

Table of Contents

File 1978-0090

Date 9/20/00

Project Name: Modern Savings & Loan – Conditional Use

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the 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.</p> <p>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.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		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
		*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	Follow-Up Form	X		Site Plan <i>TO BE ANNOTATED</i>
X		Review Sheet			
X	X	Letter from J.D. Walters to Planning Commission – 8/31/78			
X	X	Conditional Use Application			
X		Letter from David Humphries to Ed Mashburn re: frequency of use – 10/26/78			
X	X	City Council Hearing Minutes - 11/15/78			
X	X	Letter from Henry Faussonne to Edwin Mashburn – 10/25/78			
X		Letter from Ed Frost to Ed Mashburn re: traffic back-up – 10/26/78			
X	X	Letter from Karl Megtznr to Edwin Mashburn re: approval – 12/18/78			
X		Copy of Building Permit			
X		Affidavit			
X		Memo from Richard Hollinger to Del Beaver re: drive-up facility not in contract			
X	X	Letter from Fred Fuhrmeister to City re: drive-up window not included on the permit – 9/19/78			

CONDITIONAL USE APPLICATION

1) 15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

MODERN SAVINGS AND LOAN ASSOCIATION

Name

Name

Name

235 North 7th Street, Grand Junction, Colorado

Address

Address

Address

242-8142

Business Phone

Business Phone

Business Phone

Request for operation of Drive-up facility on West side of existing building
for customer convenience in making payments and deposits.

Name of Development

All curb cuts, parking, loading, walkways, streets and alleys as well as traffic
circulation are already in existance and use. 235 North 7th St.

Common Location of Development

Legal Description: Lots 9, 10, 11, 12, 13, 14 & 15 in Block 94,
City of Grand Junction, Mesa County, Colorado

2) Site Plan Requirements - 15 copies of a proposed site plan at
a scale of 1" = 20' and on a 24" x 32" sheet containing the
following information.

- a) Title of development.
- b) Zoning of property.
- c) Location of property.
- d) Locations and dimensions of all structures, proposed and existing.
- e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
- f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
- g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
- h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
- i) Adjacent land uses and locations.
- j) Names and addresses of all adjacent property owners.
- k) Appropriate space for certification of approval by the president of Council and City Planner.



MODERN
SAVINGS & LOAN ASSOCIATION

August 31, 1978

Grand Junction Planning Commission
Grand Junction, Co.

Re: Modern Savings and Loan Association
235 North 7th Street
Grand Junction, Co.
Proposed Drive-Up Window Facility

Gentlemen:

We are submitting for your consideration and approval a conditional use application for the operation of a Drive-up window as shown on the accompanying site plan.

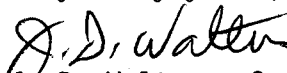
H. E. Anderson Construction Company has just completed an internal remodeling program of the building which included the Drive-up window.

There was and will be no change in the existing building on the outside except for the Drive-up window.

All of the landscaping as noted on the site plan is existing with no changes being made, also all curb cuts, parking, loading, walkways, streets and alleys are in existence with no proposed changes except traffic routing past the drive-up window as shown on the site plans. All of the parking and driveways are paved with parking marked for staff and customers as shown on the site plan. There is a total of 28 parking spaces measuring 12 X 20 each. Drainage of the area is already established with paving, curb and guttering all in place.

We trust that this proposal is all in order and that you will see fit to approve the application.

Very truly yours,


J. D. Walters, Senior Vice President

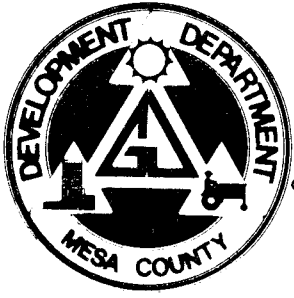
JDW:ma
Encls:



235 N. Seventh, Box 160, Grand Junction, CO 81501 • 35 N. Cascade, Box 1488, Montrose, CO 81401
(303) 242-8142 (303) 249-6635

70 Victory Way, Craig, CO 81625
(303) 824-9446





CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL 303: 243-9200 ext. 343

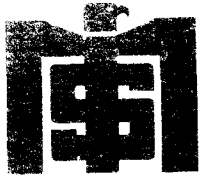
Grand Junction Planning - Mesa County Planning - Building Department

September 19, 1978

Concerning Permit # 7605: A remodel of Modern Saving and Loan, 235 North 7th Street, Grand Junction, Colorado.

A permit was issued to H.E. Anderson to change the interior partition wall and glass wall next to White Avenue. Mr. Anderson told Fred Fuhrmeister the drive-up window was not to be included on the permit but was to be done at a later date. At this time a final inspection has not been done on this job.

Fred Fuhrmeister
Building Inspector



The Mutual Savings & Loan Association

October 25, 1978

Mr. Edwin Mashburn
Executive Vice President
Modern Savings & Loan Association
P. O. Box 160
Grand Junction, CO 81501

Dear Ed:

Your inquiry as to the drive-up window activity at our home office brought forth some rather interesting data from our teller service desk.

The drive-up is a single window serviced by the regular tellers. It is accessible on 4th Street from south-bound traffic. An average per-day activity involves approximately 15 drive-up customers and the frequency of the stacking of cars as a result of more than one customer is negligible. Close personal observation through my office window, which is a direct line with the drive-up lane has been such that I have seldom had occasion to see more than one care waiting to be served. Although a very convenient service to some customers, it certainly does not reflect a large volume of use.

Sincerely,

Henry Faussonne
President

HJF:cb

MAIN OFFICE: 130 NORTH FOURTH STREET . GRAND JUNCTION, COLORADO 81501 . TELEPHONE 303 242-6642
BRANCH OFFICES: MONUMENT VILLAGE SHOPPING CENTER . GRAND JUNCTION
CARBONDALE . DELTA . MONTROSE



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1628

December 18, 1985

Mr. Edwin Mashburn
Executive Vice President
Modern Savings & Loan Assoc.
235 North 7th Street
Grand Junction, CO 81501

Dear Mr. Mashburn:

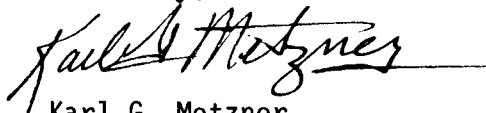
In November of 1978 the City of Grand Junction approved a conditional use for your present drive-up window operation. This approval was based on assertions from Modern that the volume of users would be low and traffic would not be backed out onto White Avenue.

We have recently received complaints that customers waiting to access the window are blocking traffic on White Avenue and creating a potentially hazardous situation. I have personally witnessed occasions when up to six cars have been blocking both lanes of White.

Since this situation may create a potential problem for Modern, as well as being a serious concern for the City, we would like to work with you in arriving at a mutually satisfactory solution. I would appreciate it if you or your representative could review your current operation and then meet with me to discuss potential methods of solving this problem.

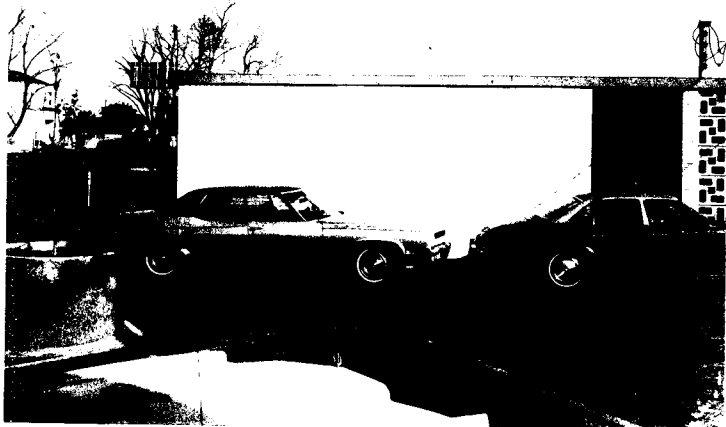
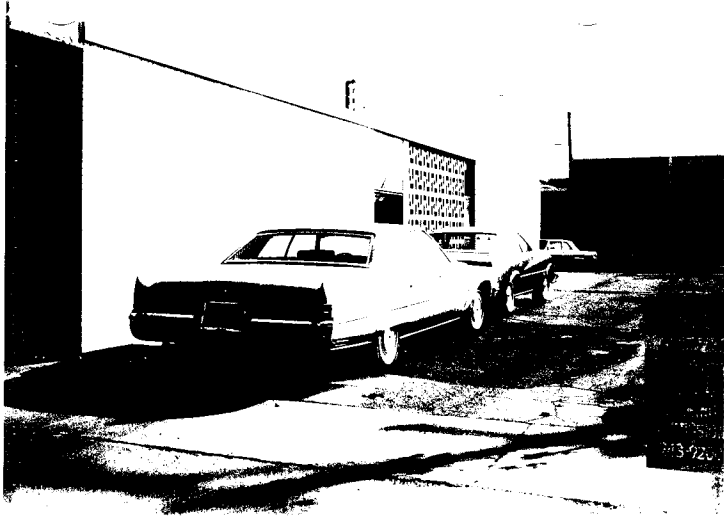
We appreciate your cooperation in this matter.

Sincerely,


Karl G. Metzner
Director of Planning

KGM/tt

xc: Mark Achen



REVIEW SHEET SUMMARY

FILE # 90-78

ITEM Conditional Use - Drive-up Window

MEETING DATE Modern Savings & Loan

COMMENTS:

City Engineer - Duane Jensen

No comment.

Police Department - Vandertook

No comments other than traffic after completion of transactions.

City Parks & Recreation - Idleman

No comment

City Fire

O.K.

City Engineer - Ron Rish

Looks like not much storage length will be available due to window being so close to White Avenue.

Traffic Engineer - S. McKee

Storage area is inadequate for more than one vehicle prior to the drive-up window. Maintain adequate sight distance at entrance to alley.

DEVELOPMENT DEPARTMENT RECOMMENDATION

Staff supports approval based on new information indicating frequency of use. Design and layout could be much better, but proposed layout will not cause great problems.

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION

Subdivision Cond. Use - Drive up window, Modern Savings & Loan

Date 1 Sept. 78

Item # 90-78

LOAN

Petitioner Modern Savings & Loan Association

Common Loc. -
S.W. Corner
7th & White

Review Agencies Comments

Review Agencies Comments

drives too small, not
much stack room for
window, drive at
window blocks some
parking spaces:



Action Taken

Action Taken

P.C. Recommend Approval 10/31/78 C.C.

C.C. 11/15/78 Approved C.C.

Comments

Comments

Subject to provision of
a curb guide for motorists
& tied to existing structure
(no add'l sq footage)



ITEMS REQUIRED FROM DEVELOPER

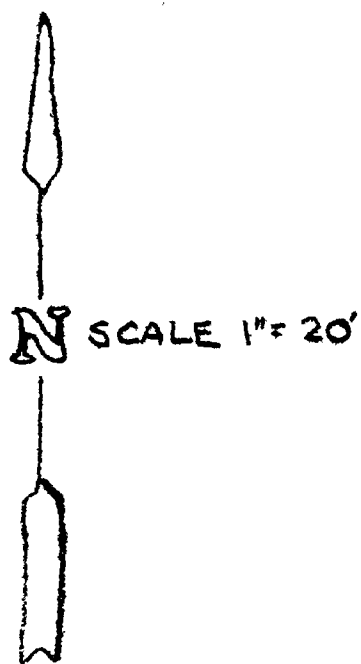
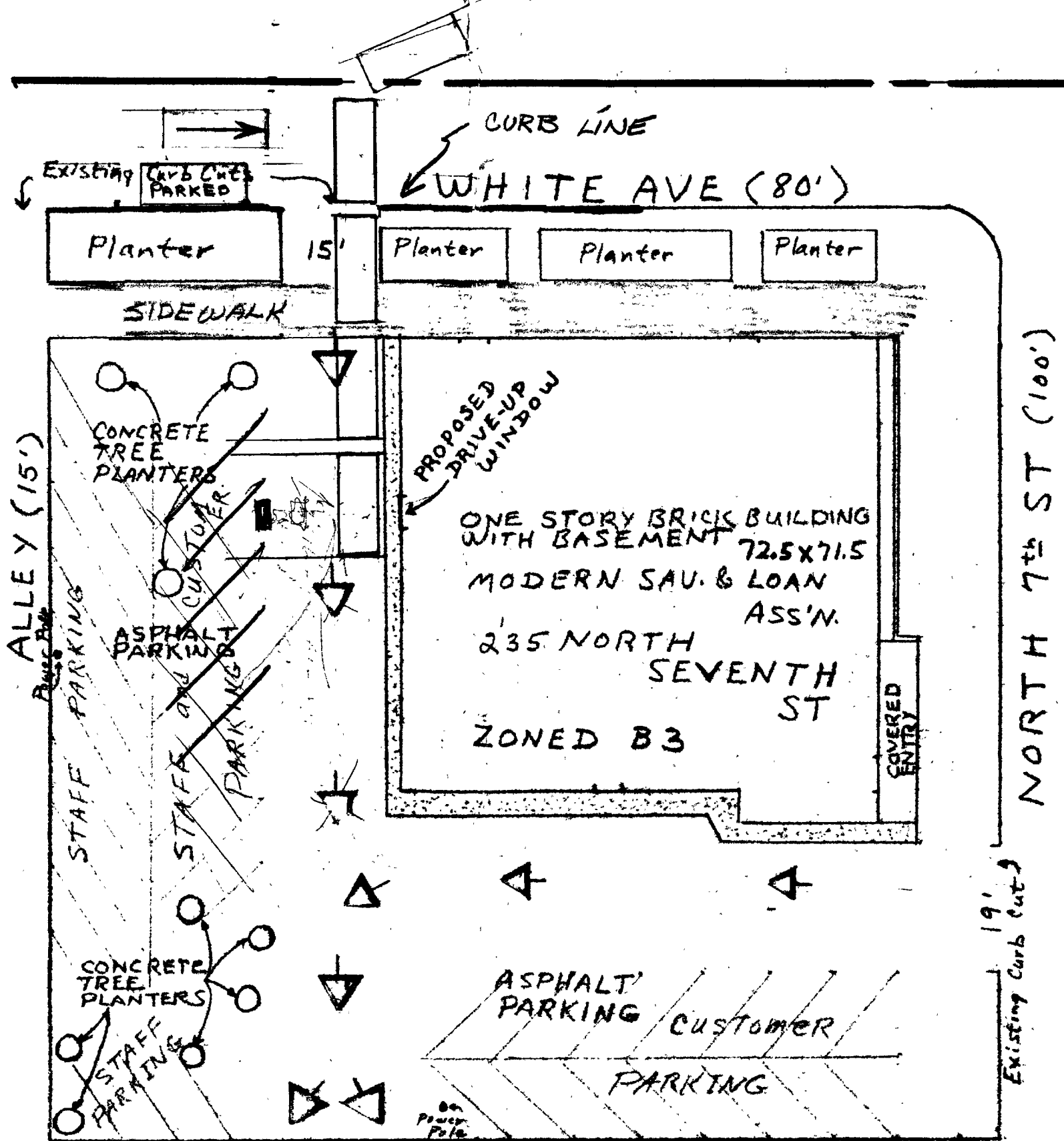
- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

MODERN SAV. & LOAN ASS'N.

235 N. 7th Street

~~Proposed Drive up Window~~

ck



ALLEY (20')  DENOTES PROPOSED TRAFFIC FLOW