

Grand Junction, Colorado
August 6, 1958

ROLL CALL.

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 o'clock P. M., August 6, 1958. Councilmen present and answering at roll call were Emerson, Orr, Harper, Colescott, Strnad, Wright and President Shults. 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 July 16th be approved as written. Motion carried.

FILLING STATION. Grant permission for at 5th & Grand

Mr. Jim Dufford appeared before the Council on behalf of George Jouflas, who has made application for a filling station on the northeast corner of 5th & Grand Avenue. This matter was discussed at the regular meeting of the Grand Junction Planning Commission on June 30th, and it was decided that the matter be referred to the Council without recommendation. It was believed by the Council that sufficient parking would be available at this location. Some discussion was also had concerning the spacing of stations, there being another station just across the street to the south. It was moved by Councilman Wright and seconded by Councilman Emerson that the City Manager and the Building Department be authorized to grant a building permit for a filling station on the northeast corner of 5th and Grand Avenue, providing all building code provisions are complied with, and also that all provisions of a tentatively proposed curb cut ordinance are observed. Motion carried.

ZONING REQUEST 7th & Glenwood by Underhill to Business "A"

Mr. Elam Underhill presented a petition to change the zoning on the east line of Lot 18, Capitol Hill Subdivision, at Glenwood Avenue, north 330 feet, west 125 feet and south 330 feet. This also includes a part of Lot 19 of Capitol Hill Subdivision. The property is located on the west side of North Seventh Street from Glenwood Avenue north 330 feet and extends west to the alley. Mr. Underhill wishes to change the zoning on the property from Residence "B" to Business "A" District. The Planning Commission recommended that this request for re-zoning be denied. It was moved by Councilman Wright and seconded by Councilman Orr that the change of zoning on North Seventh Street be advertised for hearing on September 3rd. Motion carried.

EMER. ORD. #1048 Disposition of personal property held by Police Dept.

The following entitled proposed emergency ordinance was introduced and read: AN ORDINANCE PROVIDING FOR THE DISPOSITION OF PERSONAL PROPERTY

ACQUIRED BY THE POLICE DEPARTMENT IN THE CITY OF GRAND JUNCTION IN ITS OPERATIONS, AND DECLARING AN EMERGENCY. It was moved by Councilman Wright and seconded by Councilman Orr that the emergency ordinance be passed and adopted, numbered 1048 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

WATER TAP. W.E. Clark, Orchard Mesa

City Manager Cheever reported that he recommended the issuing of a two inch water tap permit on Orchard Mesa, to W. E. Clark to serve lots in Montgomery Addition. The Regional Planning Commission had approved permits for Lots 1, 2, 3, 4, 5, 6 and 10 and recommended that Lots 20, 21 and 40 wait for permits until all matters pertaining to right of way are settled. Mr. Burton, Director of Public Works, also approved the issuing of this permit. It was moved by Councilman Harper and seconded by Councilman Wright that the City Manager be authorized to issue Mr. Clark a permit for a two-inch water tap, with permits for water taps at Lots, 1, 2, 3, 4, 5, 6 and 10 of Montgomery Addition, and that permits for Lots 20, 21 and 40 be delayed until a later date when right of way matters have been settled, and that the City Manager and City Attorney make such arrangements as necessary to assure that the property would be annexed when eligible. Motion carried.

NORTH MONTEREY PARK ANNEXATION Tabled

A letter from W. C. Rump was read asking that the Council consider the annexation of North Monterey Park in accordance with a plat that was presented. The Planning Commission had considered this annexation, and inasmuch as streets and alleys could not be developed in a manner which they felt was satisfactory, were waiting to see if the property owners adjacent to this area from Bookcliff south, and over to 12th Street would not petition to annex at this time. City Manager Cheever stated that there were two property owners in the area who were creating a stumbling block to the orderly development of the streets, and as they would not be in the City limits, it would be impossible for the City to institute condemnation proceedings to clear up the matter. One of the men who is interested in having the streets go through properly stated that he was circulating a petition at the present time, to extend the area to be annexed and hoped to have enough signers within a few days. The Planning Commission had adjourned to meet at call to again consider the matter, so that it could be settled as quickly as possible.

It was moved by Councilman Orr and seconded by Councilman Harper that this matter be tabled until the next meeting of the Council. Motion carried.

MOTEL LICENSE. Granted City Center Motor Hotel, Inc.

Kenneth R. Beck, President of City Center Motor Hotel, Inc., made an application for a motel license for the motel at 220 South 1st Street. It was moved by Councilman Strnad and seconded by Councilman Emerson that the request be granted. Motion carried.

WATER BILL ADJUSTMENTS

The following requests for refunds on water bills were made.

Jennie Bear, 334 South Ave. - service line leak	
This year used 37,900 gal. amounting to	\$11.15
Last year used 16,600 gal. amounting to	<u>6.25</u>
Difference	4.90
Mrs. Hugh Starks, 626 Gunnison Ave., - service line leak	
This year used 66,800 gal. amounting to	\$13.17
Last year used 26,800 gal. amounting to	<u>7.17</u>
Difference	6.00
Florence M. Doan, 923 Rood Ave. - service line leak	
This year used 84,000 gal. amounting to	\$23.72
Last year used 39,900 gal. amounting to	<u>12.29</u>
Difference	11.43

It was moved by Councilman Emerson and seconded by Councilman Orr that the adjustments of the foregoing bills be made in accordance with the requests submitted. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

BLDG. CODE 930 Pinon Ave. to comply with code or permit to be revoked (Bob Faith)

Mr. Ben Adams and a number of residents in the area of 930 Pinon Ave. appeared before the Council regarding the house that Bob Faith is moving to this location. A building permit was issued for the remodeling of the house and later revoked. City Manager Cheever reported that Mr. Warren F. Reams, Attorney for Mr. Faith, had brought in plans for the remodeling of the house late Wednesday afternoon and that he had not had an opportunity to go over them to decide whether they would be

satisfactory and comply with all of the building code provisions. Both Mr. Cheever and President Shults assured the neighbors in the area that they would do all they could to insist that Mr. Faith build a home that would be a credit to the locality.

ORD. 1049 Assessing Sewer Dist. #17

The following entitled emergency ordinance was presented and read: AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER DISTRICT NO. 17, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; AND APPROVING THE APPORTIONMENT OF SAID COST; AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS, AND DECLARING AN EMERGENCY. It was moved by Councilman Strnad and seconded by Councilman Wright that the emergency ordinance be passed, adopted, numbered 1049 and ordered published. Roll was called on the motion with all members of the Council voting "AYE." The President declared the motion carried.

WATER BILL ADJ. Forest Clem, 627 White - denied

Forest Clem requested a rebate on his water bill at 627 White Ave. The water had been turned off and meter removed, but during the time that the City's record showed the water off, 7,000 gallons of water had been used. City Manager Cheever stated that the Water Department rules and regulations require that water used should be paid for, and that in his opinion, Mr. Clem owed the City \$7.98. It was moved by Councilman Strnad and seconded by Councilman Orr that Mr. Clem's request be denied. Motion carried.

PLANNING COMMISSION BOARD OF ADJUSTMENT Laird Smith resigns

President Shults read a letter from Laird Smith in which he stated that he desired to resign from the Grand Junction Planning Commission and the Board of Adjustment. All of the Councilmen expressed regret at Mr. Smith's decision to resign from these boards.

GLEN HOPPER APPTD.

It was announced by President Shults that he would appoint Mr. Glen Hopper as a member of the Planning Commission to finish Mr. Smith's unexpired term until Aug. 1, 1963. It was moved by Councilman Orr and seconded by Councilman Strnad that the Council endorse Mr. Shults' appointment of Mr. Hopper to the Planning Commission and that he also be appointed to serve on the Board of Adjustment until June 1, 1959. Also, that the City Clerk be instructed to write to Mr. Laird Smith and express the Council's appreciation for his service on both Boards. Motion carried.

FINANCE COMMITTEE Strnad & Wright

President Shults appointed Councilmen Strnad and Wright to serve as a Finance Committee of the City.

It was moved by Councilman Wright and seconded by Councilman Strnad that the meeting adjourn. Motion carried.

/s/ Helen C. Tomlinson
City Clerk