

MINUTES

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - December 7, 1960 - 4:00 P.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, Alex Bauer, Art Hadden,
Ray Meacham, V. L. Colony, and Abbott Tessman.
" absent: Mrs. Eleanor Diemer.

Others present: City Manager Joe Lacy and Development Director
Don Warner.

NELSON MADE CHAIRMAN

Motion was made by Alex Bauer that Vice-Chairman Elmer Nelson be made Chairman of the Commission. Motion was seconded by Abbott Tessman, and carried.

MINUTES DEFERRED

Motion was made by Alex Bauer that action on the Minutes of the Regular Meeting of November 30, 1960 be deferred until the next regular meeting of the Planning Commission. Motion was seconded by Mr. Colony, and carried.

PRELIMINARY JAROS PLAT APPROVED

Development Director Don Warner presented the proposed plat for the development of Lot 16, Grandview Subdivision (the Jaros Tract). He stated it had been drawn according to the specifications asked for by the City: 100' lots with 60' frontages on Mesa and 13th Streets and sufficient right-of-way on 12th, 13th, Orchard and Mesa Avenues. He further said this is acceptable as far as engineering is concerned.

City Manager Lacy said there was one small change on the plat -- originally there was an easement for right-of-way and utilities on it which Mr. Creamer, Jaros' attorney, asked to be changed to "easement for utilities" as he did not see the reason for the unusual wording. Mr. Lacy explained that in Mesa County this was written as part of the dedication as well as being put on the plat; however, he said, the drawing is the real dictator and the wording is only supplementary. This is a matter to be worked out with City Attorney Ashby, the Jaros' and the Public Service Company so that the Public Service Company will be able to get through the easements.

Motion was made by Mr. Bauer that the Planning Commission recommend the approval of this preliminary plat of the Jaros Tract. Motion was seconded by Mr. Colony, and carried.

APPROVE LETTER OF INTENT

City Manager Lacy read the following letter (full copy in Permanent Records) which is to be recorded in the County Clerk's Office. This letter was in regard to the fence that is to be built, and Mr. Lacy pointed out that it is a key document and that it has also been approved by the City Attorney. It gives assurance that the fence is to be built at the same time the business buildings are built.

Motion was made by Mr. Meacham that the Planning Commission acknowledge this letter of intent and make it a part of the record and agree that it does satisfy the requirements as set forth in the Minutes of the Regular Meeting of the Planning Commission of Nov. 30, 1960 in #15 under Item II, "ZONING HEARING" on Page 10 of the Minutes. This motion was seconded by Mr. Bauer, and carried.

APPROVAL OF FINAL PLAT OF JAROS TRACT

Motion was made by Mr. Hadden that the Planning Commission recommend to the City Council the approval of the final plat of the Jaros Tract, as presented. Motion was seconded by Mr. Meacham, and carried.

ANNEXATION PETITION APPROVED FOR LOT 3, BLK 1, FAIRMOUNT SUB.

Development Director Don Warner presented a petition for the annexation of the following area: Lot 3, Block 1, Fairmount Sub-division.

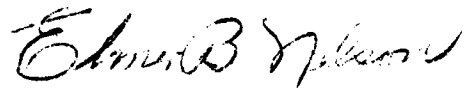
Mr. Warner pointed out that this petition is 100% signed and that the area in question is 100% developed.

Motion was made by Mr. Hadden that the Planning Commission recommend to the City Council the approval of this area for annexation. Motion was seconded by Mr. Bauer, and carried.

ADJOURNMENT

Motion to adjourn was made by Mr. Meacham, seconded by Mr. Colony, and carried.

Respectfully submitted.



ELMER NELSON, CHAIRMAN (For Secretary)

1702 North 12th Street
Grand Junction, Colorado
December 5, 1960

The City Council
City Hall
Grand Junction, Colorado

Mr. J. M. Lacy
City Manager
City Hall
Grand Junction, Colorado

Gentlemen:

This letter is written with reference to your letter of November 17, 1960, to Mr. George Creamer, our attorney, the recently submitted Plat of Overhill Annex, as submitted by you and approved by Mr. Creamer this morning, and in conformity with discussions between yourselves and this corporation and its representatives.

The larger portion of the matters discussed in your letter are accomplished by the Plat itself, and require no discussion here.

This is to notify you that the undersigned corporation, being the owner of the land platted as Overhill Annex, agrees with you that when commercial development is made on block No. 2, Overhill Annex, expected to be developed with commercial structures in the near future, the residential lots will be physically separated from the shopping area and service area located in Block number 2, by the construction of fencing along that line constituting the boundary of Block number 2, and the rear lines of the platted residential sites. It is our mutual understanding that it is desired to effect a reasonable separation of the completed commercial facility from the area to be residentially used, and this letter is given as our assurance to you that such arrangements will be made, essentially by fencing. We, of course, are vitally interested that this be attractive in appearance, and will endeavor to make

With thanks for your cooperation in this matter,

E. A. Jaros
Attest: E. A. Jaros
Secretary

Very truly yours,

OVERHILL CORPORATION

By

Frank Jaros
President and authorized agent.

Subscribed and sworn before me this 7th day of December, 1960,

by Frank Jaros and E. A. Jaros as President and Secretary of Overhill Corporation.

Donald D. Williams