1954 and to consummate the agreement with W. L. Anderson and others represented by the letter of the President of the City Council dated Nov. 23, 1954 as accepted by W. L. Anderson & Associates. Motion carried.

PROP. ORD. TRAFFIC FINES NOT PASSED: The following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTION 100 PERTAINING TO THE PENALTY FOR DRIVING UNDER THE INFLUENCE OF LIQUOR OR DRUGS, AMENDING SECTION 101 PERTAINING TO THE PENALTY FOR CARELESS DRIVING, AMENDING SECTION 102 PERTAINING TO THE PENALTY FOR RECKLESS DRIVING AND ENACTING SECTION 106 PERTAINING TO THE PENALTY FOR DISOBEDIENCE OF TRAFFIC SIGNS AND SIGNALS, OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO. It was moved by Councilman Lowe and seconded by Councilman Colescott that this ordinance be not passed. Motion carried.

PROP. ORD. DISCHARGE OF WATER. The following entitled proposed ordinance was introduced and read: AN ORDINANCE PROHIBITING THE DISCHARGE OF STEAM, WATER AND OTHER LIQUIDS EXCEPT FROM NATURAL PRECIPITATION, SPRINKLING OR IRRIGATION ONTO OR UNDER THE STREETS, ALLEYS AND SIDEWALKS OF THE CITY. It was moved by Councilman Colescott and seconded by Councilman Lowe that the proposed ordinance be passed for publication. Motion carried.

FIREMEN'S PENSION. The City Attorney reported that new legislation on the tax on insurance premiums for Firemen's Pension had been passed and that with the present law and the present 2% deducted from the Firemen's salaries will make the Firemen's Pension fund on a sound basis.

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

/s/ Helen C. Tomlinson

City Clerk