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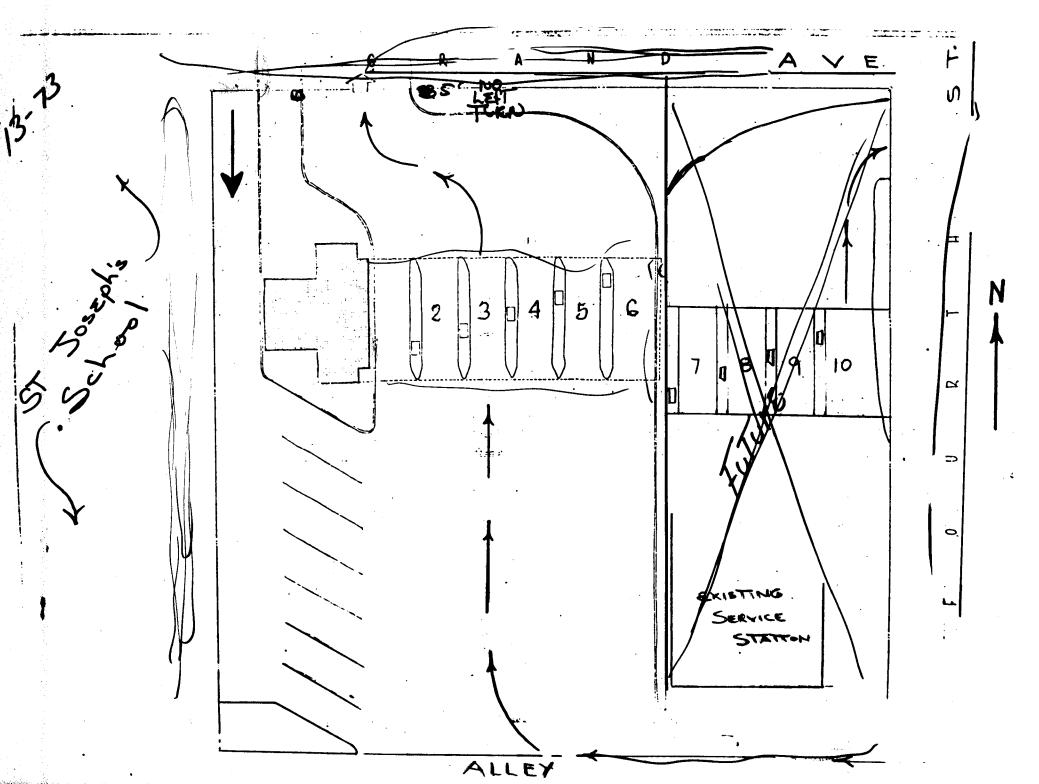
Fil	e	1973-0013				
Date 12/15/99						
Da	·-					
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the				
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There				
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been				
€,	n	included.				
n t	e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a				
		quick guide for the contents of each file.				
İ		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.				
X	X					
	\dashv	Application form				
	_	Receipts for fees paid for anything				
\dashv		*Submittal checklist				
		*General project report				
		Reduced copy of final plans or drawings				
X	\dashv	Reduction of assessor's map				
	_	Evidence of title, deeds				
		*Mailing list				
		Public notice cards				
		Record of certified mail				
		Legal description				
		Appraisal of raw land				
		Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
	_	Other bound or nonbound reports				
	_4	Traffic studies				
		Individual review comments from agencies *Consolidated review comments list				
	\dashv	*Petitioner's response to comments				
\dashv		*Staff Reports *Planning Commission staff report and exhibits				
		*City Council staff report and exhibits				
		*Summary sheet of final conditions				
	_	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
	expiration date)					
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X	Planning Commission Minutes - ** - 3/14/73, 3/28/73				
X	X	Letter from Gustav Byrom to Planning Commission – 10/15/74				
X		Letter from Lillian Streb to Harvey Rose- protest - 3/20/73				
X		Letter from R.L. Quimby to Planning Commission – 2/5/73				
X	_	Review Sheets				
X	\dashv	Letter from Don Henry to Don Warner – 9/13/74				
X	X	Status Report				
Х	Х	REVISED PLAN				
-						
]					

Date Receiv	ed: 2-5-23	Item #
Request:	Conditional Use. 5.1	
Location: Location:	Ster Corner of Intersect	tion of 4th It & Grand au
	Lats 11 thru 16 of 6	Lack 80, City of Grand Jot.
Address:		Phone:
		Date: 2-26-13
To Planning	Comm: <u>March</u> 14, 19	223
Action:	Tilled will 5:38	13 - Cank of St Joseph Se
	heat bother is not	the and spectage.
•	3-2893: approved unt	a Constitue that there he
		Jun' Sign at exit
Advertised:)ate:
To City Cou	ncil:	
Action:		
Comments:	Came back to Pl	entry gest-approved
	Subject to approx for "knob" to be the Grand ave	ral by Engineering Dept. Left at West end of
Aty Cource	1: approved	October 16-1974

...

Date Receiv	ved: 1tem # 13-73					
Request:	Period plan of First National Bank Drive - In a by the Elegand					
Location: Location:	Bank Drive-Eln at 4 4 Trand					
Petitioner						
Address:	Phone:					
Advertised	Date:					
To Planning Comm: Sextember 25, 1944						
Action:	Upploved subject to approval by					
	af west end of the down deceleration					
Advertised	:					
To City Council: October 16.1974						
Action:	Opproved					
Comments:						

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CITY OF GRAND JUNCTION

Dial 243-2633

October 15, 1974

City Planning Commission P. O. Box 968 Grand Junction, Colorado 81501

Subject: Proposed Drive-In Bank at Grand Avenue and

4th Street

Dear Sirs:

The drive-in facility as now proposed has been reviewed by this office, and we approve the general layout. We would have preferred the previous proposal with the drive-in entrance off of 4th Street and the exits on Grand Avenue, however, the Banks willingness to construct an additional traffic lane on Grand Avenue makes the Grand Avenue entrance acceptable.

There will be some traffic hazard created with the addition of this business at this busy intersection, but then empty lots do not add much to downtown. The present facility at 5th Street and Rood Avenue will be retained, but many of their drive-in customers will move to the new location easing the problems at the existing facility.

The additional east-bound traffic lane on Grand Avenue will not only facilitate "bank" traffic, but will provide a right turn lane from Grand Avenue to 4th Street. Most of the early morning "go to work traffic" will be accommodated before the Bank opens or has an appreciable amount of business traffic. Beginning this pull-out lane east of the crosswalks at 4th Street will make a safer school crossing.

Sincerely,

Gustav A. Byrom

Director of Public Works

GAB/hm



September 13, 1974

Mr. Don Warner City Planner City Hall Fifth and Rood Grand Junction, CO 81501

Dear Don:

Enclosed is the latest site plan for the proposed First National Bank Drive-Infacilities at the southwest corner of Fourth and Grand.

The project was originally proposed some months ago to the city with the following points of discussion:

- 1. The service station was to remain.
- 2. Traffic flow was not to enter from Grand Avenue to avoid the possibility of blocking that street.
- 3. Entrance to the Drive-In would have to be from Fourth Street into the alley and then onto the bank site. [St. Joseph's School objected to this arrangement).

A variance was granted with the stipulation that traffic not enter from Grand Avenue.

The First National Bank would like the city to reconsider this stipulation and allow traffic to enter from Grand Avenue, possibly into a deceleration lane as shown on this site plan. Traffic would exit directly onto Fourth Street, [not using the alley].

We feel this arrangement would lessen the possibilities of blocking traffic by directing the bank traffic away from the intersection rather than into it, which is the case at the existing drive-in at Fifth and Rood.

The only problem we see is that the deceleration lane, as shown, would block the gate in the north fence at the St. Joseph's playground and parking area. This gate is used extensively when school is out and parents pick up their children. It is currently used as an exit onto Grand Avenue.

GARY L. VANDERWOOD DONALD J. HENRY VERNON S. DENISON JAMES L. KRAMER, P.E. P. O. Box 2046, Grand Junction, C

P. O. Box 2046, Grand Junction, Colorado 81501 Ph. 242-0845

We have discussed this plan with Father Dan Haber at St. Joseph's and he felt that the exit from the church property onto Grand Avenue is necessary and we should not force all of his traffic onto White Avenue.

Perhaps the deceleration lane should start just to the east of the schoolyard Grand Avenue exit.

Let us know if you see any other changes which would help solve the traffic flow problems.

Sincerely,

DH:pc

enclosure

ec: Wr. Bob Quimby Executive Vice President First National Bank 464 Main Street Grand Junction, Colorado 81501