

Grand Junction, Colorado
December 5, 1956

The City Council of the City of Grand Junction met in regular session at 7:30 P.M. Councilmen answering roll call were Shults, Harper, Emerson and Pres. Lowe. Councilmen Orr, Colescott and Wright were absent. Also present were City Manager Cheever, City Attorney Ashby and City Clerk Tomlinson.

It was moved by Councilman Harper and seconded by Councilman Shults that the minutes of the regular meeting held Nov. 21st be approved as written. Motion carried.

CONTINUE HEARING SNACK BAR BEER LICENSE. This date was set for hearing on the application of D. M. and Frances Durrant for a 3.2 beer license for the Snack Bar at 715 No. 12th Street. Petitions for and against this application had been submitted and shown on a map. In the immediate neighborhood, practically all of the property owners were opposed to the issuing of the license. A number of signers a few blocks away had signed in favor of the issuing of the license.

Mr. Durrant spoke to the Council and stated that he needed the license in order to maintain his business; that he is not catering to teenagers and Junior High School students but is trying to build up an adult trade and cannot do it without a beer license.

Messrs. Ray Hannah, Stanley Jones, Ray Boggs, and J. P. Gallegos spoke to the Council in opposition to the issuance of the license. After some discussion among the Councilmen, it was moved by Councilman Harper that the application for a 3.2 beer license be denied. There was no second to this motion. It was moved by Councilman Shults and seconded by Councilman Emerson that the matter be held over until the next meeting of the Council when there are more Councilmen present and that a further study of the proposition be made; the continuation of the hearing to be on Dec. 19th. Motion carried.

ORD. 987 ANNEXATION S1/2 LOT 5 CAPITOL HILL. The Proof of Publication to the proposed ordinance entitled AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION was presented and read. It was moved by Councilman Harper and seconded by Councilman Shults that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Shults 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 Emerson and seconded by Councilman Shults was passed, adopted, numbered 987 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

ORD. 988 ZONING CAPITOL HILL. 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 INCLUDED THEREIN was presented and read. It was moved by Councilman Harper and seconded by Councilman Shults that the Proof of Publication be accepted and filed. Motion carried.

It was then moved by Councilman Shults 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 Emerson and seconded by Councilman Harper was passed, adopted, numbered 988 and ordered published. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

AUTHORIZE FOR BIDS ON WATER TANK. Mr. Burton, Director of Public Works, stated that Mr. Turney's report on the water improvement program was not quite complete but that they were sure that it would be necessary to have a 3,000,000 gallon water tank costing in the neighborhood of \$100,000 and that at the present time, delivery on these tanks is rather slow. Mr. Burton asked that he be given permission to advertise for bids for this tank and also to negotiate for the ground upon which the tank is to be constructed.

It was moved by Councilman Shults and seconded by Councilman Harper that City Manager Cheever and Director of Public Works Burton be authorized to advertise for bids for the tank and also to negotiate for the property upon which to install same. Motion carried.

CM TO SUGGEST APPOINTMENT ON BOARD OF ADJUSTMENT. There is a vacancy on the Board of Adjustment caused by the death of Miles Kane. The name of Laird Smith was suggested as an appointment to fill this vacancy. It was moved by Councilman Shults and seconded by Councilman Harper that City Manager Cheever study this situation and bring in the name or names of persons who would be willing to serve on this board. Motion carried.

COUNCILMAN WRIGHT arrived at the meeting at this time.

DIMINISH REGENT SUBDIVISION BOND. It was moved by Councilman Wright and seconded by Councilman Shults that permission be granted to the promoters of Regent Subdivision that the bond be diminished from \$5,000 to \$1,000. Motion carried.

APPRAISAL ON CITY OWNED LAND. City Manager Cheever reported that he had had an appraisal made on land which the City owns and which is available for sale. He asked the Council to take a copy of this schedule and study it and see if they thought the prices were about as they should be and to check the locations of the land to see if they want this property to be sold.

<u>KEITH'S ADDITION</u>	<u>APPRAISAL</u>
Block L - Lots 27 & 28	\$ 1,800.00
Block N - Lots 17 & 18	2,200.00
Block P - Lots 5 to 12, inc.	12,000.00
Block P - Lots 21 to 30, incl.	16,000.00
Block Q - Lots 5 & 6	2,000.00
Lots 13, 14, 15 & 16 (\$55 per fr ft.)	5,500.00
Lots 17 to 32, inc.	10,400.00
<u>City</u>	
Block 134 - Lots 13 & 14 (\$30 per front ft.)	1,500.00
Lots 23, 24, 25 & 26 (\$70 per front ft.)	7,000.00
Block 133 - Lots 31 & 32 (\$55 per front ft.)	2,750.00
Block 153 - Lots 1 to 6, inc. (\$95 per front ft.)	14,250.00
<u>MILLDALE SUBDIVISION</u>	
Block 13 - Lots 1 to 6, inc. (\$50 per front ft.)	7,500.00
Lots 13, 14, 15 & 16 (\$27.50 per front ft.)	2,750.00
	\$85,650.00

CORRECT DEEDS GRAND AVE. R/W. City Manager Cheever stated that at the time the right of way was acquired for the Grand Avenue Viaduct there were errors made in the surveyor's description so that the City owns the land where the Odds and Ends building sits and Independent Lumber Company owns the land upon which the street right of way is located. Mr. Younge, Attorney for the Independent Lumber Company and Biggs Kurtz Investment Company, requested that deeds be exchanged so that the City would have the proper deed for the street right of way and that his clients would have a deed to the property upon which their building is located.

It was moved by Councilman Shults and seconded by Councilman Wright that the City Manager and the City Clerk be authorized to make, execute and deliver to the Independent Lumber Company a deed for the following described property in the City of Grand Junction, Mesa County, Colorado, to wit:

Beginning on the east line of Carpenter's Subdivision No. 2 from whence the northeast corner of said Subdivision bears north $29^{\circ} 15'$ east a distance of 211.0 feet, thence, north $63^{\circ} 23'$ east 33.1 feet, thence north $26^{\circ} 37'$ west 22.44 feet, thence south $29^{\circ} 15'$ west 40 feet to the place of beginning

The City of Grand Junction to receive in exchange for said first described property the following described property:

Beginning at a point on the east line of said Little Bookcliff Railroad Yards from whence the east one-quarter corner of Section 15, Township 1 South, Range 1 West, Ute Meridian, bears north $83^{\circ} 42'$ east 632.33 feet, thence southwesterly along an 1198.3-foot radius curve whose chord bears south $68^{\circ} 47' 1/2'$ west 214.1 feet to the west line of the Little Bookcliff Railroad Yards."

Motion carried.

NATIONAL GUARD ARMORY R/W. City Manager Cheever also reported that there was some misunderstanding as there is no right of way for a street for the proposed National Guard Armory building which is to be built on property which was purchased by the City from Mr. Earle Barbour and given to the National Guard for the location of their new Armory. He was instructed to study the situation and see whether right of way can be secured or another location be decided upon.

SEWER IMPROVEMENT. City Manager Cheever also reported that before federal aid can be secured for the new sewage disposal plant, complete plans for this plant will have to be furnished. Mr. Turney will be here for the next Council meeting and should be instructed to go ahead with the complete plans.

PROP. ORD. SEC. 35 OF CHAPT. 47 (TRAFFIC). The following proposed ordinance was introduced and read: AN ORDINANCE AMENDING SECTION 35 OF CHAPTER 47 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION. It was moved by Councilman Wright and seconded by Councilman Shults that the proposed ordinance be passed for publication. Motion carried.

WATER BILL ADJUSTMENT. Mr. Bernard W. Walker, 768 Bunting Avenue, requested a water bill adjustment due to a service line break. During the quarter ending Dec. 1, 1956, the meter showed a consumption of 123,300 gallons of water amounting to \$25.75. Last year, during this same period of time, the meter consumption showed a usage of 61,400 gallons of water amounting to \$15.06. It was moved by Councilman Emerson and seconded by Councilman Shults that the request be granted and Mr.

Walker's bill adjusted at \$15.06. Roll was called on the motion with all Councilmen present voting "AYE." The President declared the motion carried.

It was moved by Councilman Shults and seconded by Councilman Emerson that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk