

Table of Contents

File 1977-0050

Date 7/3/00

Project Name: Motel 6

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	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Follow-Up Form	X	X	Letter from Les Olson to City Planning Dept. – 9/14/77
X		Review Sheets	X	X	Letter from Arthur Casselman Ranes to LEA Co.-9/26/77
X		Geometric Site Plan	X	X	Letter from Mark Eckert to President of Motel 6 Corp.-8/10/81
X		Site Details	X	X	Letter from Gary Talbott to City Planning-8/14/81
X		Grading and Drainage Plan	X	X	Letter from Bob Goldin to Motel 6, Inc.-8/17/81, 8/14/81,11/9/81
X		Preliminary Landscape Plan	X	X	Letter from Mark Eckert to President of Motel 6 Corp.-8/10/81
X		Revised Landscape Plan	X	X	Letter from Karl Metzner to Motel 6, Inc.-9/2/77
X	X	Preliminary Site Plan	X	X	Review Sheet from Parks & Rec
X	X	Letter from Lance Williams to Roger Douglas – 9/27/83	X	X	City Council Minutes – 9/21/77
X		Letter from Alex Candelaria to Paul Wolthausen – 3/25/82			
X	X	Memo from Alex Candelaria to Ken Idleman – 3/22/82			
X		Letter from Paul Wolthausen to City of Grand Junction Planning-3/16/82			
X	X	Handwritten Notes re: landscaping			
X		Power of Attorney			
X	X	Letter from Alex Candelaria to Motel 6, Inc. – 3/3/82			

Subdivision Motel 6 - Dev. in H.O.

Date Jun 24, 1977 Item # _____

Petitioner Motel 6 Inc.

Preliminary Review Agencies Comments

Final Review Agencies Comments

① City Eng. - Need to see ~~A drainage plan, show relationship of access rd to imp. on Horizon Dr.~~
Need power of ATTY for full st. imp. on Horizon Dr.

→ Drainage approved
AUG 31, 1977
→ Approved by Ron Rich

② City Util. - show utilities plan. ~~OK~~ OK AUG 31, 1977

③ Fire Dept. - INADEQUATE fire flow, need 2 hydrants

Fire Flow will be provided by new line.

Action Taken

Action Taken

P.C. Approved 31, Aug 1977

P.C. _____

C.C. Approved 21 Sept 77

C.C. _____

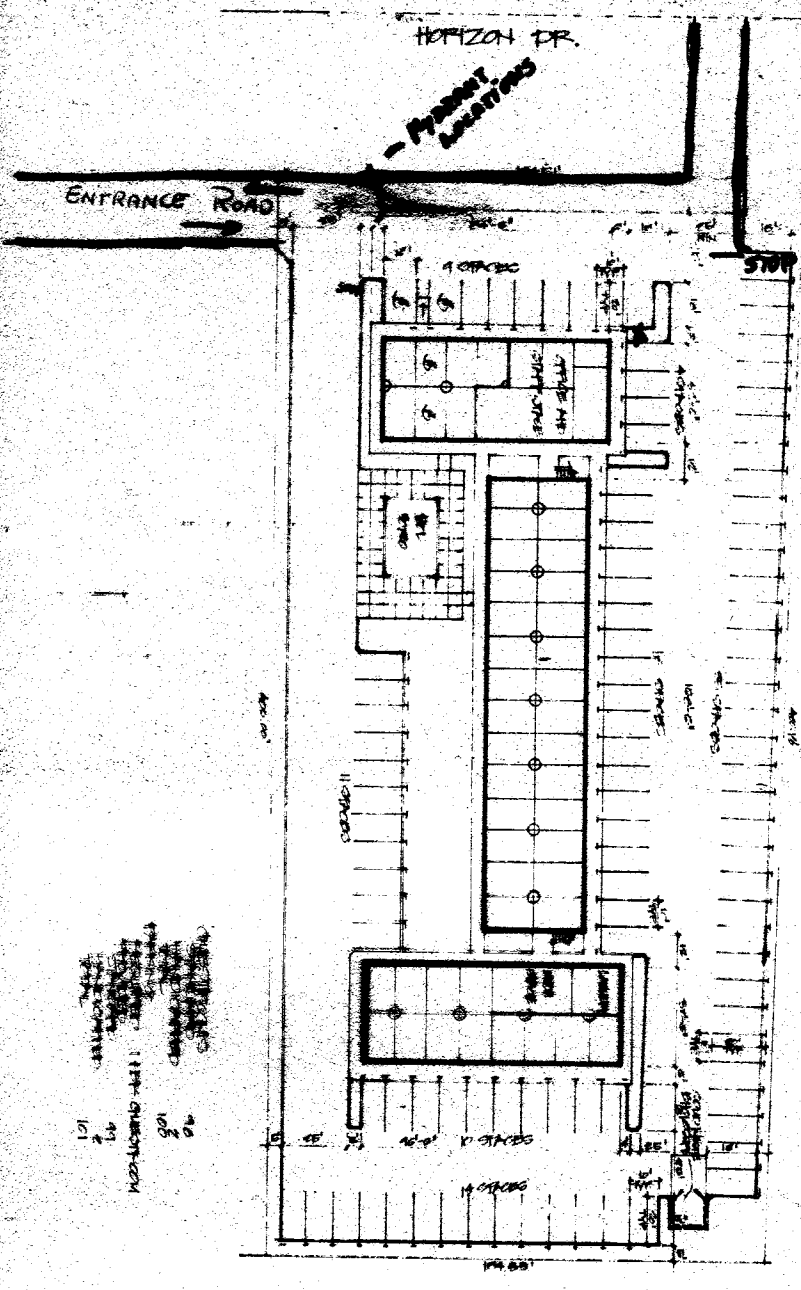
Comments

Comments

- 1) Power of Atty for Horizon Dr.
- 2) Revised access / drive
- 3) Hydrants / fire protection

ITEMS REQUIRED FROM DEVELOPER

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



101
 2 16
 102
 2 16
 103
 2 16
 104
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PRELIMINARY SITE PLAN GRAND JUNCTION, CO	 MOTEL 6 <small>EST. 1962 - 1967</small>
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REVIEW SHEET

TO: Parks & Recreation-Ken Idleman

Date Item Submitted to
Planning Office: _____

ITEM: Development in H.O. - Motel 6

Date Sent to Review Dept. 7/5/77

Item #: #50-77

Location: NE of GSA building, Horizon Drive

Developer or Petitioner: Motel 6 Inc.

Address: _____

Phone: _____

The attached plat has been sent to your office for your review and comments. Failure to object or comment within 10 days after receipt of same, shall constitute approval by your office.

*Comments: Because of the site selected, the plants suggested on the plan would be very lucky to survive. Why not use native plant material that is adapted to the area.

The usual plants could be used but are going to need extra care and water over the long run. Some of the plants at Howard Johnson's Motor Lodge have died and been replaced three times. That would indicate that something needs to be changed.

Some plants that should be considered are Aromatic Sumac, Sage, Rabbitbrush, Yucca; trees like Tamarik, Russian Olive, Pinyon Pine and others.

Gravel mulches are good for moisture retention and reducing maintenance.

In place of the turf suggested, what about colored gravel or Bermuda or Buffalograss as Bluegrass does not do well in that area. Look at Holiday Inn's grass along HOrizon Drive.

Send to: Planning Department, P.O. Box 897, Att: Don Warner

Reviewing Office Parks & Recreation By _____ Date 8/30/77

*Use additional sheets if necessary.

September 2, 1977

Motel 6, Inc.
1888 Century Park East
Los Angeles, California 90067

Re: APPLICATION FOR DEVELOPMENT IN H.O. - FILE #50-77

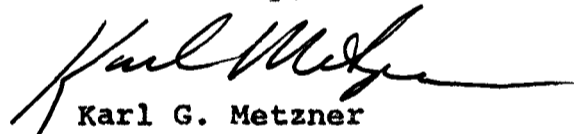
Dear Sirs:

The Grand Junction Planning Commission, at their regularly scheduled meeting of August 31, 1977, has approved the site plan of Motel 6 with the following conditions and stipulations:

- 1) Power of attorney for standard one-half street improvement for Horizon Drive as part of an authorized improvement district.
- 2) Revised access and drive location.
- 3) Adequate pressure and fire flow available to site prior to issuance of building permits.
- 4) Two fire hydrants as required by city fire department.

This item will receive final hearing at the City Council meeting scheduled for September 21, 1977 at 7:30 p.m. in the City Council Chambers. If you have any questions or comments concerning this approval, please contact our office prior to this meeting.

Yours truly,


Karl G. Metzner
Planner I

KGM:dlw



600 Ward Drive, Santa Barbara, CA 93111 (805) 682-6666
~~XXXX CENTRAL PARK EAST X SMITH X LOS ANGELES X CA 90007~~

SEP 19 1977

September 14, 1977

City Planning Department
P.O. Box 897
Grand Junction, CO 81501

ATTN: DON WARNER

RE: Motel 6 Site
Grand Junction, CO

Dear Mr. Warner:

Transmitted herewith are 4 prints of the revised geometric site plan and 1 set of drawings C-1, C-3, and C-4 as approved by the Planning Commission on August 31, 1977.

The landscaping plan is being revised and will be resubmitted to the Parks & Recreation Department for review.

I plan to attend the Council meeting on September 21, 1977 and will see you then.

Yours truly,

Les Olson
Site Planner

LO/rkh

Enc.



SYSTEMS

Incorporated 7801 EAST BELLEVIEW AVENUE • ENGLEWOOD, COLORADO • 80110

(303) 771-3692

September 26, 1977

LEA Co.
8720 East Colfax Avenue
Denver, Colorado 80220

Attn: Mr. James E. Pope, Sr.

Re: Office Building/Grand Junction, Colorado
ASME #LEA/760806

Dear Jim,

Installation of the landscaping for the Grand Junction Office Building should be postponed until the early spring of 1978. We recommend the postponing of the landscape installation to prevent any winter kill of the plants during the winter months of 1977 and early months of 1978. Common procedure for the relocation of trees is to dig the nursery stock in the early spring prior to the leafing of trees and to prepare planting balls for installation during the early spring before the warmer spring weather arrives.

You should arrange the installation of the larger deciduous and coniferous trees to be delivered during the early spring, probably around March or April. These should be installed first with the smaller plants to be installed soon thereafter.

Sincerely,
ASME SYSTEMS Incorporated

A handwritten signature in cursive script that reads "Arthur C. Ranés". A horizontal line is drawn under the signature.

Arthur Casselman Ranés, AIA
ACR/lah

ARCHITECTURAL

STRUCTURAL

MECHANICAL

ELECTRICAL

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
359 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

Return Receipt
Certified
P 321 722 332

August 10, 1981

President of Motel 6 Corporation
Motel 6 Corporation
51 Hitchcock Way
Santa Barbara, California 93111

Dear Sir:

This letter is in regard to the Motel 6 (File No. 50-77) located at 776 Horizon Drive, Grand Junction, Colorado.

The development was approved by the Grand Junction City Council on September 21, 1977 with conditions that 1) Power of Attorney be provided for improvements on Horizon Drive, 2) Two fire hydrants be provided for adequate fire protection and 3) landscaping as shown on site plan be provided at time of development. In a letter dated September 14, 1977, Mr. Les Olson, Site Planner sent a letter to the Grand Junction Planning Department concerning a landscaping plan to "be resubmitted" for review. As of August 10th, 1981 no landscaping as shown on the plan has been put in place, except for some by the swimming pool. The City of Grand Junction is concerned as to why the additional landscaping has never been provided, also why the Power of Attorney for Horizon Drive was never granted and the fire hydrant issue was never resolved.

We request a written response as to when these issues will be resolved. If we do not receive an adequate reply within ten (10) days, your presence will be required at a Public Hearing on August 25, 1981 before the Grand Junction Planning Commission.

Further action will be taken if necessary. Thank you for your consideration.

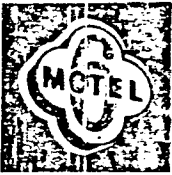
Sincerely,

Mark Eckert

Mark Eckert
Senior City Planner

✓BG/ja

CC: Motel 6, 776 Horizon Drive
Daryl Shrum
File No. 50-77



51 HITCHCOCK WAY • SANTA BARBARA, CALIFORNIA 93105 • (805) 682-6666

14 August, 1981

City Planning Department
559 White Avenue - Room 60
Grand Junction, Colorado 81501

ATTN: Bob Goldin

RE: Motel 6 - Grand Junction, Colorado

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT
AUG 17 1981

Gentlemen,

Please consider this letter as a request for a time extension to the stipulated date contained within Mark Eckert's letter of August 10, 1981.

Subsequent to the receipt of the above mentioned letter, telephone contact was made with Bob Goldin and it was agreed that, due to confusion surrounding the issues, adequate time did not exist to exchange correspondence and information.

We are researching the subject and await the arrival of City data pertinent to the questions raised.

Thank you for your consideration on this matter.

Very Truly Yours,

MOTEL 6, INC.

R. Gary Talbott

R. Gary Talbott
Manager, Site Development

RGT:ch

Talked w/ Art Powell VP
602 947-9661 8/17/81
will send letter ASAP
agreeing to improving

City
County
Development
Department

CITY OF GRAND JUNCTION - MESA COUNTY - COLORADO 81501
359 WHITE AVE. - ROOM 60 - DIAL (303) 243-9200 EXT 343

Cer
P 321
Return

August 17, 1981

Motel 6, Inc.
600 Ward Drive
Santa Barbara, CA 93111

ATTENTION: Gary Talbott

Dear Mr. Tolbott:

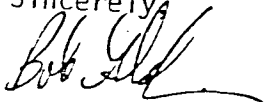
Per our phone conversation on August 14, 1981, I have enclosed a Power of Attorney Form for 1/2 Street improvements on Horizon Drive, all correspondence information from our file, a copy of the minutes of the City Council and a copy of the site plan showing the proposed landscaping scheme.

A site check, as of Friday, August 14, 1981, showed one fire hydrant along the south side of the boundary line midway between the east and west boundary lines, only minimal landscaping around the pool area, none anywhere else. We do need to have these items resolved as soon as possible to avoid your presence at a public hearing before the Grand Junction Planning Commission.

The site plan, as approved will have to conform to the actual site development in addition to the other concerns addressed by the City Council. Please include a timeframe in your response as to when this can be cleared up.

Thanks for your cooperation in resolving these matters.

Sincerely,



Bob Goldin
Staff Planner

BG/ja

8 Enclosures

cc: ✓ File No. 50-77
Daryl Shrum
Mark Eckert

Sept. 14th

- talked w/ Gary Talbott -
- 1) will send POA
 - 2) landscaping out to bid
 - 3) 3 fire hydrants existing per site c

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT 343

Certified
P321 722 370
Return Receipt

November 9, 1981

Motel 6, Inc.
600 Ward Drive
Santa Barbara, CA 93111

ATTENTION: Gary Talbott

Dear Mr. Talbott:

Per our phone conversation on September 14, 1981, you stated you would be sending this Department a Power of Attorney for Horizon Drive and landscaping details concerning types, maintenance, irrigation and timeframe as to when we will see something being done on the Motel 6 parcel on Horizon Drive.

This Department feels you have had adequate time to respond to these requirements.

If we do not receive these requirements, we will be scheduling you for the next Grand Junction Planning Commission Public Hearing on November 24, 1981, at 7:30 p.m. in the City Council Chambers of City Hall.

If you have any questions please call at 244-1628.

Sincerely,

Mark Eckert (ja)

Mark Eckert
Senior City Planner

Bob Goldin

Bob Goldin
City Planner

BG/ja

3 Enclosures

CC: ✓ File No. 50-77
Daryl Shrum

Landscaping on Motel 6

As per phone conversation with Art Powell on 12/9/81, stating that at the time when the bldg. was completed, landscaping was put in, according to the approved plan. He also stated that he would contact Ken F. & get a list of plants that would live in this type of soils. He also stated that he would be sending a plan, as well as a commitment letter that landscaping will be done by April 30, 82.

Aley

Art Powell was not in but I left a message for him to call back. Expecting a call by 2/8/82

As per phone conversation with Art Powell on 11/24/81, he stated that he had send a copy of a P.O.A. in the mail on 11/23/81 to this office.

Also concerning the landscaping as per approved he stated that he would have pictures taken to verify our question & would be corresponding with this office next week as to the resolution of landscaping.

Alex



CITY - COUNTY PLANNING

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

(303) 244-1628

March 3, 1982

Motel 6, Inc.
600 Ward Dr.
Santa Barbara, CA 93111

ATTN: Mr. William Crimmins

Dear Mr. Crimmins:

As per our phone conversation on March 1, 1982, you will find enclosed copies of correspondence. These issues have been ongoing since the final approval was granted to the petitioner by City Council on September 21, 1977.

One (1) item still remains unresolved and that is the landscaping issue. What we are looking for is a detailed landscaping plan: types, maintenance, irrigation, and time frame for completion.

If we do not receive these requirements by March 19, 1982, we will be forced to turn this matter over for legal action by the City Attorney.

If you have any questions, please call me at 244-1628.

Sincerely,

Alex Candelaria
Planner

AC/mm
Enc.

cc: ✓ File
Bob Goldin
Daryl Shrum



THE ECONOMY LEADER . NATIONWIDE

March 16, 1982

City of Grand Junction
Planning Department
559 White Avenue
Room 60
Grand Junction, CO. 81501

ATTN: Mr. Alex Candelaria

RE: MOTEL 6 - Grand Junction, CO. Site #261

Dear Mr. Candelaria:

I am sending to you two prints of the revised Landscape Plan for the Motel 6 in Grand Junction, Colorado, for your approval.

The plant material selected for this revised plan was worked up with help from Charles Weddle, Weddle Native Gardens, Palisade, CO. The plant materials are native to the Grand Junction area and were picked due to there adaptability to harsh, dry conditions.

Once the plan is approved we will go out to bid. Work should begin 2 weeks after approval weather permitting.

I am anxious to hear from you.

Sincerely,

A handwritten signature in cursive script that reads 'Paul Wolthausen'.

Paul Wolthausen,
Landscape Designer

PW/pp

encl(s)



CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

March 22, 1982

To: (From:) Alex Candelaria

From: (To:) Ken Idleman, Director
Parks and Recreation

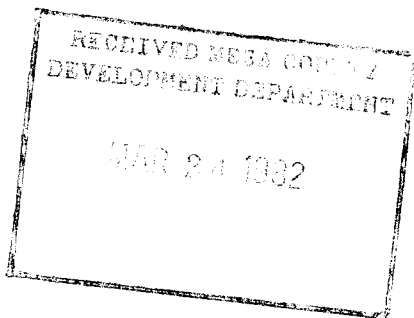


Subject: Landscaping Review - Motel 6 Grand Junction, Co
Site #261

After reviewing landscaping plans for Motel 6, I find no problem with material and locations selected.

In fact, this is one of the better plans submitted in some time.

KI:sc



~~795-81~~



CITY - COUNTY PLANNING

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

(303) 244-1628

September 27, 1983

Mr. Roger Douglas
Corporate Engineer, Motel 6
6900 E. Camelback, Suite 405
Scottsdale, AZ 85682

RE: Motel 6, 776 Horizon Drive, Grand Junction, Colorado

Dear Mr. Douglas:

We have noted a number of deficiencies in the landscaping of the above referenced Motel 6. To give you a brief history of the landscaping, a landscaping plan (L-1) was submitted to this Department by Paul Wolthausen, Motel 6 Landscape Designer, on March 16, 1982. The work was done subsequently upon approval by the City. In August, 1982, I inspected the property and found that the plantings were done in accordance with the plan, but many plants were dead. Mr. Jim Winters, Motel Manager at that time, informed me that the soil had been sterilized sometime in the past, killing the later plantings. Most of the dead shrubs and trees were eventually replaced; however, quite a number of junipers were not replaced, as well as several trees.

Specifically, I find the following plants missing (please note enclosed copy of plan):

35 junipers (Juniperus scopulorum)
4 pines (Pinus edulus)
1 russian olive (Elaeagnus angustifolia)

Please see that these plants are replaced as soon as possible, preferably this fall. If you have any questions, please give me a call at (303) 244-1628.

Sincerely,

Lance R. Williams
Development Enforcement Officer

P.S. What are your plans for the Horizon Drive street frontage? Are you planning to landscape some or all of it?

Letter to Mr. Roger Douglas
September 27, 1983
Page 2

LRW/sw

Enclosure

xc: File #50-77
Paul Wolthausen
Chuck Baxter, Manager, Motel 6