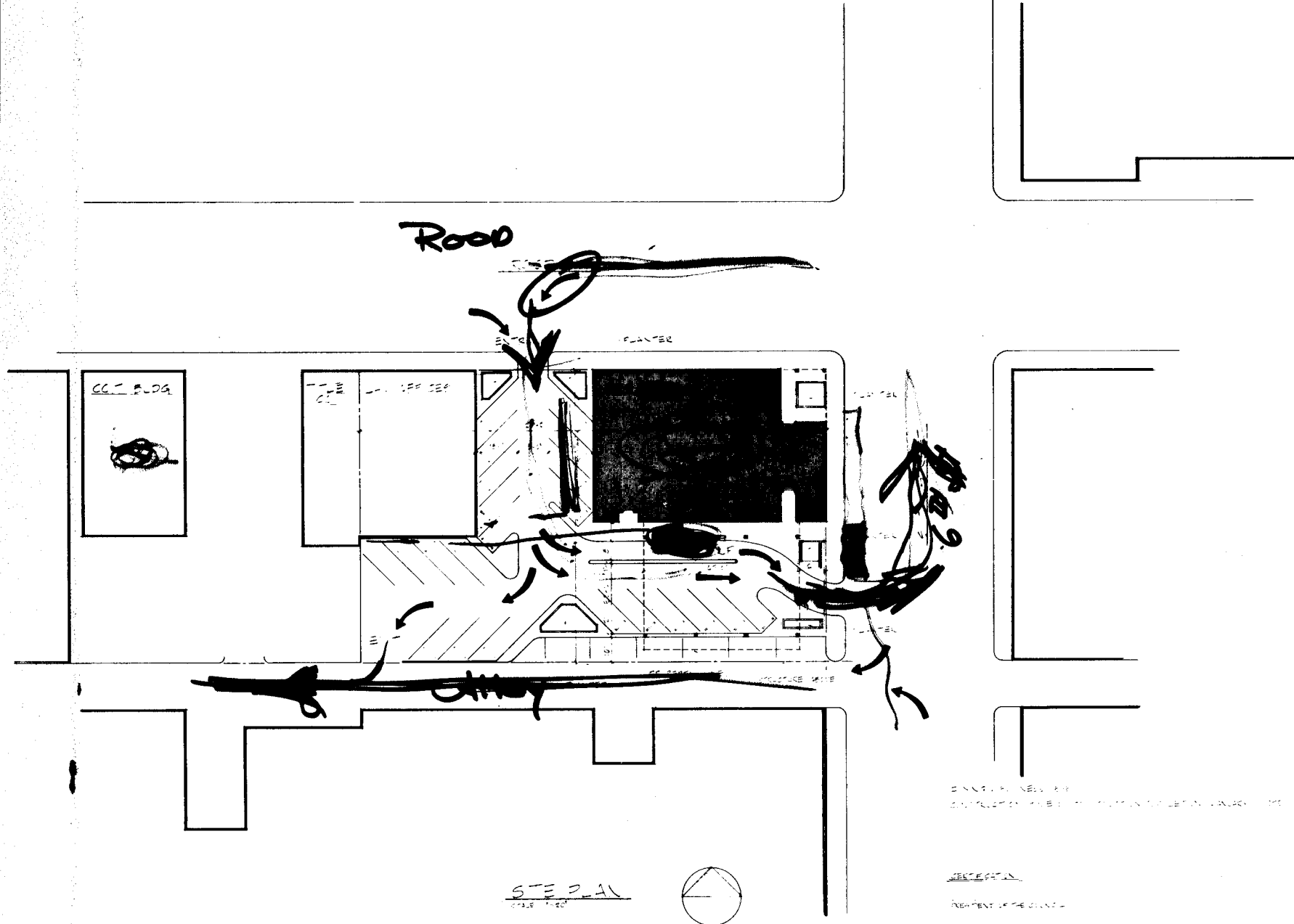
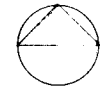


22-73



STEP PLAN



DATE: 11/15/73
DRAWN BY: [illegible]

REVISIONS:
REVISION 1: [illegible]
REVISION 2: [illegible]

MESA
FEDERAL SAVINGS
PARKING AND DRIVE-UP PROPOSAL

Date Received: 12-29-73

Item # 122-73

Request: cond. use for a drive-in Banking facility

Location: 500 corner of 6th St. & Road Ave

Petitioner: Miss Federal Savings

Address: _____ Phone: _____

Advertised: 12/27/73 Date: _____

To Planning Comm: 12/27/73

Action: Approved subject to below

Advertised: none Date: _____

To City Council: January 2, 1974

Action: Approved subject to below

- Comments:
1. Entrance sign on Road Avenue
 2. Exit sign on 6th
 3. No left turn sign on 6th
 4. Elimination of parking space north of 6th street exit

Mr. Rick Cesar
Grand Junction Planning Department
West Annex
Mesa County Court House
Grand Junction, Colorado 81501

Dear Rick:

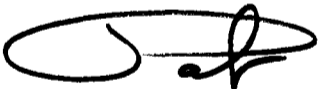
In accord with our discussion of last week, twelve copies of the ground floor plan and two copies of the proposed elevations indicating the extent of proposed alterations for the Mesa Federal Savings and Loan Association Building located at 6th and Rood Avenues are enclosed.

As illustrated by these drawings, we are proposing the installation of a drive-up teller's facility paralleling the alley on the south side of the building. A pneumatically operated unit controlled from the main building is anticipated at this time. The configuration as indicated on the plans would provide space for four automobiles while not interfering with the normal operation of the existing parking area or the alley. As this is a savings and loan institution we anticipate considerably less usage of the drive-up facility than would be encountered at a normal bank, and feel these provisions should be adequate.

As you can see, this installation will accommodate traffic from 6th Street as it is presently utilized or in the event that it should be converted to one-way traffic, either way.

As this installation would constitute a provisional usage within the present zoning, the owner has requested that I receive your comments concerning this installation in order that the design may be formalized. As you can understand, they would appreciate this matter being treated with relative confidence until such time as they are ready to make a public announcement of their intentions. Your cooperation will be gratefully appreciated, and I hope you will not hesitate to contact me if any additional information can be provided.

Sincerely,



Patrick C. Dwyer/Architect

27 March 1973

PCD/cpr

CC: Mr. Patrick Gormley

Enclosures: 14

NELSON, HOSKIN, GROVES & PRINSTER
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

WILLIAM H. NELSON
GREGORY K. HOSKIN
JOHN W. GROVES
ANTHONY F. PRINSTER
JON E. GETZ

500 FIRST NATIONAL BANK BUILDING
P. O. BOX 40
GRAND JUNCTION, COLORADO 81501
TELEPHONE 242-4903
AREA CODE 303

OF COUNSEL
MICHAEL D. WHITE
FT. COLLINS, COLORADO

December 13, 1973

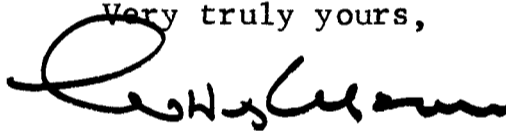
Planning Commission
City of Grand Junction
City Hall
Grand Junction, Colorado 81501

Gentlemen:

This letter is written on behalf of Western Colorado Title Company, the owner of the Coit Building and parking lot across the street from the City Hall. It is written in response to receipt of notice of the proposed conditional use for a Drive-In Bank facility at Mesa Federal Savings and Loan scheduled for hearing on December 27, 1973.

We have considered the proposal of Mesa Federal, and find that it is totally compatible with the uses of the neighborhood. It is a necessary and reasonable adjunct to their business and will not interfere with our property or our business. We urge that the Planning Commission approve the conditional use.

Very truly yours,



William H. Nelson

WHN:ks