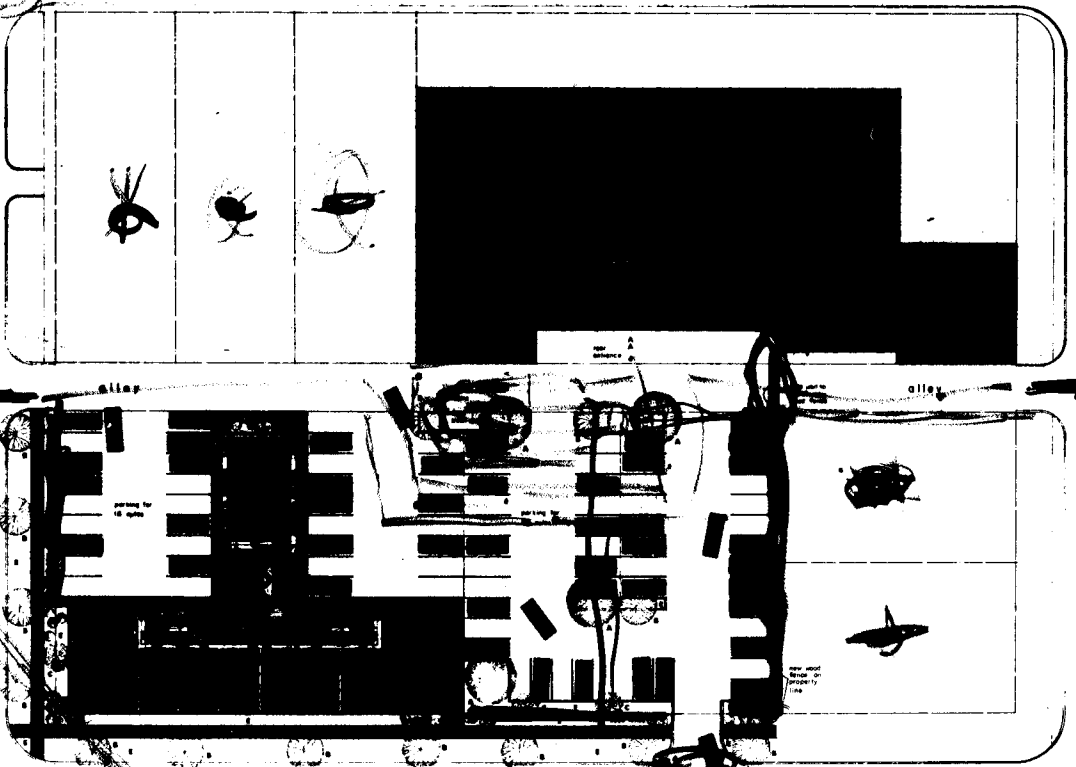


#46-73
61-73

NORTH AVE



9th St

10th St

BELFORD AVE

SPARKMAN BUILDING



KEY PLAN No. 1 - BLOCK 3

KEY PLAN No. 2 - BLOCK 3

KEY PLAN No. 3 - AREA

VANDERWOOD AND HENRICH ARCHITECT DESIGNERS PLAN

610 26 $\frac{1}{2}$ Road
Grand Junction, Colorado 81501
December 19, 1973

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

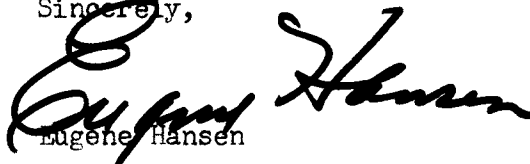
Dear Rick:

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.

Sincerely,


Eugene Hansen

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 C. McCluir
Lawrence C. McCluir
Lawrence C. McCluir
1019 North 10th Street
Grand Junction, Colorado 81501

Richard L. Sparkman
Richard L. Sparkman
North Avenue Furniture
945 North Avenue
Grand Junction, Colorado 81501