

Date Received: 2-5-73

Item # 13-73

Request: Conditional use 5.1

~~Location:~~ Drive-In Bank

Location: SW Corner of intersection of 4th St. & Grand Ave.

Petitioner: Lots 11 thru 16 of Block 80, City of Grand Jct.
1st National Bank - R. L. Gurnsey, Exec. V Pres.

Address: _____ Phone: _____

Advertised: yes Date: 2-26-73

To Planning Comm: March 14, 1973

Action: Tabled until 3-28-73 - Bank & St. Joseph School
met together & work out solution.
3-28-73: Approved with condition that there be a
"Stop" sign & "No Left Turn" sign at exit

Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: Came back to Planning Commission Sept.
25, 1974, to reverse entry & exit - approved
subject to approval by Engineering Dept.
for "knob" to be left at West end of
~~the~~ Grand Ave.

City Council: Approved October 16-1974

Date Received: _____

Item # 13-73

Request: _____

Revised plan of First National Bank Drive - ln at 4th & Grand

Location: _____
Location: _____

Petitioner: _____

Address: _____

Phone: _____

Advertised: _____

Date: _____

To Planning Comm: _____

September 25, 1974

Action: _____

Approved subject to approval by Engineering Dept. to leave the "knob" at west end of the ~~cross~~ deceleration lane

Advertised: _____

in 1973

Date: _____

To City Council: _____

October 16, 1974

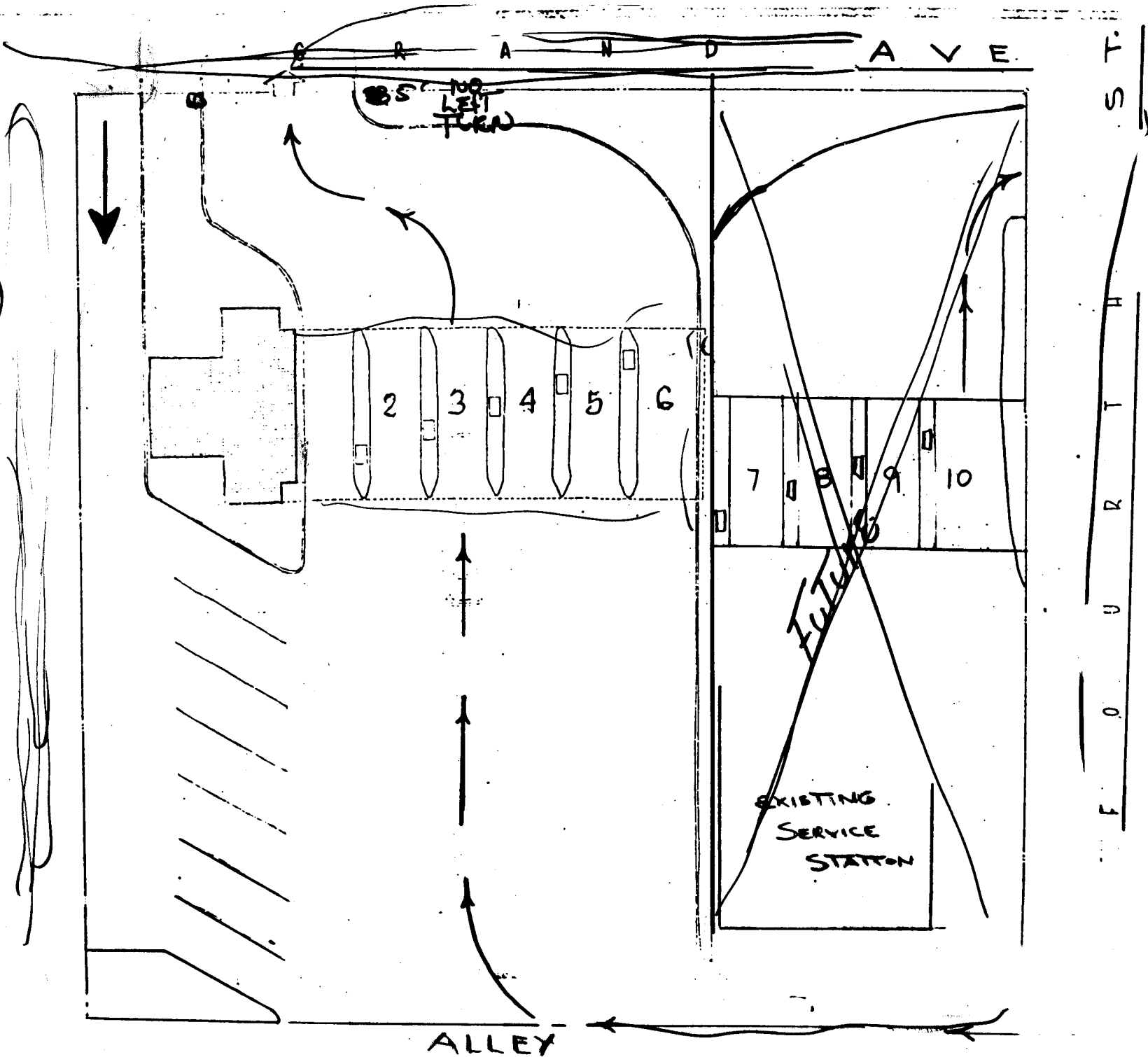
Action: _____

Approved

Comments: _____

F13-73

ST Joseph's School





P.O. Box 968
81501

CITY OF GRAND JUNCTION

Dial 243-2633

Office of CITY ENGINEER

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.

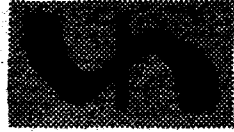
The additional east-bound traffic lane on Grand Avenue will not only facilitate "bank" traffic, but will provide a right turn lane from Grand Avenue to 4th Street. Most of the early morning "go to work traffic" will be accommodated before the Bank opens or has an appreciable amount of business traffic.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

SEP 16 REC'D



**VANDERWOOD
AND HENRY**
ARCHITECTS
DESIGNERS PLANNERS

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-In facilities 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, Colorado 81501 Ph. 242-0845

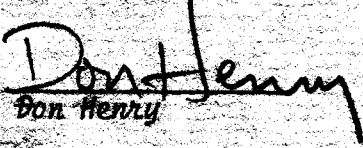
September 13, 1974

We have discussed this plan with Father Dan Huber 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,


Don Henry

DH:pc

enclosure

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