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File 1982-0026

Project Name: First Security S & L – Revised Final Plan

Date 6/10/02

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 in some instances, not all entries designated to be scanned by the department 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 provided.</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>		
X		*Summary Sheet – Table of Contents		
X	X	Review Sheet Summary		
X		Application form		
X		Review Sheets		
		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		
X	X	*Mailing list to adjacent property owners		
		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		
X	X	*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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Action Sheet	X	Legal Ad – 5/8/85
X	X	Review Sheet Summary		
X		Review Sheets		
X	X	Certified memo from Planning Commission to All Petitioners re: Development Schedule-2/13/84		
X	X	Planning Commission Minutes - ** - 4/30/85, 5/25/82		
X		Letter from Daryl Shrum, Beck & Assoc. Civil Eng. to Bob Goldin re: new site plan-4/27/82		
X		Development Application – 3/18/82		
X		Impact Statement		
X		Shopping Center Lease		
X		Letter from Eric Golting to First Security Savings & Loan re: sublease agreement with Safeway Stores, Inc. – 3/30/82		
X		Letter from Dennis Edson to City re: withdrawing application rescheduling for later date-4/25/82		
X	X	Site Plan		



1211 North 7th Street • Grand Junction, CO 81502 • (303) 241-3333

IMPACT STATEMENT
FOR
FIRST SECURITY SAVINGS & LOAN
ORCHARD MESA BRANCH

First Security's branch office will be located on Orchard Mesa at 2692 Highway 50 in the Mesa Plaza Shopping Center. The site is currently zoned "HO" and the retail shops making up the center are all currently under construction, with Safeway now open for business. The shell to the building site has been completed with final construction pending on the floor, ceiling, electrical wiring, conduit, and interior drywall. We anticipate our opening date to be May 10th, with a grand opening tentatively scheduled for May 28th.

The shopping center itself is located on Highway 50 which is the main arterial roadway servicing the major portion of the Orchard Mesa community. The Bank of Orchard Mesa is located across the highway, and with the opening of the branch, this intersection will become the major retail and banking center on Orchard Mesa.

This application specifically pertains to the approval of a banking drive-up window, which would be located on the south side of the building beside a night deposit drop. The detached building was specifically designed for the use of a financial institution, allowing for a drive-up facility on the south side as planned. This traffic pattern, as diagramed in the accompanying plan, will enter from the west side, through the proposed Denning Lumber site. This property is contiguous with the shopping center property and is also being developed by First Western Development Corporation.

We are convinced that the drive-up window capability is absolutely essential to the operation of our financial institution. Without question, we anticipate our customer volume to increase by at least 30% by offering this viable



convenience to our depositors. Drive-up windows are standard in the industry with all Grand Junction institutions using them extensively. The Bank of Orchard Mesa is currently expanding their facilities to include a fourth window. Based on four months of operation at our temporary facility on 7th and Glenwood, the request for a drive-up facility is one of the most prominent services asked for.

First Security's main office has a current customer base of 103 checking account holders and 219 savings account holders. Based on estimated industry averages, these customers will generate a daily traffic volume of nineteen. Our market studies indicate that the Orchard Mesa branch, with the drive-up facility, will attract a comparable volume of business, which would be estimated at thirty-two visits per day by the end of year one. This should increase to forty, fifty, and sixty-three respectively, by the end of the second, third, and fourth years. Of this total, approximately 40% of the transactions will take place at the drive-up window, for a daily average use of thirteen, sixteen, twenty, and twenty-five vehicles by the end of the first four years, respectively. This will average less than four cars per hour at the end of year four. Stacking of cars should not occur except during peak banking hours such as Friday evening. Even during these periods, it should never exceed three cars. All other traffic created by the savings and loan office will be walk-in, consisting of loan applicants, builders, and customers utilizing inside banking services. This volume would be approximately equal to the transaction volume discussed above. Our banking hours are currently 9:00-4:30 on Monday through Thursday, 9:00-6:00 on Friday, and 9:00-1:00 on Saturday.

It is important to point out that the proposed Orchard Mesa service area has increased 34.9% from 1970 through 1980. The Whitewater area, which is approximately six miles southeast on Highway 50, has increased 92.4% from the 1970 census. Although considerable residential construction is now underway, the exact population growth figures to date are not available. The Bank of Orchard Mesa,

which is the only financial institution having an office in the primary service area, has increased its deposits by thirty-two percent over the past year. Based on the 1980 census figures, this one institution is servicing a population of 9076. Twenty-two banks and savings and loan offices are serving the remaining Mesa County population of 72,454. This represents one office per 3293 people.

Mr. Dennis Edson
First Security Savings
1211 N. 7th Street
Grand Junction, CO 81501

#2682

Victorio Orchard Mesa
Partnership
3333 Quebec Street
Denver, CO 80207

#2682

Ms. Delores S. Brown
2686 B-3/4 Road
Grand Junction, CO 81503

#2682

Mutual Life Insurance Co.
c/o Safeway Stores, Inc.
P.O. Box 5927 TA
Denver, CO 80217

#2682

Bank of Orchard Mesa
P.O. Box 968
2695 Highway 50
Grand Jct., CO 81503

#2682

Colorado National Realty
P.O. Box 5168
Denver, CO 80217

#2682

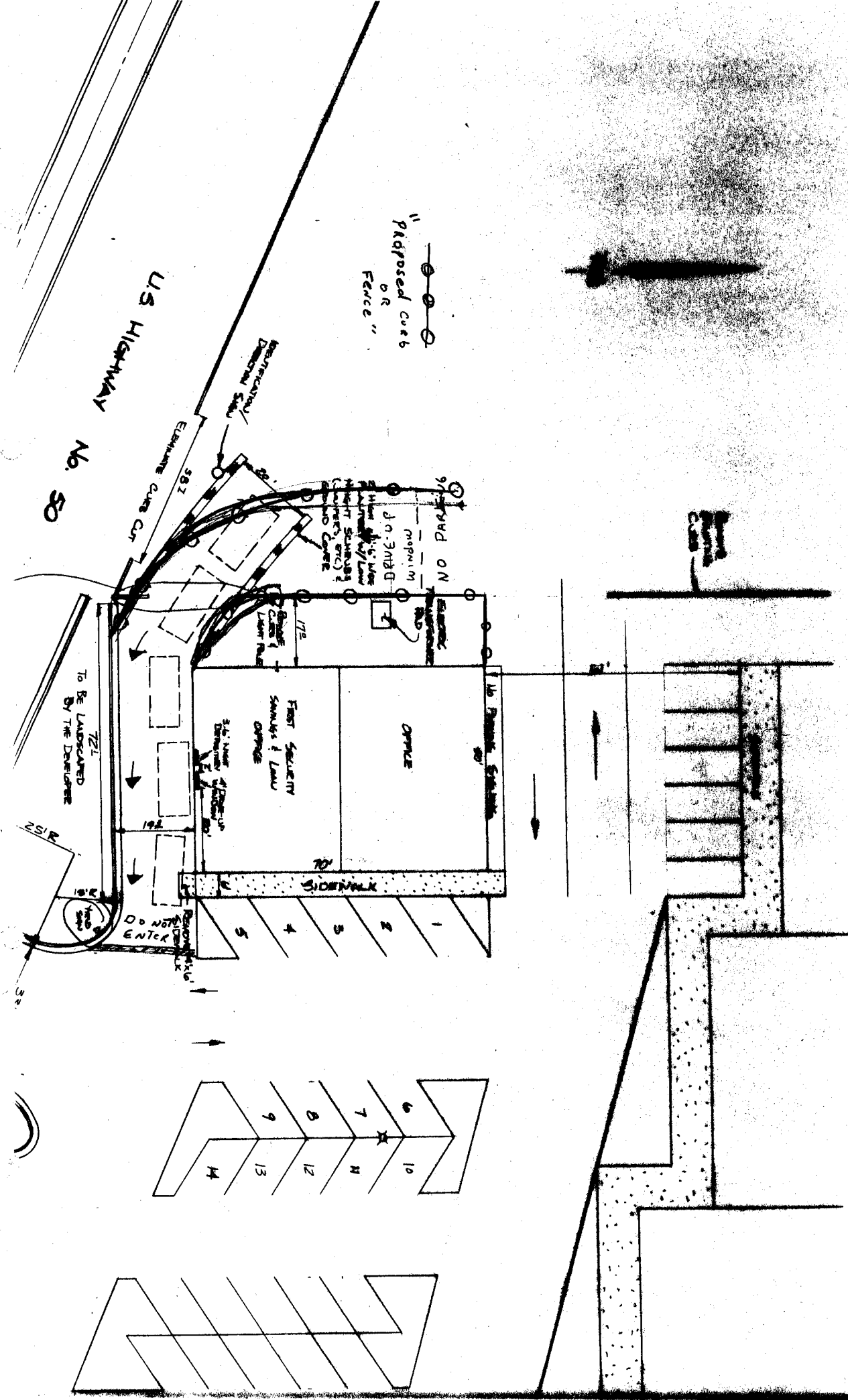
Mr. John Huff
Home Owners Realty
569 32 Road
Grand Junction, CO 81501

#2682

Mr. Anello Arcieri
2690 B-3/4 Road
Grand Junction, CO 81503

#2682

First Western Development
Donald Cook
4155 E. Jewell Ave. #610
Denver, CO 80222



"Proposed curb
OR
Fence"

U.S. HIGHWAY No. 50

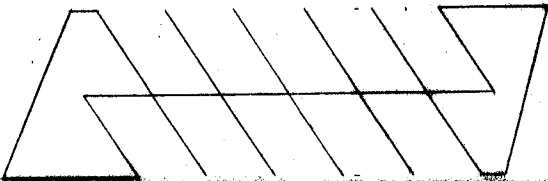
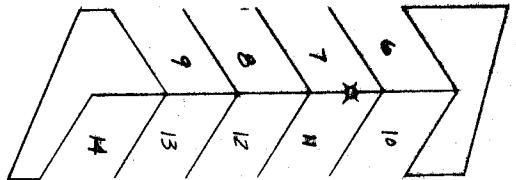
To BE LANDSCAPED
By THE DEVELOPER

FIRST SECURITY
SERVICES & LEAD
OFFICE

OFFICE

SIDEWALK

DO NOT
ENTER



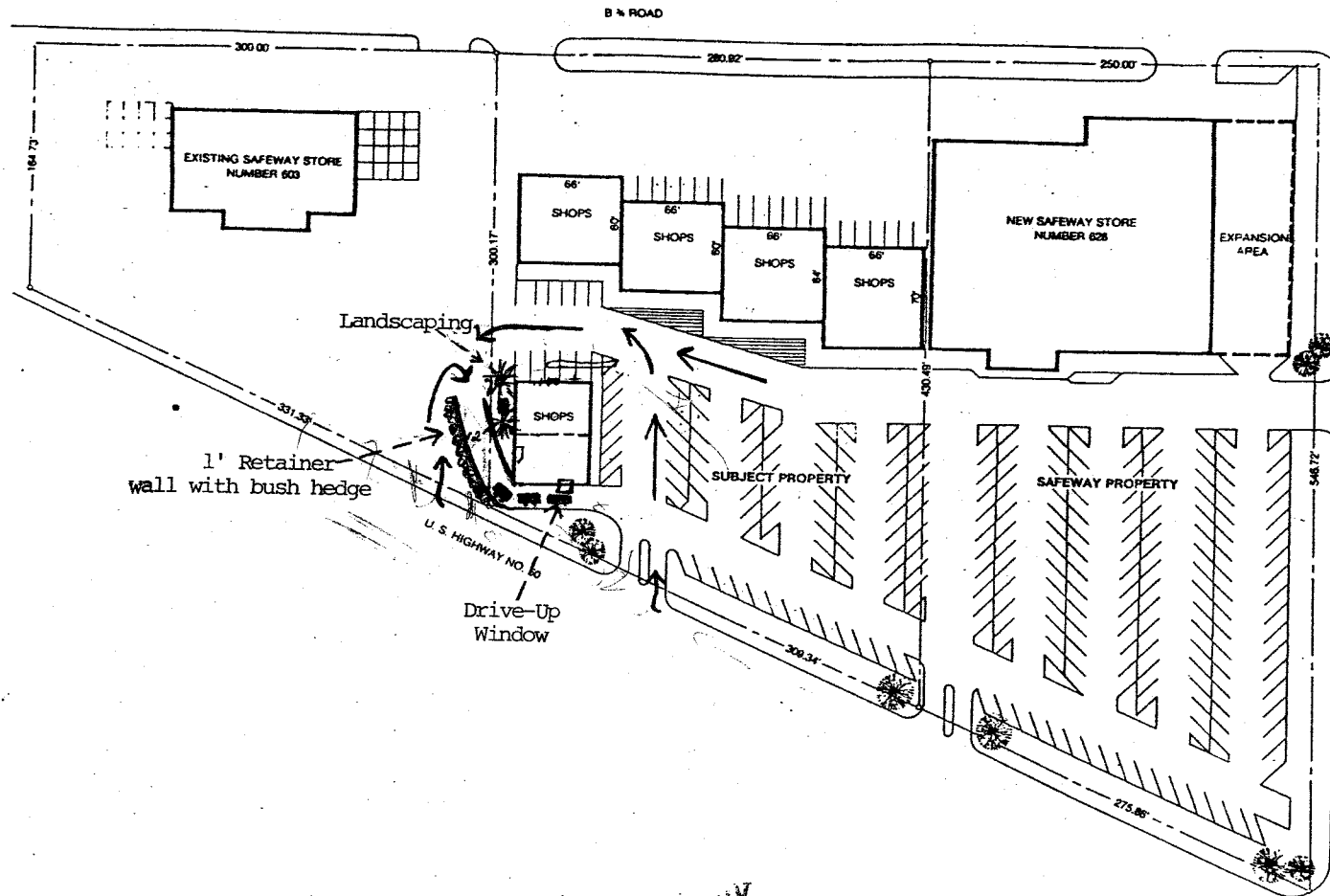


EXHIBIT A
27 ROAD

OFFICE COPY
#2682

MESA PLAZA SHOPPING CENTER
Grand Junction, Colorado
A FIRST WESTERN DEVELOPMENT



1211 North 7th Street • Grand Junction, CO 81502 • (303) 241-3333

April 15, 1982

City of Grand Junction
Planning Department
Grand Junction, CO 81501

Re: File No. 26-82
Location: 2692 Highway 50
Petitioner: First Western Development Corporation/
Donald D. Cook

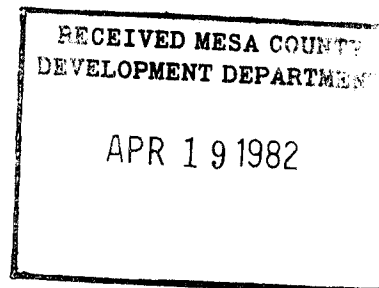
Upon receipt of the Planning Department's Review Sheet Summary, we are hereby withdrawing our application for public hearing before the Planning Commission, now scheduled for April 26th, 1982.

We are in the process of resolving the problems addressed by the various review agencies, and ask that our hearing be re-scheduled for a later date.

Sincerely,

Dennis Edson
Executive Vice President

DE/sc



Thomas P. Beck, P.E.

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

April 27, 1982

APR 27 1982

Bob Goldin and Alex Candelaria
City and County Development Department
559 White Avenue, Room 60
Grand Junction CO 81501

Dear Bob and Alex:

Please find attached a new site plan for the First Security Savings and Loan drive-up window conditional use request. You will notice that the site plan is now dimensioned, which should assist the City in the review process.

The site plan illustrates the following key elements:

1. Landscapping
2. Signage
3. Traffic circulation patterns
4. Construction Requirements
 - A. elimination of a curb cut on U.S. 50
 - B. grading to eliminate elevation obstacle on the southwest corner
 - C. elimination of the curb and power pole between the former Safeway Store and the new shopping center
 - D. elimination of a small segment of sidewalk on the southeast corner
 - E. construction of planters on each side of the ingress lane

These modifications and improvements insure that the drive-up facility will function in an efficient manner. I will now address the respective City review comments.

Transportation Engineer

1. Dimensions are detailed
2. The original site plan prepared by Safeway illustrates five parking spaces north of the building and seven spaces immediately to the east. Presently, five spaces on the east side have been stripped. It is possible to construct two additional spaces although 90 degree angles would be required. Ninety degree lanes may actually hinder instead of improve traffic flow in this area. Parking is really not practical north of the building since there is only 61 feet between the structure and the sidewalk. If 18.5 foot stalls are constructed the aisle width would be approximately 24 feet. In addition, the traffic lanes at this location should remain relatively wide to foster movement between the former Safeway structure and the new Mesa Plaza Shopping Center. We propose that no parking is allowed along the northern portion of the building.

A 1,750 square foot bank building requires six parking spaces to meet City standards. The location of the required parking spaces is illustrated on the site plan. Furthermore, there are approximately fifty-five spaces within 200 feet of the Savings and Loan.

3. Possible pedestrian and vehicle conflict exists in every commercial/business oriented parking lot in the City. The Savings and Loan institution will not serve many customers on a daily basis due to its small size. Consequently, the probability of pedestrian/vehicular conflict is low.
4. The U-turn maneuver has been eliminated.

City Engineer

1. First Security has permission to use the adjacent property from the First Western Development Corporation. (Refer to the letter in the file). As described in the impact statement, the Savings and Loan will generate a low volume of customers. It is estimated to serve 32 customers the first year and 63 customers at the end of the fourth year on an average daily basis. As a result of low use generation, the bank's customers will not congest the parking lot.

Planning Staff

1. The State Highway Department has approved eliminating the curb cut. (Refer to note on attached drawing)
2. There is no feasible way to avoid traffic (which enters immediately from the east) from traveling completely around the facility.

However, a median curb cut design has been constructed so actually the ingress and egress points are well separated. The driveway road mat is 33 feet wide and a Yield sign is proposed to be located where the drive-up window customers exit into the main driveway. There is also adequate space available (turning radius) to make a safe right-hand turning movement back onto U.S. Highway 50.

It should be noted that ingress and egress from the highway occurs from and to the west since left-hand turns are currently impossible in front of the facility. Customers may also reach the Savings and Loan by entering the shopping center from other ingress locations.

Hopefully, the Planning Commission and City Council will allow some flexibility concerning policy statement 3-16-B. The building has already been designed and constructed to accommodate a drive-up window on the southern side. There is no other feasible alternative for locating the window.

3. One lane will serve the facility
4. Yes, an overhang is already constructed and it protrudes from the building approximately 3 feet. Overhead lighting is already located in the overhang.
5. Landscapping is shown on the site plan
6. One window to serve all customers
7. Approximately 80 feet stackage/4 vehicles
8. The building is not located on a utility easement to our knowledge
9. Signage is shown on the site plan. The identification/location sign will be used to direct traffic movement to the drive-up window. The free-standing sign will be approximately 12 square feet in size and a sign permit will be obtained by a licensed sign contractor. The proposed Yield and No Parking Sign will meet all City signage specifications.
10. Hopefully, pedestrians will look both ways before crossing the traffic lanes. Traffic speed in a parking lot is normally very slow.
11. The transformer cannot be moved
12. First Security plans to use the facility for five to ten years
13. Yes, the pole and all existing curbing along the property line will be removed.

Bob Goldin and Alex Candelaria

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April 27, 1982

14. Dimensions shown on site plan
15. A No Parking area is being requested
16. The interior of the building is still under construction. A CO will be requested upon completion of the building.

Please place this item on Planning Commission public hearing agenda for May. If you have any additional questions or concerns, please call me at your convenience.

Sincerely,



Daryl K. Shrum, Principal

cc Susan Carnahan
First Security Savings and Loan

File Correspondence Out
F 14.01

Thomas P. Beck, P.E.

May 18, 1982

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

MAY 20 1982

Bob Goldin
City and County Development Department
559 White Ave., Room 60
Grand Junction, CO 81501

Dear Bob:

The following is a response to the City's review comments pertaining to the drive-up window facility requested by First Security Savings. (File 26-82)

Planning Staff

1. Refer to the letter in the file concerning the agreement to utilize the adjacent property.
2. As recommended on your site plan, First Security is in agreement to extend the lane delineation features. At this time, it appears that a 6" curb will be laid directly on the asphalt or a split rail fence will be installed. We do request that the location of the curb or fencing shown on your site plan is allowed to be modified. Please find attached a rough sketch illustrating the requested locational changes. This design alternative will require less of the adjacent property to be utilized for the drive-up window traffic lane. In essence, approximately 45' instead of the 80' illustrated on your plan will be needed. The same objective of separating traffic movement and parking will be accomplished.
3. The curb cut will be closed prior to opening the drive-up facility.
4. This will be accomplished by the location of the physical barrier.
5. As we discussed, a traffic hazard will not exist since directional flow features will be provided. The information will be painted on the asphalt. (Refer to attached site plan)
6. Parking is proposed in this area to serve the former Safeway store. We can see no reason why parking would not be allowed in this area.
7. Refer to site plan.
8. Refer to site plan.

City Engineer

1. Comment addressed above and by new site plan.

Beck and Associates, Inc.

2721 N. 12th • Suite 28 • Grand Junction, CO 81501
Bus: (303) 243-1227 Res: (303) 245-1184

Bob Goldin
Page 2
May 18, 1982

City Transportation Engineer

1. The physical barriers will be extended.

Please contact me prior to the public hearing in order that we can discuss the project. Thanks again for your assistance!

Sincerely,

BECK AND ASSOCIATES

Daryl

Daryl K. Shrum

cc: Susan Carnahan
First Security Savings and Loan

REVIEW SHEET SUMMARY

FILE NO. 26-82 TITLE HEADING First Security Savings & Loan DUE DATE 5/14/82
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: First Western Development Corporation/Donald D. Cook. Location: 2692 Hwy. 50 (Lot 2 of Mesa Plaza Subdivision).
A request for adding a drive-up window to a final plan on 2.35 acres in a planned business zone. Consideration of revised final plan.

PETITIONER ADDRESS 4155 E. Jewell Denver, Suite 610 80222
ENGINEER Beck & Assoc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/10/82	G.J. Fire	This office has no objections to this conditional use.
5/12/82	Planning Staff Comments	<ol style="list-style-type: none">1. Need to verify, thru lease agreement etc. right to use adjacent property, as proposed.2. Extension of raised curb to north may be required prior to approval.3. Closing of curb cut prior to opening of drive-up.4. What will happen to the area between transformer and building - need to eliminate any parking there thru physical barrier means.5. Exit from drive-up next to ingress from the highway is questionable - could create a real traffic hazard.6. Need to close area between drive-up and closed curb cut off highway.7. Directional flow arrows shown (i.e. one way only etc.)8. Need signage to prevent access to drive-up the wrong way.
5/13/82	City Eng.	It appears that more delineated length on the drive-up approach is advisable to avoid future use-conflict with the parking lot on the property to the west.
5/14/82	City Transportation Eng.	The only problem I can see with this proposal, other than the fact that the existing building and parking was not built in conformance with approved plans, is how future development of the old Safeway property will affect traffic flow in the S.E. corner. In order to insure no conflict between the drive-up lane and parking, I would propose that the "planter" be extended, on both sides, to create a drive from the main aisle. The C.C.D.D. has a sketch of this proposal.

Review Sheet Summaries mailed 5/17/82

skslbz Late- State Hwy

6/8/82 GJPC Minutes of 5/25/82 MOTION: (COMMISSIONER TRANSMEIER) "ON FILE #26-82, FIRST SECURITY SAVINGS AND LOAN ASSOCIATION REVISED FINAL PLAN, I RECOMMEND WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL PENDING COMPLETION OF STAFF COMMENTS, SUCH AS CLOSING THE CURB CUT PRIOR TO OPENING THE DRIVEUP WINDOW, EXTENSION OF FULL BARRIER AS SHOWN ON THE PLAN INSTALLED." COMMISSIONER DUNIVENT SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION PASSED WITH A VOTE OF 5-0.

REVIEW SHEET SUMMARY

FILE NO. 26-82 TITLE HEADING First Security Savings & Loan DUE DATE 4/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: First Western Development Corporation/Donald D. Cook. Location: 2692 Highway 50 (Lot 2 of Mesa Plaza Subdivision)

A request for a revised final plan on 2.35 acres in a planned business zone. Consideration of revised final plan.

PETITIONER ADDRESS 1211 N. 7th Street

ENGINEER Dick Thompson

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/12/82	Transportation Engineer	There are no dimensions on this rough sketch, so it is difficult to tell exactly where this drive is located and how it fits in. The parking stalls shown around the proposed bank are not correct - there are no parking stalls on the north side of the building (plan shows 5) and there are only 5 stalls on the east side (Plan shows 7). This reduced parking adjacent to the bank has the potential for increasing ped/veh. conflicts with drive-up window traffic as well as shopping center traffic. If the existing entrance into the old safeway store is to remain (as shown), then there does not appear to be enough room to accommodate the drive-up lane, as shown. The u-turn maneuver from this entrance shown on the sketch, would be difficult to make, and traffic movement in this corner would be poor.
4/13/82	City Fire Dept.	This office has no objections to the proposed addition.
4/12/82	City Engineer	It appears the drive-thru lane encroaches onto the adjacent property. The sketch submitted lacks adequate dimensions to allow me to properly review the turning radii and other geometric constraints. Surely we require something more definitive in a drawing. It appears to me that bank traffic may congest the parking lot and conflict with pedestrian traffic between the shops and the parking stalls.
4/13/82	Planning Staff Comments	<ol style="list-style-type: none">1. Has the State Highway Department been contacted in regard to curb cut off of Hwy. 50?2. It is in conflict with Sec. 3-16-B Drive-Up Window Policies.3. How many lanes are intended to be utilized for the drive-up facility?4. Is an overhang anticipated for the drive-up facility?5. Need a detailed landscaping plan.6. Is a commercial window intended?7. How much room has been provided for car stackage?8. Is the building off of the utility easements.9. Need detailed signage.10. Pedestrian access has a potential to conflict with vehicle traffic.11. What about the transformer, can it be moved?12. How long do you plan to use this facility?13. Is light pole by the transformer going to be removed?

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		14. Need overall dimensions, detail.
		15. A no parking sign on the NE corner of the building.
		16. A Certificate of Occupancy has never been issued, as per UBC Sec. 307, for the present land use. A Certificate of Occupancy should be issued prior to final approval of this Conditional Use.

4/14/82 Late - Police Dept.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Road Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.


If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt 

Enclosures



This is to inform you that your project File # 26-82
Project Name Drive Up Window - ISI Security S&L
approved on 6/16/82 by the Grand Junction City Council,
is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 7-5-7
(Prel. & Final
Plan)

Enforcement of the Development Schedule and Procedures for Reversion. If the owner or owners of property in the PD have failed to meet a mutually-approved development schedule, failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Planning Commission may initiate action to withdraw approval of the Planned Development. This action shall consist of a formal recommendation for reversion to the prior zone, to be deliberated at a public meeting for which the property was signed and abutting property owners notified. This public meeting shall not be an advertised public hearing. The Commission's recommendation shall then be forwarded to the Governing Body. After holding an advertised public hearing, the Governing Body may extend the limits of the development schedule or withdraw the Planned Zone designation, in which case the land will revert to its previous zoning.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.



1211 North 7th Street • Grand Junction, CO 81501 • (303) 241-3333

March 8, 1984

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 09 1984

Mr. Bob Golden
City-County Planning
559 White Avenue, Room 60
Grand Junction, CO 81501

Dear Bob:

Re: Project File #26-82
Drive-Up Window
Approval Date: June 16, 1982

Per your request, I am submitting the following information regarding First Security's request for a drive-up window at our Orchard Mesa branch office.

Location: 2692 Highway 50, Grand Junction, Colorado

Current Property Owner: First Western Development Corporation, 4155 E. Jewell Avenue, Suite 610, Denver, Colorado

Representative: Susan Carnahan, Branch Manager

This project remains feasible at this time and we request an extension for one year. Currently, this drive-up is contingent upon an acceptable modification of the curb cut on the Safeway property adjacent to us on the west. This is still pending negotiations through Safeway's engineer, Boris Vokovitch in Denver.

Thank you for your time and consideration in this matter. I will be present at the public hearing on March 20th.

Sincerely,

Susan L. Carnahan
Susan L. Carnahan
Branch Manager

No one present!

cc: Dennis Edson





CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

TO: All Petitioners
FROM: City Planning Dept./Grand Jct. Planning Commission
DATE: March 26, 1984
RE: Extension Requests

A public hearing of the Grand Junction Planning Commission was held on March 20, 1984 to recommend extension requests to all those Petitioners requesting one.

Your project # 26-82 was granted an extension until April 1, 1985.

We appreciate your response and time in helping us with these items. It will benefit the City in dealing with future improvements. Enclosed please find a copy of the minutes of those hearings.

Good luck on your projects and we will be in touch next year.

Thanks again.

BG/tt

Enclosure

file