

Grand Junction, Colorado  
March 5, 1958

The City Council of the City of Grand Junction met in regular session on March 5, 1958. Councilmen answering roll call were Shults, Orr, Harper, Colescott, Strnad and President Emerson. Councilman Wright was absent. Also present were City Manager Cheever, City Attorney Ashby and City Clerk Tomlinson.

MINUTES

It was moved by Councilman Strnad and seconded by Councilman Colescott that the minutes of the regular meeting held February 19th be approved as written. Motion carried.

ZONING HEARINGS

(a) GRAND AVE. 1st to 4th. This date was set for hearing on the changing of zoning on Grand Avenue from 1st to 4th on both sides of the street from Residence "E" and "D" districts to Business "A" district. The Planning Commission recommended that this change of zoning be made. Mr. Walter Wilson, 335 Grand Avenue, was among the delegation who appeared opposing the changing of zoning on Grand Avenue. 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 INCLUDED THEREIN. It was moved by Councilman Orr and seconded by Councilman Shults that the proposed ordinance be passed for publication. Motion carried.

(b) COLO.-UTE from 14th to 15th. This date was set for hearing on the changing of zoning on Colorado Avenue between 14th and 15th Streets on both sides of the street and Ute Avenue between 14th and 15th on the north side of the street from Residence "A" and "B" districts to Business "A" district. The Planning Commission recommended that this petition be denied. A petition protesting the changing of this zoning was filed at the time it was brought before the Planning Commission and a further protesting petition has been filed more recently.

Mr. Tillotson and Mrs. Ike, members of a large delegation to appear before the Council protesting the change in zoning, spoke in opposition to the change. It was moved by Councilman Shults and seconded by Councilman Colescott that since the Planning Commission recommended that the change of zoning on Colorado Avenue between 14th and 15th Streets and the north side of Ute Avenue between 14th and 15th be not granted that this request be denied. Roll was called on the motion with all members of the Council present voting "AYE." The President declared the motion carried.

(c) 1944 GRAND AVENUE. This date was set for hearing on the changing of zoning of 1944 Grand Avenue from Residence "A" district to Business "A" district. The Planning Commission recommended that this petition be denied.

Councilman Harper stated that he felt that until final disposition on the Wiseheart property was made that the City should not change any other zoning in this neighborhood. It was moved by Councilman Colescott and seconded by Councilman Strnad that the request for change of zoning be denied. Motion carried.

Instr # 3958

#### ANNEXATION BLOCK 4 N.W. SMITH ADDITION

This was the date set for hearing on the annexation of Block 4 N. W. Smith Addition. There were no protesting petitions filed against this annexation, and 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 Strnad that the ordinance be passed for publication. Motion carried.

#### PARK TERRACE HEIGHTS SUBDIV.-PRELIMINARY PLAT APPROVED

This date was set for hearing on the subdividing of Blocks B, C, D, and E of Mesa Gardens Subdivision to be known as Park Terrace Heights Subdivision. There were no protests filed in connection with this subdivision. It was moved by Councilman Shults and seconded by Councilman Orr that the preliminary plat for Park Terrace Heights be approved. Motion carried.

#### LIQUOR VIOLATION-SELLING TO MINOR LAST CHANCE LIQUOR STORE, 1203 PITKIN

Chief of Police Johnson reported that on February 3, 1958, Bruce David Coleman, age 19, was arrested for buying liquor for a minor. He purchased this liquor from the Last Chance Liquor Store by using a Colorado driver's license which showed his birth date to be April 1, 1936, instead of April 1, 1938. Mr. Coleman was cited into Municipal Court and was charged with making a false statement in order to make the purchase of liquor. He pleaded guilty. Mrs. Clara Warren, owner of the Last Chance Liquor Store, was also cited into Municipal Court and was charged with selling liquor to a minor person, and was found guilty and was fined \$20 which was suspended because of the evidence that she had acted in good faith and had done all that was reasonably required of her in complying with the laws.

It was moved by Councilman Orr and seconded by Councilman Shults that Mrs. Warren be summoned to appear before the Council at the next Council meeting on March 19th to present the facts in the matter of the sale of liquor to a minor, and that if

Bruce Coleman is still in Grand Junction that he be summoned to appear before the Council also. Motion carried.

### LIQUOR VIOLATIONS COUNCIL TO REVIEW ALL VIOLATIONS

The Council decided that any person violating any of the provisions of the liquor laws should be required to appear before the Council so that their cases can be reviewed by the Council members.

### 3.2 BEER RENEWAL ROBT. & GEO. WIEKER DBA WIEKERS CIGAR & SPORTING GOODS STORE, 541 Main Street

Messrs. Robert and George Wieker dba Wiekers Cigar and Sporting Goods Store, 541 Main Street, requested the renewal of their 3.2 beer license. It was moved by Councilman Colescott and seconded by Councilman Orr that the application be approved and license granted when the State license is received. Motion carried.

### ZONING CHANGE CHRISTIAN CHURCH, BLOCK 14, SHERWOOD PARK FROM BUS. A TO RES. C.

The Christian Church made application to change the zoning on their property in Block 14 in Sherwood Park from Business "A" district to Residence "C" district. This petition has not been before the Planning Commission, but City Manager Cheever reported that he had talked to members of the Planning Commission, and that they had requested the Council set this property for hearing as they would consider the change at their March 12th meeting. It was moved by Councilman Orr and seconded by Councilman Strnad that April 2nd be set as the date for hearing the change of zoning request of the Christian Church for their property in Block 14 in Sherwood Park. Motion carried.

### LINCOLN PARK STUDENT STADIUM - WESTERN COLO. ARCHITECTS COUNCIL RE PLANNING OF STADIUM

A letter from the Western Colorado Architects Council concerning the procedures followed in the planning of the new student grandstand at Lincoln Park was presented and read. They stated that they felt that the public safety in mass seating required in a stadium is of fundamental importance and that they were vitally concerned with the appearance of a municipal structure. The stands to the east were designed by an architect and have been widely publicized throughout the area. They offered their services at cost in view of the nature of the work and unselfish donations of the High School students and others in the project.

City Manager Cheever had replied to the letter stating that the plans for the stadium are the same as those used by many nationally known stadium builders. It was moved by Councilman Shults and seconded by Councilman Strnad that the Western

Colorado Architects Council be given an opportunity to donate their services toward the program of building a student stadium at Lincoln Park if they so desire. Motion carried.

#### PARKING METERS DISCUSS WITH C OF C COMMITTEE CHANGES IN RATES IN METERS.

The Chief of Police, City Attorney, and City Manager attended a meeting with the Retail Committee of the Chamber of Commerce, and showed them new combinations of charges on parking meters. The Chamber of Commerce Parking Committee is to be given an opportunity to study and make a survey of the parking situation and report back to the Council on whether or not they believe parking meter rates should be changed.

City Manager Cheever stated that it was thought that longer parking time should be given on the fringe area as many of the parking meters are not used at the present time. People will go out beyond the parking meter zone to park for long periods of time, but that a final report and recommendations would be made to the Council at a latter [later] date.

#### FIRE DEPT. SUBSTATION

City Manager Cheever also stated that an architect is working on the plans and specifications for the Fire Department Substation.

#### POLICE ADM. BLDG. CM AUTHORIZED TO ADV. FOR BIDS

It was moved by Councilman Orr and seconded by Councilman Shults that the City Manager be authorized to advertise for bids on the new Police Administration Building. Motion carried.

#### WATER REPORT BOOKS BY W.F. TURNEY & ASSOCIATES

City Manager Cheever also asked the Council to turn in their Water Report Books which had been furnished by W. F. Turney & Associates so that he could install the data on Fruitvale and new maps which had been received recently in his office from Mr. Turney.

#### SALE OF PROPERTY. CALIFORNIA CO. PURCHASE ON FREEWAY

The California Company recently paid for the property which they purchased on the freeway in the amount of \$31,946.00.

#### TRAFFIC ORDINANCE-CHAPTER 47 - MEET AND DISCUSS WITH TRUCKERS RE OBJECTIONS TO

President Emerson reported that several members of the Council had met with a group representative of the truckers in Grand Junction concerning the new traffic ordinance. The truckers complained of paying the \$1.00 fee for permits for the privilege of driving on streets not designated as truck highways on the basis that fees might increase and that other towns would get a similar ordinance making it necessary for trucks to be licensed in a number of cities in order to make deliveries.

It has been suggested that the City Manager, The Chief of Police, City Engineer and City Attorney meet with a committee of two representing the trucking industry to work out some of the details concerning deliveries in the City, and that the matter be deferred to the next meeting of the Council; the meeting with the truckers to be held on Monday, March 10th.

#### PROPOSED CITY-COUNTY GOVT. PLAN-REQUEST G.J. NOT BE INCLUDED IN PLAN

A letter from the County Commissioners to Mr. Simpson, Mayor of Colorado Springs, asking that Grand Junction be withdrawn from the Simpson plan for consolidating City and County governments was read asking that the Council endorse the letter. It was moved by Councilman Orr and seconded by Councilman Harper that the City of Grand Junction write a letter to Mr. Simpson asking that Grand Junction be withdrawn from the petitions which are to be circulated. Motion carried.

President Emerson also stated that he had talked to Mr. Simpson, and that in view of the feeling in this area concerning Grand Junction's being included in the so-called Simpson plan, that it was felt that it would not be of any use for Mr. Simpson or others to come over and talk to the citizens concerning the plan, and that Grand Junction had already been removed from the petitions.

#### COLO. PEOPLES' COUNCIL OF COLORADO SPRINGS OPPOSING CITY-COUNTY GOVT PLAN

President Emerson also read a letter from Mr. Dorr of the Colorado Peoples Council of Colorado Springs who is heading a group of citizens opposed to the Simpson Plan in El Paso County asking that Grand Junction join with them in their opposition drive. It was moved by Councilman Harper and seconded by Councilman Orr that the City of Grand Junction do not participate with Mr. Dorr's program and that the City Attorney write a letter so advising him. Motion carried.

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

/s/ Helen C. Tomlinson  
City Clerk