

Table of Contents

File 1977-0014

Date 5/18/00

Project Name: Budget Inn Motel and Restaurant

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>
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
X	X	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	X	Review Sheets			
X	X	Letter from Karl Metzner to Mr. Ferrell – 10/15/79			
X	X	Development in H.O. Application (Preliminary and Final)			
X	X	Letter from Karl Metzner to Ron & Steve			
X	X	Plot Plan			
X	X	Release of Improvements Agreement & Guarantee			
X	X	Subdivision Improvements Agreement			
X	X	Handwritten Notes			
X	X	Release from Improvements Agreement / Guarantee			

Subdivision Dev. in H.O. - Budget INN Motel & Rest.

Date 3-4-77

Item # 14-77

Petitioner Bruce Ferrell - DENNIS GRANUM

Preliminary Review Agencies Comments

Final Review Agencies Comments

Utilities (City) -
TRASH AREA looks too small - need curb cut for access to TRASH
2) Parks & rec. - ADD some intermediate (3') ht. plants AT MAIN entry.
3) Selection of SPURCA A RESTAURANT should be replaced w. totopotilla
4) Fire Dept - 1 hydrant at S.E. COR Horizon DR. & Horizon Ct.
5) Engineering - ~~at~~ S.W. on Horizon Ct. (4') Power of atty. full improvements on Horizon Dr.

Parking is too tight
Note:
Revised parking layout submitted 30 Mar '77 OK. by Mike
Have City Traffic

Action Taken

Action Taken

P.C. _____

P.C. Approved 30 Mar '77

C.C. _____

C.C. Approved 20 April '77

Comments

Comments

Subject To no access on Horizon Drive, & revised parking layout.

ITEMS REQUIRED FROM DEVELOPER

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



MEMORANDUM

This memo

Mesa C

Grand J

Legal D

Whereas
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Guaran

Whereas
Project

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guarant

CITY OF

By:

UTE WA

By:

Date

GRAND JUNCTION DRAINAGE:

By:

NA

Date

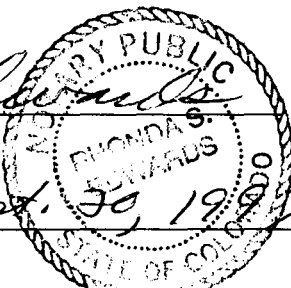
In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 1036, Page 163-4 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released, subject to the required warranty period.

SN Katherine M. Portner 10/29/96
Director of Community Development Date

The foregoing instrument was executed before me this 29th day of October, 1996
by Katherine M. Portner, Director of Community Development for the City of Grand Junction,
Colorado.

Witness my hand & official seal.

Shonda S. Edwards
Notary Public



My commission expires Sept. 29, 1997

Record Requested: _____ Date: 3/4/87
File 14-77 Karel Metzner

Approved replacing existing window with drive up window feature for night registration.

No changes in PARKING OR TRAFFIC circulation.

KMM

Warranty dated the land records of (per) and the City of

145

0107PM 10/29/96
K&REC MESA COUNTY Co
vements at and for
nts Agreement and

Authority over the pted the same,

representing their that they possess e pertaining to the nts agreement and

MESA COUNTY BOARD OF COUNTY COMMISSIONERS
SUBDIVISION IMPROVEMENTS AGREEMENT

COLORED COUNTY OF MESA
 FILED AT 10:20 A.M. MAY 2 1975
 BOOK NO. 1086785 EARL SAWYER, RECORDER

Prior to the County Commissioners' endorsement of the Record Plat of any subdivision, a duplicate original of this type of agreement must be filed with the County Commissioners. A signed copy of such an agreement must also be filed with the county (including a performance guarantee in a form satisfactory to the County Attorney equal to the amount of the total estimated improvements).

Estimated construction costs shall be reviewed by the County official having the most direct involvement in the subject improvements.

In re: HORIZON PARK PLAZA Mesa County Colorado
 Name of Subdivision Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of _____, dated _____, 19 _____, the following improvements to county standards:

Improvements	Unit	Estimated Construction Cost	Construction Completion Date
Street grading			
Street base			
Street paving	L.S.	\$33,000.00	June 1975
Curbs			
Sidewalks N/A			
Storm sewer Facilities	L.S.	1,000.00	
Sanitary Sewers			
Trunk Lines	L.S.	11,600.00	June 1975
Mains			
Laterals or House Connections	L.S.	2,000.00	June 1975
On-site Sewage Facilities N/A			
Water Mains N/A			
On-site Water Supply N/A			
Fire Hydrants			
Street Monuments	7	200.00	June 1975
Street Lights N/A			
Street Name Signs	2	50.00	July 1975
Survey Monument Boxes	1	50.00	June 1975
SUB TOTAL		\$47,900.00	1975

Supervision of all installations (should normally not exceed 4% of subtotal) \$1,100.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$49,000.00

Time 10:20 Book 1036 Page 163 #1086785

MAY 2 1975

SUBDIVISION IMPROVEMENTS AGREEMENT

(continued)

The above improvements shall be constructed in accordance with all County requirements and specifications, and conformance with this provision shall be determined solely by the below-named County or its duly authorized agent.

The improvements shall be constructed in accordance with the time schedules shown above.

Robert L. Spence
R. J. Bonds
Harold Olson

Signature of Subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

Dated: April 15, 19 75.

ACCEPTANCE

Approved by resolution of the Mesa County Commissioners
at the meeting of April 30, 19 75.

Lawrence Culbert

Signature of Authorized Office of County

STATE OF COLORADO } ss
County of MESA }
I hereby certify that this instrument was
Filed for record

MAY 2 1975

at 10:20 o'clock A.M. and recorded
in Book 1036 Page 163
EARL SAWYER, County Clerk & Recorder
By _____ Deputy

Earl Sawyer
INDEXED 2/22/79
MS 1086785

400

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE

Grand Junction Community Development Department

FILE # C58-74 #14-77

BOOK 2275 PAGE 81

This memorandum relates to a certain recorded Improvements Agreement and Guarantee dated May 2, 1975, and recording at Book 1036, Page 163&164 of the land records of Mesa County, Colorado, by and between _____ (Developer) and the City of Grand Junction (City) pertaining to Horizon Park Plaza (Project).

Legal Description: Horizon Park Plaza, as recorded in Book 11, Page 145
Mesa County Clerk & Recorder

1775966 0107PM 10/29/96
MONIKA TODD CLK&REC MESA COUNTY CO

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of an Improvements Agreement and Guarantee, and

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed thereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

CITY OF GRAND JUNCTION:

By: [Signature] 10-29-96
City Engineer Date
[Signature] 10-29-96
City Utilities Manager Date
NA
Fire Marshall Date

UTE WATER:

By: NA
Date

GRAND JUNCTION DRAINAGE:

By: NA
Date

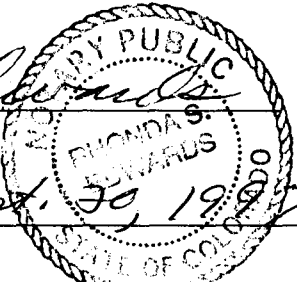
In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 1036, Page 163-4 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released, subject to the required warranty period.

[Signature] 10/29/96
Director of Community Development Date

The foregoing instrument was executed before me this 29th day of October, 1996 by Katherine M. Portner, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand & official seal.

[Signature]
Notary Public
My commission expires Sept. 30, 1997





Recorded by owner

RELEASE FROM IMPROVEMENTS AGREEMENT/GUARANTEE

Development Name Horizon Park Plaza File # 14-77

Location NE of Horizon Dr and I-70

THE FOLLOWING SIGNATURES INDICATE ACCEPTANCE OF IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT. ONLY AN AUTHORIZED REPRESENTATIVE OF THE ENTITIES LISTED BELOW MAY SIGN THIS DOCUMENT.

CITY ENGINEER

J. Don Newton
Signature & Date

J. Don Newton, City Engineer
Print Name & Title

WATER (NON-CITY)

N.A. - Not included on Agreement
Signature & Date

Print Name & Title

CITY UTILITIES MANAGER

Gregory C. Brown 9/21/92
Signature & Date

Gregory C. Brown
Print Name & Title

IRRIGATION

Irrigation systems must be signed off by a professional engineer.

I have personally inspected the completed system. It has been properly designed and installed and is fully operational.

FIRE DEPARTMENT

NA - Not included on Agreement
Signature & Date

Print Name & Title

NA - Not included on Agreement
Signature & Date

Print Name & P.E. Number

DRAINAGE

See City sign-off
Signature & Date

Print Name & Title

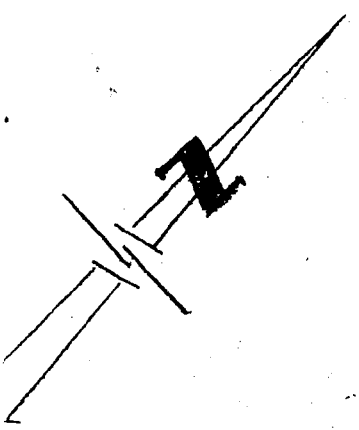
P.E. Stamp

I hereby certify that the improvements required by the Improvements Agreement recorded in the records of the County Clerk and Recorder of the County of Mesa, Colorado, in Book _____, at pages _____ and supported by the Improvements Guarantee recorded in Book _____, at pages _____ have been completed and accepted by the above signatures.

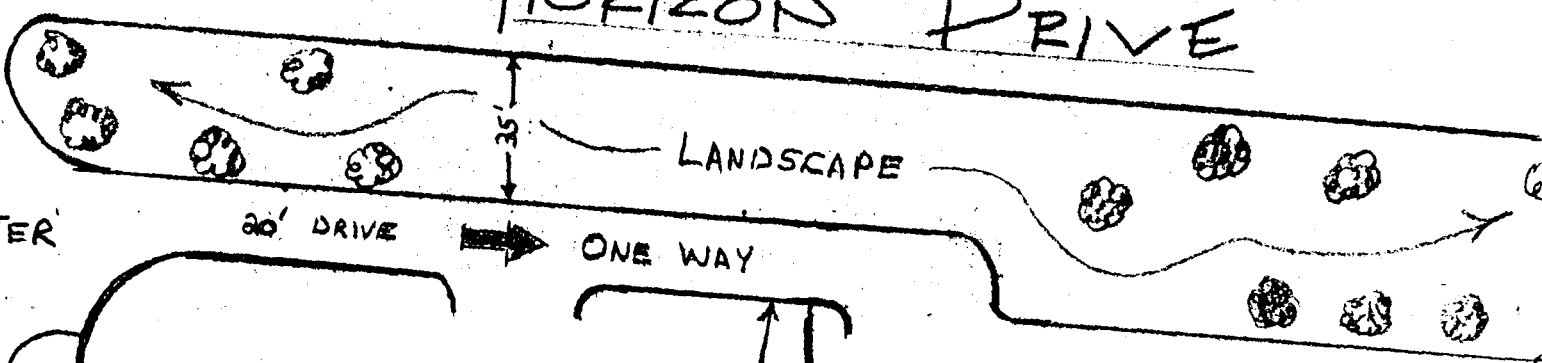
In accordance with the provisions of the Grand Junction Zoning and Development Code, the above referenced agreement and guarantee are hereby released.

O.K. Katherine M. Pock
Planner II
9/22/92

Jamy To 9/22/92
Signature & Date
Director of Planning

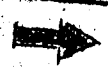


HORIZON DRIVE



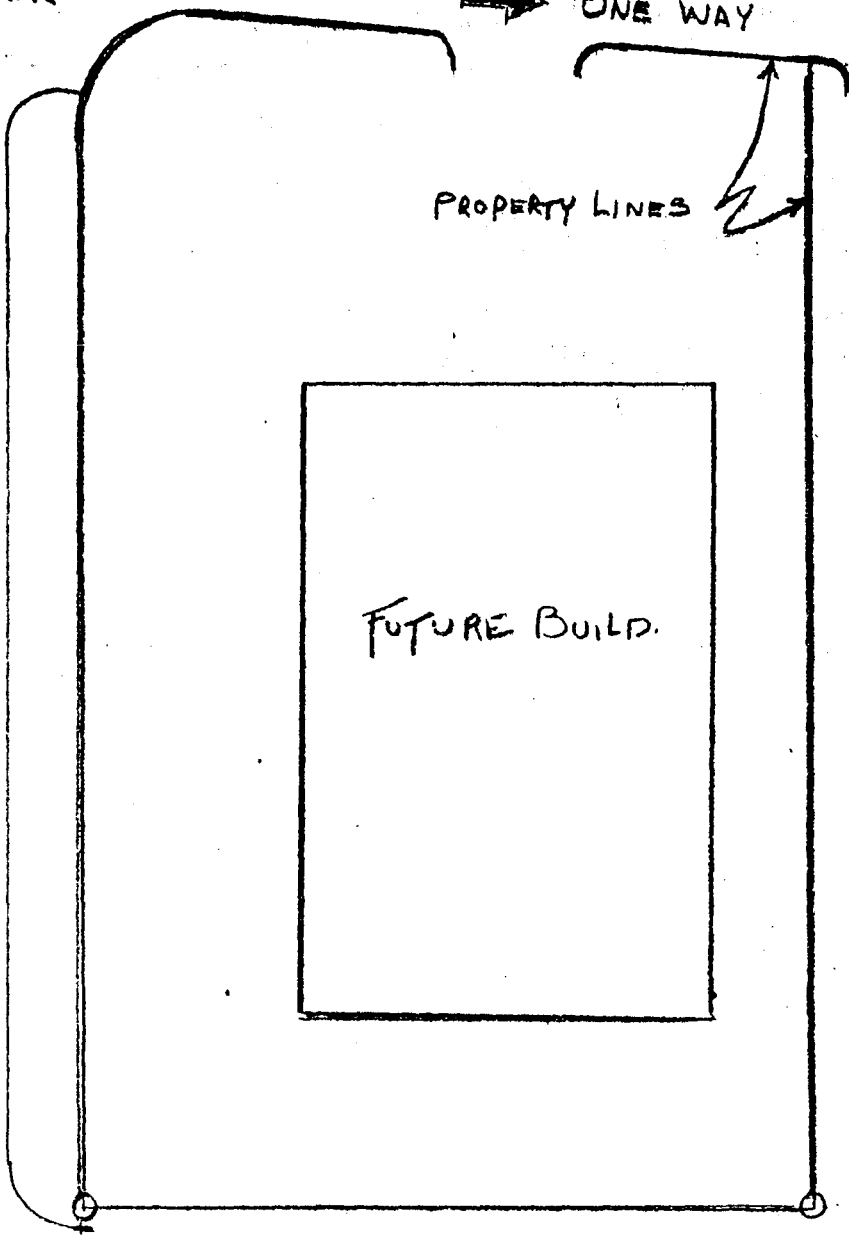
ENTER

60' DRIVE

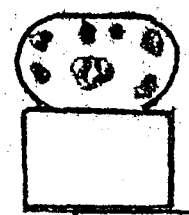


ONE WAY

PROPERTY LINES



FUTURE BUILD.

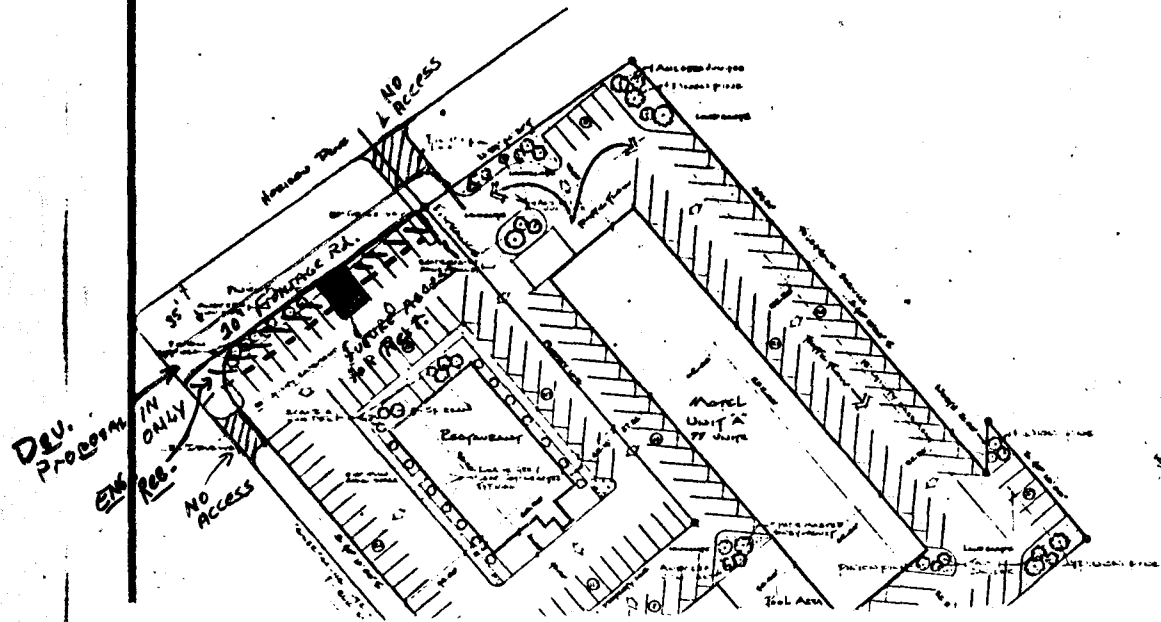


BUDGET
T N N

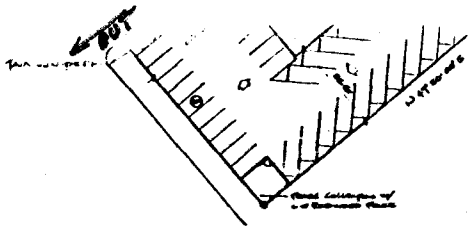
25.0' DRIVE

XIT





HORIZON PARK PLAZA
BUDGET INN HOTEL
 AND
RESTAURANT COMPLEX
 HORIZON PARK PLAZA
 GRAND JUNCTION COLORADO BLDG



PARKING DATA

MOTEL	15° SPALLS	96
	90° SPALLS	27
	TOTAL	123
RESTAURANT	15° SPALLS	10
	90° SPALLS	55
	TOTAL	65

LOT PLAN

