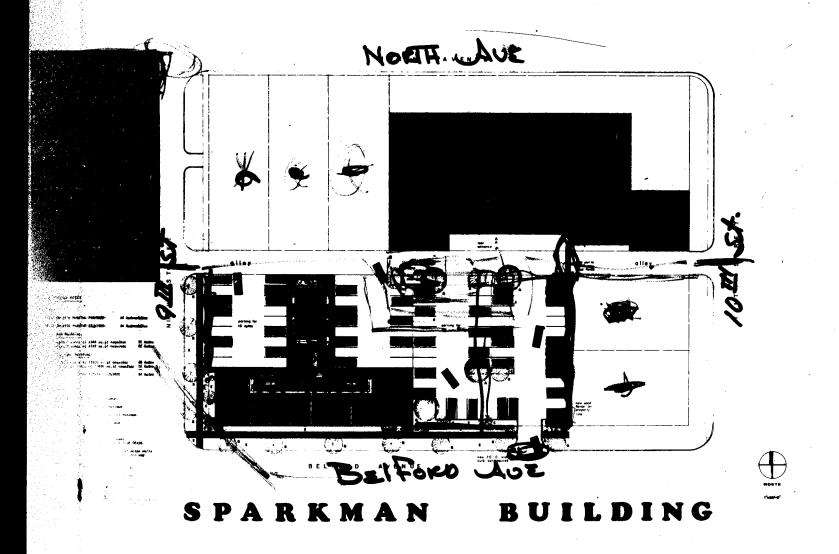
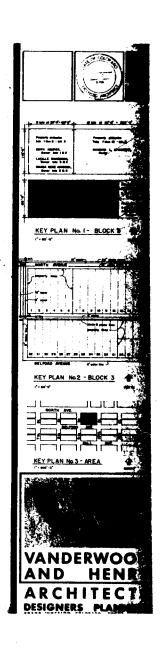
Table of Contents

File	:	1973-0064
Dat	e	1/6/00 Project Name: Lockable Gate
บสเ		110/00 110/00 100 100 100 100 100 100 10
I	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There
	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
- 1	n	included.
1	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. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed
	ĺ	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	*Summary Sheet – Table of Contents
-	-	Application form
\dashv	_	Receipts for fees paid for anything
\rightarrow	-1	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
\dashv	-	Reduction of assessor's map
+	\dashv	Evidence of title, deeds
	-	*Mailing list
	7	Public notice cards
	_	Record of certified mail
	_	Legal description
	7	Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
	_	*Petitioner's response to comments
	_	*Staff Reports
\vdash		*Planning Commission staff report and exhibits
\vdash	_	*City Council staff report and exhibits *Summary sheet of final conditions
\vdash	\dashv	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or
		expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
DOCUMENTO DE MONTE DE L'AMBIET A LIMITE DE L'AMBIET DE		
		Status Report - NONE
X	X	Letter from Eugene Hansen to Rick Cisar – 21/19/73
X	X	Letter from Lawrence McCluir to City Council – 12/3/73
X	X	Site Plan
1		REVIEW SHEETS
\vdash	_	
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610 $26\frac{1}{2}$ Road Grand Junction, Colorado 81501 December 19, 1973

Set of Hansen

Mr. Rick Cisar City Planning Director P. O. Box 968 Grand Junction, Colorado 81501

Dear Rick:

Edith Kemper whose home address is 905 North Avenue, Grand Junction, Colorado has asked me to respond to the letter you sent relative to the closing of the alley by means of a gate for North Avenue Furniture Company.

Mrs. Kemper has no designs on discouraging the efforts of Mr. Sparkman to improve and develop his business and would not resist the placing of the gate in the alley provided that the City would guaranty a stop light at Ninth and North Avenue to guard against a most dangerous and hazardous approach to North Avenue. It is our observation that the traffic flow from West to East on this alley from City Market builds up because of the difficult blind corner caused by the way the City Market store is crowding the sidewalk on North Avenue. If no light can be placed at this corner, we would strongly recommend that the gate not be placed across the alley and that a one-way direction from west to east be established so that people can get to the existing stop light on Tenth to provide a safe entrance to North Avenue.

Thank you for presenting this point of view to the City Planning Commission.

EH:vh

December 3, 1973

Grand Junction City Council City Hall Grand Junction, Colorado 81501

Dear Council Members:

As owners of the property on either side of the alley at the east end of the block bounded by Ninth Street, North Avenue, Tenth Street and Belford Avenue, we wish to request that Mr. Richard Sparkman be given a revocable permit to install a lockable gate across the alley at the west end (100'-0" west of property line on Tenth Street) of Mr. McCluirs' property. We further request that the east alley entrance be posted warning of the dead-end condition.

The purpose of the gate would be for the control of non-service oriented traffic thru the alley, which is at the present time both a hazard and a nuisance. Keys to the gate would be held by Mr. Sparkman, Mr. McCluir and the city sanitation department, allowing for access and egress by trash collection vehicles.

The installation of the gate including the night lighting of said unit will take place as a part of Mr. Sparkmans' planned development for the 12 west lots on the south half of the block. The gate construction would match the 6'-0" high cedar stake fence proposed for property line installation bordering the parking lot areas of the development. The development will include alternate access to properties bordering the alley for other service vehicles.

Sincerely,

Ellen O. M = Cleur Jaurence C. McCluir

1019 North 10th Street

Grand Junction, Colorado 81501

North Avenue Furniture

945 North Avenue

Grand Junction, Colorado 81501