

Grand Junction, Colorado
December 7, 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, Harper, Colescott, Orr, Emerson and President Wright. Councilman Lowe was absent. Also present were City Manager Toyne, City Attorney Groves and City Clerk Tomlinson.

It was moved by Councilman Colescott and seconded by Councilman Orr that the minutes of the regular meeting held November 16th and the special meeting held December 2nd be approved as written. Motion carried.

TAXI-CAB APPLICATION. Messrs. Geo. Vance and Lale Harmon, Denver, Colorado, appeared before the Council regarding application for a license to operate taxi-cabs in the City of Grand Junction. City Attorney Groves outlined the procedure which they should follow in applying for a license, a written application being made and then a public hearing to be called by the City Council.

ORD. 940 - ZONING ON FILES PROPERTY. City Attorney Groves reported that the deeds for all of the streets and the cul de sac which the Council had requested in connection with the change of zoning of the Files property on 22nd and North Ave. had been approved by his office and were in proper form.

The Proof of Publication to the proposed ordinance entitled AN ORDINANCE AMENDING CHAPTER 83 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AND THE ZONING MAP INCORPORATED THEREIN was presented and read. It was moved by Councilman Colescott and seconded by Councilman Orr that the Proof of Publication be accepted and filed.

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

The Ordinance was then read and upon motion of Councilman Colescott and seconded by Councilman Orr was passed, adopted, numbered 940 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

COUNCILMAN LOWE Arrived at the meeting.

REPORT OF AIRPORT COMMITTEE. The following recommendations were made by the Airport Committee in connection with the leasing of land at Walker Field to the Thornburg Brothers:

"After a number of meetings regarding the leasing of land and property at the airport, and with the thought of fairness to all concerned, your airport committee has arrived at the following recommendations:

"That the City of Grand Junction offer to lease to Thornburg Brothers a parcel of land 300 ft. x 1300 ft. directly East of the existing terminal building. The boundaries on the North to be the present taxi strip. A 200 ft. taxi strip from runway 29 and 11 to the terminal building to be retained by the City on the West. A roadway at least 25 ft. wide to be retained by the City for access to the Rigg lease and tie down areas. The entrance on the West to be not more than 300 ft. South of the front building line and on the East boundary of lease not more than 175 ft. to the South of the front building line.

"An offer to lease to Thornburg Brothers a parcel of land to the West of the terminal building consisting of approximately 800 ft. x 1000 ft. running 1000 ft. along the South side of the present taxi strip and 800 ft. to the South. With a right of way for a 25 ft. street to the front of terminal building for cargo haul to be retained.

"We also recommend leasing to the Monarch Aviation, Inc. a portion of the new tie down area not covered by the Rigg lease beginning 300 ft. East of the existing terminal building and extending to the present taxiway on the East and from the 29 11 taxi strip to building line on the South. We also recommend leasing the City hangars and the portion of land East of their taxiway and extending to their present lease line on the East and from the 29 11 taxi strip to their present North boundary. The suggested rent on this property to be \$4,200.00 annually. Monarch Aviation, Inc. to be responsible for service and repairs to hangars.

"It is our suggestion that if another lease is made between the property of the Rigg lease and the terminal building it would be fair to strike the clause from the Rigg lease that causes them to build 500 ft. East of the terminal building.

"There is some argument regarding the Rigg lease, it states that their West boundary is 300 ft. East of the East end of the terminal building while metes and bounds puts it at 335.25 ft. this is both from an old and a recent survey. Now, it is also the Committee's recommendations that the City retain this piece of property 35.25 ft. West of the Rigg lease as established by survey and running from the South boundary to the front building line on the North as established by the present terminal building and the Rigg building. It being our thought that this should be kept to leave a right of way to the taxi strips tie downs and general airport for City use."

Messrs. Terry Weldon, Office Manager for Thornburg Brothers, Tom E. Moore, Architect, Chas. Traylor and Ivan Kladder, attorneys, were present as were Dr. Jas. P. Rigg, Mr. Clyde Davis and Attorney Cecil Haynie. A map showing the ground as proposed to be leased by the Airport Committee was shown and then Mr. Weldon and Mr. Moore, Architect, exhibited plans for their proposed buildings and lay-out. The following formal requests were made by Mr. Weldon:

"December 7, 1955

"City of Grand Junction

Grand Junction
Colorado

Attention: City Council

Subject: FORMAL REQUEST FOR LEASES AT WALKER FIELD, GRAND JUNCTION,
COLORADO.

Gentlemen:

It is hereby requested that the City of Grand Junction grant leases to Garth W. Thornburg and Vance E. Thornburg, dba Thornburg Brothers, for areas described below for the purpose of installation of aircraft facilities, improvements, and associated activities at Walker Field as shown on the plat submitted herewith.

1. Area A - Beginning at a point S35-06W, 300 feet and S54-54E, 89.75 feet from Station 31/00 on CL of East-West landing strip, thence, S54-54E, 335.25 feet, thence S 35-06W, 474.64 feet, thence, N54-54W, 335.25 feet, thence N 35-06E, 474.64 feet, to the point of beginning.
2. Area B - Beginning at the SE corner of AREA "A" at the intersection of the existing fence and the West boundary line of the Riggs Lease, thence, N54-54W, 335.25 feet, thence S35-06W, 422.27 feet, thence S82-05W, 267.20 feet, thence, S35-06W, 220.40 feet, thence S54-54-E, 529.75 feet, (this being the SW corner of the Riggs Lease) thence, N35-06E, 825.36 feet to the point of beginning.
3. Area C - Beginning at a point S35-06W, 300 feet and N54-54W, 78.75 feet from Station 31/00, thence, N54-54W, 1,589.30 feet, thence, S35-06W, 290.95 feet, thence, S00-07W, 648.60 feet, thence S54-54E, 1,218.17 feet, thence, N35-06E, 824.10 feet to the point of beginning.

We request that separate leases be granted subject to the purposes and terms applicable to each area individually as follows:

1. Area A - to be leased for a period of twenty-five (25) years and for as long thereafter as may be legally arranged, for the purpose of using the area for tie-downs, turning-circles, and associated improvements.
2. Area B - to be leased for a period of twenty-five (25) years and for as long thereafter as may be legally arranged, for the purpose of constructing a restaurant and bar building, and a motel, hotel, parking area or other airport improvements.
3. Area C - to be leased for a period of twenty-five (25) years and for as long thereafter as may be legally arranged, for the purpose of constructing

shops, service facilities, offices, pilots over-night accommodations, hangars, tie-downs, turning-circles, taxi ramps, and associated improvements.

Provided these leases are granted as requested, we will guarantee to construct on (1) Area B the restaurant and bar building as can reasonably be done according to the preliminary drawings herewith submitted. (2) Area C the shop, offices, pilots accommodations, and miscellaneous service facilities as can be reasonably done, according to the preliminary drawings submitted herewith.

We respectfully request that this application be accepted as presented and that the council direct the City Attorney to work with the firm of Adams, Heckman, Traylor, and Ela to draft leases mutually satisfactory and commensurate with the size, type and nature of the leases desired.

Sincerely,

THORNBURG BROTHERS

By Terry E. Weldon
Office Manager"

The approximate cost of the Thornburg installation would be as follows: for the hangars, pilot rooms and shop, \$90,000 to \$100,000; for the restaurant, \$40,000 to \$50,000 and then additional funds for the motel.

It was moved by Councilman Shults and seconded by Councilman Orr that the City offer to lease the following land at Walker Field to Thornburg Brothers: Area C according to the Thornburg proposal: Area B according to the Thornburg proposal excepting that the north line will be according to the Airport Committee's map and the road according to the Airport Committee's map; Area A according to the Airport Committee's report. If the lease is accepted by Thornburg Brothers, then it is to be returned to the Council for final approval as to the fees to be charged. Motion carried. (See page 87 for map)

It was moved by Councilman Harper and seconded by Councilman Orr that the proposed lease with Monarch Aviation, Inc. include the new tie-down area and hangars and everything shown on blue by the Committee's map. Motion carried.

TO SECURE PERMIT TO SELL GASOLINE AT AIRPORT. City Attorney Groves reported that he had investigated the proposal of the City purchasing gasoline for use in aircraft at the airport, and selling it to the distributors who in turn would sell it for use in aircraft, and the City obtaining a refund of the state motor fuel tax. He stated that it appeared to him that after consulting with Mr. John Hildt, Supervisor of the Motor Fuel Division in Denver, that it would be possible for the City to work out something in this respect.

It was moved by Councilman Shults and seconded by Councilman Lowe that the City has concluded to buy gasoline for sale at the airport and that the City Attorney be instructed to proceed in the matter of securing a permit so that the gasoline tax may be exempted or refunded. Motion carried.

RIGG AVIATION LEASE. It was moved by Councilman Harper and seconded by Councilman Orr that it is understood by the Council that the assignment of the lease of Rigg Aviation to Monarch Aviation, Inc. approved on November 16th would embrace a security arrangement by the Rigg Aviation and Monarch Aviation, Inc. Motion carried.

PROP. ORD. 2 AM CLOSING FOR BARS. Mr. Cecil Haynie, Attorney, and John Vogel of the Cafe Caravan appeared before the Council with the request that the Council reconsider the matter of closing hours for restaurants operating under liquor licenses, as the City ordinance provides that such establishments close at 12 midnight and the state law allows them to stay open until 2 A. M. Mr. Haynie brought out several matters in connection with a proposed suit which was to have been entered into between Mr. Vogel and the City, and stated that in all probability, with the growth of Grand Junction, there would soon be clubs and restaurants in the County which would be operating under state law, and that it would be unfair to Mr. Vogel to have to close at 12 midnight, if such establishments were allowed to stay open in the county until 2 A.M.

The following proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTION 6, CHAPTER 34 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO RELATING TO THE DAYS AND HOURS FOR THE SALE OF LIQUOR. It was moved by Councilman Orr and seconded by Councilman Lowe that the proposed ordinance be passed for publication. Motion was carried with Councilman Harper voting "NAY."

APPROVE LIQUOR LICENSE ROVEYS. This was the date set for hearing on the application of John F. and J. D. Ritter for a liquor license for Roveys Cafe and Lounge. It was moved by Councilman Lowe and seconded by Councilman Emerson that the application be approved and license granted. Motion carried.

TO ADV. BRUCE APPLICATION 3.2 BEER. Mr. Mervin E. Bruce is purchasing the South 7th St. Grocery and Market from Valey and Mary Coster and presented an application for a 3.2 beer license. It was moved by Councilman Colescott and seconded by Councilman Lowe that this application be advertised for hearing on January 4th. Motion carried.

RENEW RETTIGS' & EASTSIDE BEER LIC. Applications for renewal of 3.2 beer licenses for W. A. Sowell dba Rettigs Super Market and Frank L. Griffiee for the Eastside Grocery were presented. It was moved by Councilman Lowe and seconded by Councilman Emerson that the applications be approved and licenses renewed. Motion carried.

CHANGE ZONING BET. 8TH & 9TH BELFORD. This was the date set for hearing on the proposed change of zoning on the north side of Belford Ave. between 8th and 9th. Mr. Mogenson appeared with Mesa Office Equipment officials and showed a business building which is proposed to be built on the corner of 9th and Belford. Mr. Percy Reed who owns his home on the corner of 8th and Belford said that he hoped the Council would go along with the Planning Commission's recommendation and disapprove this change of zoning from Residence B to Business A.

It was moved by Councilman Harper and seconded by Councilman Colescott that in line with the recommendations of the Planning Commission the request for change of zoning on Belford between 8th and 9th be denied. Roll was called on the motion with the following results:

Councilmen voting "AYE:" Harper and Colescott
Councilmen voting "NAY:" Shults, Orr, Emerson, Lowe and Pres. Wright

A majority of Councilmen voting "NAY," the motion was declared lost.

PROP. ORD. ZONING CHANGES. The following 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 INCORPORATED THEREIN. It was moved by Councilman Emerson and seconded by Councilman Orr that the proposed ordinance be passed for publication. Motion carried with Councilman Harper voting against the passage of the ordinance for publication. Motion was carried.

ZONING CHANGES. Petitions for changing zoning on Lots 1, 2, 3, 4, 5 and 6 in Block 5 (NE corner of 7th and Belford) from Residence B to Business A District and Lots 13, 14, 15, 16 in Block 80 (SW corner 4th and Grand) from Residence E to Business A District had been presented and considered by the Planning Commission. City Manager Toyne reported that the Planning Commission recommended to the Council that both petitions be approved. It was moved by Councilman Colescott and seconded by Councilman Shults that these proposed changes of zoning be advertised for hearing on January 4th and that all property owners be notified. Motion carried.

DENY WISEHEART REQUEST. Mr. R. P. Wiseheart, who is building an office building at 6th and Rood, appeared before the Council in connection with the curbing and parking on 6th Street. He asked that he be allowed to put in a layback curb and have diagonal parking along 6th in front of his building but stated that Chief of Police Johnson had suggested that the curb be brought in eight feet from the gutter and parallel parking be required in this area.

Mr. Wiseheart stated that there would be room for 14 or 15 cars to park diagonally and only four or five cars to park parallel. He also asked for this area to be metered with 30 minute meters or less in order to provide the maximum number of

customers with parking. He also suggested that 6th Street on the west side of the street be metered. City Manager Toyne also recommended parallel parking.

It was moved by Councilman Harper and seconded by Councilman Emerson that the recommendations of the City Manager and Chief of Police be accepted, and that Mr. Wiseheart be instructed to construct the curb line eight feet back from the gutter to provide parallel parking from Rood Avenue to the alley on 6th Street. Motion carried. Mr. Wiseheart then brought up the matter of the intersection turn and Mr. Burton and Mr. Toyne were instructed to investigate and advise the best way to construct the intersection turn.

MRS. MARY GADD ON NEW SWIMMING POOL. Mrs. Mary Gadd asked why the City Planner was not consulted when a location was decided upon for the new swimming pool and requested that the City find some place for the Pool other than Lincoln Park. It was explained by Pres. Wright and City Manager Toyne that Lincoln Park was the only location suitable for the pool, the ground being owned by the City.

RE LEASING ANDERSON & HALLENBECK RANCHES. City Engineer Burton asked for an expression from the Council concerning the leasing of ranches on Kannah Creek. He stated that there were around 2,000 acres, 1,500 of which have good water rights which the City will not need for possibly five years. Mr. Geo. Lockhart is interested in leasing the Anderson ranch which consists of 400 or 500 acres. Mr. Lockhart has been living on this ranch for some time. He offered \$3,000 cash payment per year for a five year lease with the understanding that at any time the City wanted to take any amount of the water, the lease could be cut back in accordance with the amount of water used.

Several of the Councilmen expressed the idea that \$3,000 was a very low price for this ranch, and it was moved by Councilman Shults and seconded by Councilman Lowe that the City Manager be instructed to contact real estate dealers and land owners in the area in order to establish a fair rental price for this property. If a reasonable price can be arrived at, Mr. Toyne be granted authority to sign a lease for both the Anderson and Hallenbeck properties. Motion carried.

GRANT THOMPSON REQ. WATER TAPS. Mr. John Thompson requested permission to have two 1 1/2 inch water taps for Golden Acres Subdivision on Orchard Mesa. This property is located behind the Uranium Downs track and adjoins Gunnison Heights Subdivision on the east and Alpine Acres on the West. He plans to build 38 or more homes in this area. It was moved by Councilman Shults and seconded by Councilman Emerson that Mr. Thompson be granted a permit for the two water taps. Motion carried.

GRANT CURB CUTS TO SINCLAIR OIL CO. Sinclair Oil Company has requested driveway cuts into their new station at 2nd and Pitkin. They are asking for two thirty foot driveways on Pitkin and two on 2nd Street. It was moved by Councilman

Harper and seconded by Councilman Lowe that this request be granted subject to the approval of the Chief of Police and City Engineer. Motion carried.

WEAVER SUBDIVISION. This was the date set for hearing on the Weaver Subdivision. The following report was made by the Planning Commission:

"Mr. Andy Williams appeared before the Commission in connection with the proposed annexation of Weaver Subdivision and Lutkiewicz Subdivision.

"At a previous meeting held November 18th at which time the Commission considered this Subdivision, it was recommended that at least 10 feet additional street right of way on the West side of Lutkiewicz Subdivision and at least 8 feet on the North side be dedicated for street right of way. Mr. Williams stated it now develops that some of the present owners, due to the nearness of their houses to the present street, are refusing to sign the annexation plat.

"In view of this changed condition and also in view of the fact that this area has been developed with very little planning and it would be impossible to ever have an ideal lay-out of streets and lots, the Commission recommends that the City Council consider annexing it with the thought that some additional improvement on the street alignments could be had when area to the west and north is annexed."

As there were not protests filed, the following proposed ordinance was presented and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION. It was moved by Councilman Shults and seconded by Councilman Emerson that the proposed ordinance be passed for publication. Motion carried.

PROP. ORD. HOULTON REPLAT SUBDIV. This was the date set for hearing on the Houlton Replat Subdivision. There were no protests filed, and the following proposed ordinance was introduced and read: AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION. It was moved by Councilman Harper and seconded by Councilman Lowe that the proposed ordinance be passed for publication. Motion carried.

WATER BILL ADJUSTMENT. Mr. C. K. Geer, 1425 Hall Ave., presented a request for a water bill adjustment due to a service line break. The water bill for the quarter ending December 1, 1955 amounted to 60,700 gallons of water or \$14.96. A year ago this same time the water consumption was 39,200 gallons amounting to \$11.23. It was moved by Councilman Shults and seconded by Councilman Colescott that Mr. Geer's water bill be adjusted at \$11.23. Roll was called on the motion with all Councilmen voting "AYE." The President declared the motion carried.

ZONING. City Manager Toyne reported that the Planning Commission had suggested that Van Deren-Ford Heights and Houlton Replat Subdivision be zoned as Residence A. It was moved by Councilman Colescott and seconded by Councilman Orr that a hearing be set for January 4th, 1956 for the zoning of the Van Deren-Ford

Heights and Houlton Replat Subdivision and that all property owners be notified of such hearing. Motion carried.

CM TO GET PLANS RE JAIL, SEWAGE SYSTEM, ETC. It was moved by Councilman Orr and seconded by Councilman Shults that the City Manager be authorized to procure plans and tentative costs on a police building and to have information prepared on phase #1 of the sewage development program and also on the storm sewer from 7th and North Ave. to the west City limits; that the City Attorney have the legal work prepared so that a referendum election may be called after the first of the year so that bonds may be voted to finance these projects.

The City Manager was requested to provide publicity so that the public may be informed of the necessity for the projects. Motion carried.

TO AMEND CHARTER. City Attorney Groves suggested that the Council give some thought to amending the charter at the same election to provide for the sale of water by the City.

UPPER COLO. RIVER. COM. A letter was read from the Upper Colo. River Commission expressing their appreciation for the use of free office space in the City Hall for the past five years and stated they had moved to offices on North Ave. It was moved by Councilman Harper and seconded by Councilman Orr that the letter be received and filed. Motion carried.

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

/s/ Helen C. Tomlinson
City Clerk