

Grand Junction, Colorado
July 25, 1955

The City Council of the City of Grand Junction met in adjourned session at 4:00 P. M. Councilmen present and answering roll call were Shults, Orr, Harper, Colescott, Emerson and President Wright. Also present were City Manager Toyne, City Attorney Groves, Deputy City Attorney Turner and City Clerk Tomlinson.

MONTEREY PARK ANNEXATION. The City Attorney reported that the bond for Hanson Homes, Inc. was in form, and that Mr. Hanson had delivered a check in the amount of \$900 accompanied by an affidavit showing that the purchase price was less than the sum of \$18,000. City Attorney Groves stated that everything was in order so far as Monterey Park was concerned to complete the annexation proceedings.

It was moved by Councilman Colescott and seconded by Councilman Harper that the Proof of Publication to the proposed ordinance entitled "AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION (MONTEREY PARK)" be accepted and filed. Motion carried.

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

The Ordinance was then read and upon motion of Councilman Colescott, seconded by Councilman Harper, was passed, adopted, numbered 923 and ordered published. Roll was called on the motion with all Councilmen present voting "AYE." The President declared the motion carried.

COUNCILMAN LOWE arrived at the meeting at this time.

MESA GARDENS SUBDIVISION. Mr. Saltz, Mr. Emmer, Frank Nisley, Henry Galley, R. P. Wiseheart and Attorney J. P. Helman were present in consideration of the annexation of Mesa Gardens Subdivision.

It was established that the purchase price of all of Mesa Gardens Subdivision excepting that part owned by Mr. Wiseheart was \$94,200 and that 5% of \$94,200 would be \$4,710. Mr. Wiseheart stated that he would establish his land value on the same basis, being \$35,000; 5% of which would be \$1,750 which he would deposit with the City whenever he improves his property and subdivides.

It was moved by Councilman Lowe and seconded by Councilman Orr that the Council's approval be given to the above amounts as 5% land value of Mesa Gardens to be given to the City for park purposes. Motion carried.

The person who was to issue the bond for the Western States Construction Company had not arrived at the Council meeting at this time so further discussion and negotiations on annexation of Mesa Gardens was postponed temporarily.

LAYBACK & D/A - COMMITTEE TO INVESTIGATE. President Wright asked if the Council was ready with a policy for establishing layback curbs and driveways and as no concrete policy was forthcoming, he appointed a committee consisting of Councilman Colescott as Chairman and Councilmen Lowe and Shults as members of the Committee to bring recommendations to the Council for a uniform layback and driveway ordinance on August 17th.

GRANT 2 30 FT D/As TO W. R. HALL. Engineer Burton reported that he and Chief Johnson had investigated the request of Mr. Hall to put in a layback curb along Glenwood Avenue east of 6th Street for personal parking uses and had decided that a 30 foot driveway on each end of Mr. Hall's property would serve his purpose very well for ingress and egress.

Mr. Burton also stated that a layback curb was being put down on the east end of Glenwood at 7th Street along property owned by Mr. Fisher but that Mr. Fisher had asked that the street be wider in this location and that parallel parking would be used there the same as along the other part of Glenwood Avenue.

It was moved by Councilman Harper and seconded by Councilman Lowe that the recommendation of the Engineer and Chief of Police be followed as a basis for granting driveway facilities to W. R. Hall and that he be given a 30 foot driveway at each end of his property at 6th and Glenwood. Motion carried.

"HOODING" METERS. City Attorney Groves also reported that he had investigated the matter of "hooding" meters used in front of buildings being constructed and that in these cases contractors obtain permission to use part of the street and the sidewalk.

It was moved by Councilman Colescott and seconded by Councilman Lowe that the City Attorney be authorized to draw up an ordinance allowing commercial vehicles directly needed in the prosecution of construction to obtain permission to "hood" meters and pay for same on a daily basis. Motion carried.

CITY OWNS ALL OF CARSON LAKE. City Attorney Groves also reported that Mrs. Nevada Farmer had received a check for her share of water in Carson Lake and that at the present time the City owns Carson Lake 100%.

COMPLETE MESA GARDENS ANNEXATION. The Council then returned to the matter of annexation of Mesa Gardens Subdivision. Considerable discussion was had concerning the curbing on the north side of Grand Avenue between 20th and 22nd Streets. B. F. and Ruth Lambert, F. C. and Rachel Cones and Dio L. and Nellie M. Walker own 330 feet abutting on Grand and Mr. Wiseheart owns 336 feet. Originally it had been in the contract that the Western States Construction Company would pay for the curbing along this street but in the last draft of the contract this part had been removed and Mr. Wiseheart was to pay for the curb and gutter along his property and

no arrangements had been made for the payment of the 330 feet immediately east of 20th Street.

Mr. Saltz finally stated that he would pay one-half of the cost of paving, curbing and guttering of the 330 feet on Grand Avenue which lies immediately east of the southeast corner of Block A of Mesa Gardens Subdivision and would make every effort to get the three property owners to sign an agreement to pay the balance and that he would enter into such agreement with the City.

A letter from Mr. Wiseheart was read stating that he had withdrawn conditions specified in a letter of July 6th concerning the proposed annexation of Mesa Gardens Subdivision.

The bond for covering the construction of the utilities was then signed and approved by the City Attorney. All agreements between Mr. Saltz, Mr. Wiseheart and the City were signed and the City Attorney then stated that all conditions had been met and that Mesa Gardens Subdivision proceedings could be completed.

It was moved by Councilman Harper and seconded by Councilman Shults that the Proof of Publication to the proposed ordinance entitled "AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION (MESA GARDENS SUBDIVISION)" be accepted and filed.

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

It was then moved by Councilman Shults and seconded by Councilman Lowe that the ordinance be amended as follows: that the description of the property be changed so that it reads as follows:

"The SE1/4 NE1/4, E1/2 SW1/4 NE1/4 and E1/2 W1/2 SW1/4 NE1/4 of Section 13, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, known as Mesa Gardens Subdivision except Lot 24 of Block 11 and except all of Block 12 of said Mesa Gardens."

Motion carried.

The Ordinance was then read as amended and upon motion of Councilman Colescott and seconded by Councilman Lowe was passed, adopted, numbered 924 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

TRAFFIC SURVEY. City Manager Toyne reported that he had contacted another firm of traffic engineers who had been recommended to him and was awaiting a letter from them to tell him whether or not they would have time to come to Grand Junction and make a traffic survey in the near future before awarding a contract to anyone.

It was moved by Councilman Harper, duly seconded and carried that the meeting adjourn.

/s/ Helen C. Tomlinson
City Clerk