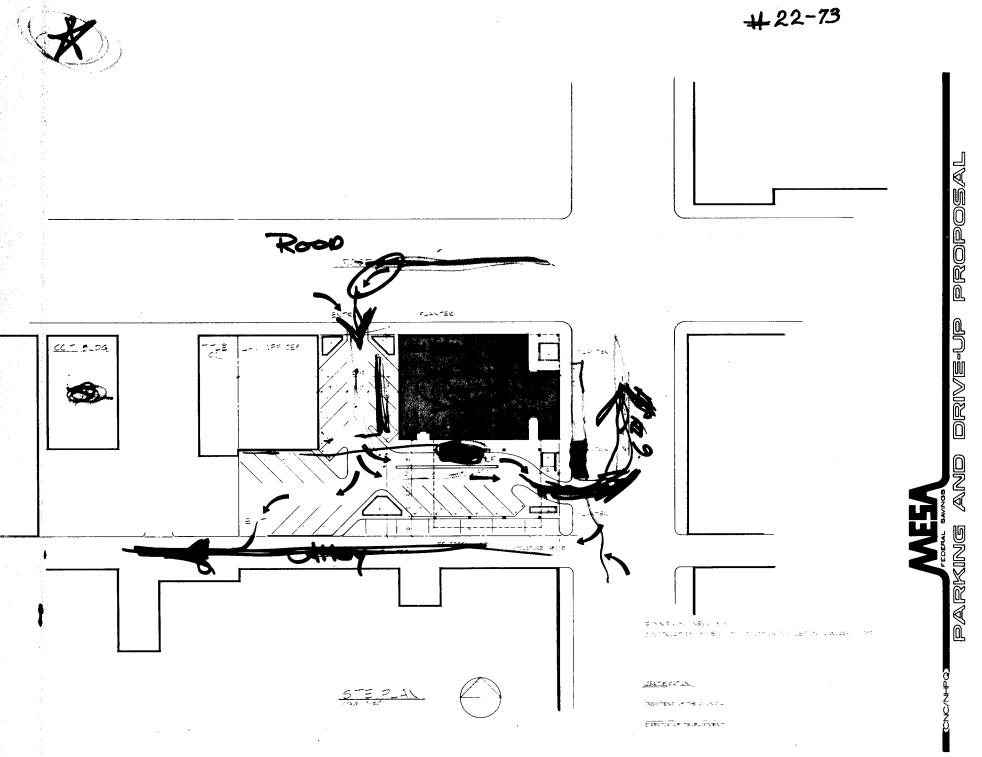
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File		1973-0022			
Date_		12/17/99			
P r e s e n t	S c a n n e d	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a			
X	X				
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
\dashv	\dashv	Reduced copy of final plans or drawings			
	_	Reduction of assessor's map Evidence of title, deeds			
-		*Mailing list			
-		Public notice cards			
\neg		Record of certified mail			
		Legal description			
		Appraisal of raw land			
	_	Reduction of any maps – final copy			
_	_	*Final reports for drainage and soils (geotechnical reports)			
\dashv	-	Other bound or nonbound reports Traffic studies			
\dashv	-	Individual review comments from agencies			
\dashv	-	*Consolidated review comments list			
	•	*Petitioner's response to comments			
		*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	Status Report			
X	X	Letter from Patrick Dwyer/Architect – 3/27/73			
X		Property Owners Adjacent to Mesa Federal Savings & Loan Assoc.			
X		Letter from Patrick Dwyer/Architect to Rick Cesar – 4/2/73			
X	X	Site Plan			
X		Review Sheets			
X	X	Letter from William Nelson to Planning Commission - 12/13/73			
X	X	Letter from Patrick Dwyer to Rick Cesar			



Date Recei	ved: 12 - 23	Item # 122-73		
Request:	Condinise far a herive-	En Bunking		
Location: Location:	facility 500 evener of 6 th St.	& Good has		
Petitioner	: Musa Fuderal Janing	<u> </u>		
Address.		1 110110.		
Advertised	: <u>/2/37/73</u> Date:			
To Planning	g Comm: 12/27/13			
Action:	represent subject to a	le Co co		
Advertised	: Date:			
To City Council: January 2, 1974 Action: Approved Subject to telow				
Action:	approved subject to	Tillore		
Comments:	1. Entrance sign on Road	Concine		
	2. E. dict siegie en 6-th			
	3. Do left turn sign on	, 6. L		
	4. E. Cincination of parke	ng Jpace		
	morth of little street a	/		
	<i>l</i> -			

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CNC/NHPO

ARCHITECTS ENGINEERS PLANNERS

PATRICK C. DWYER

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

DRIVE GRAND JUNCTION, COLORADO 81501 243-7569 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