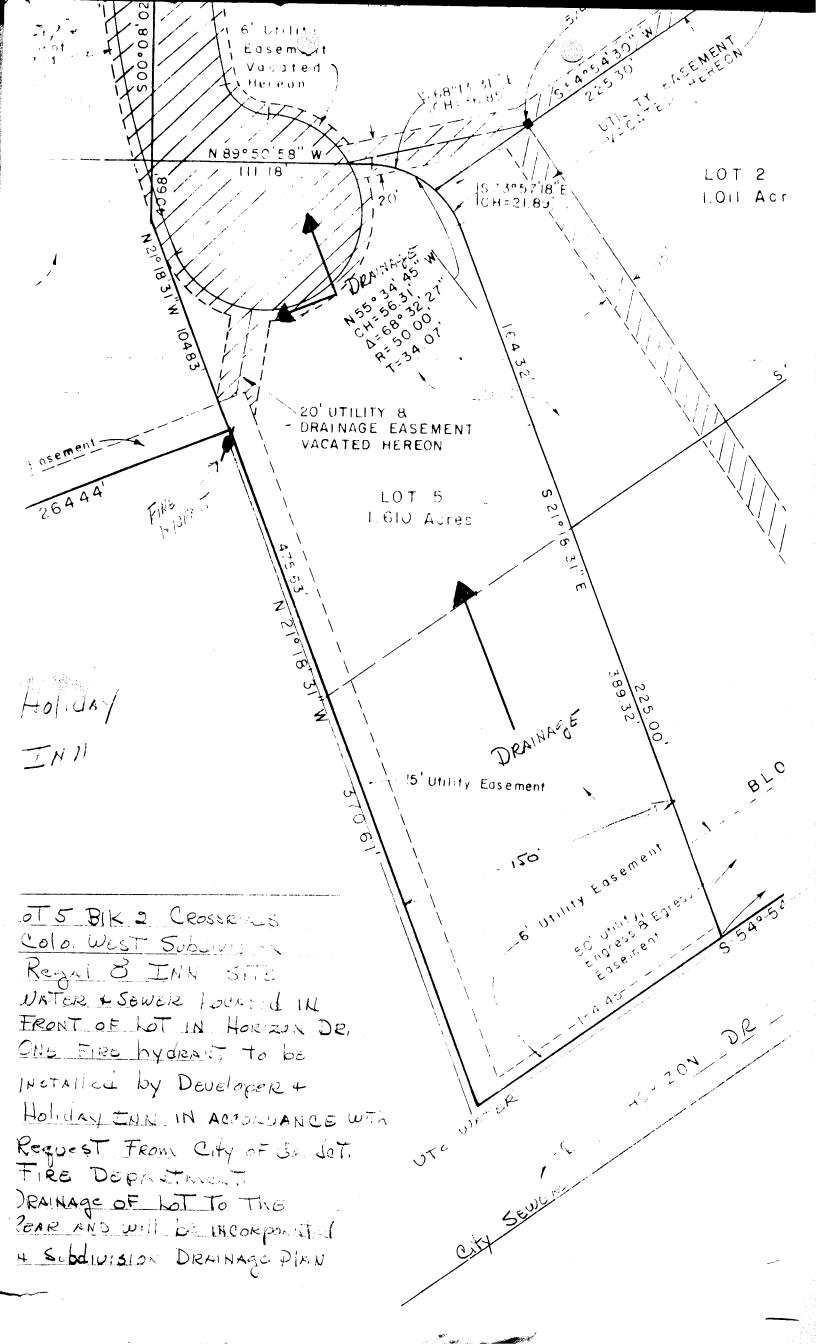
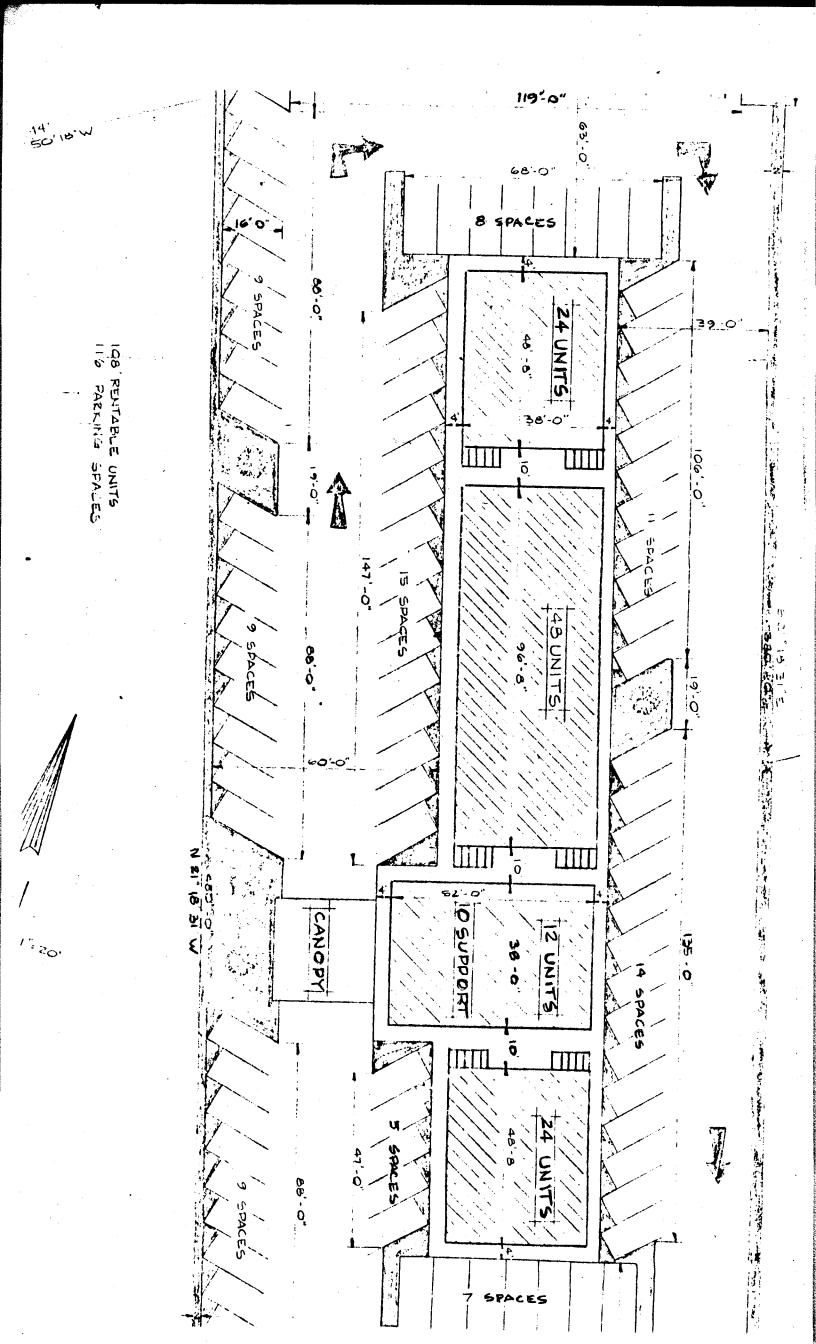
Table of Contents

File		1978-0008					
Date		7/25/00 Project Name: Regal 8 Inn					
P r e s	S c a n	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.					
n t	e d	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. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed					
v	V	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.					
A	X						
		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					
\dashv		*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 J.W. Thompson – 2/1/78					
X	X	Planning Commission Minutes - ** - 1/25/78					
X	X	Development in H.O. Application (Preliminary and Final)					
X	X	Letter from Karl Metzner to Margaret Topper – 12/15/77					
\vdash							
X		Landscaping Plan					
X		Elevation Map					
\Box							





17 - Development in H. O. Application (Preliminary and Final)

\$265 12-28-77 Fee Paid Date

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

Regal 8 Inn Name of D	Development		
Horizon Drive Common Lo			
Names and Addr	esses of land owners or develop	pers.	•
Quadrant Devel	lopment CoNAME	NAME	
751 Buena Vist			
ADDRESS	ADDRESS	ADDRESS	
805-969-1718 BUSINESS PHO	ONE BUSINESS PHONE	BUSINESS	PHONE
contain the es	check list shall be completed a sential information required by e regulations for detailed info	y the Developmen	
17.7 Off-str	onal Standards eet parking and loading and Traffic controls	See	Plot Plot Plot
15.D.3.C (1) (2) (3) (4) (7) (8)	Parks, playgrounds, public be Building sites & common open Elevations and/or perspective proposed structures (3 copies Drainage Plan (3 copies) Existing and proposed sewer a lines and utility easements	ldgs., etc. area es of all s) and water loading	See Plot See Plot See Prints See Prints
	information may be submitted in ion of the developer.	n report form on	r on the plat
(5) (6)	•	venants	Spring 1978

Legal Description of Development:

Lot 5 Block 2 Replat of Lots 1 through 5, Block 2 Crossroads West Subdivision, City of Grand Junction

This application completed by				
Topper Inc., fl. App. Pres.				
NAME	NAME			
P.O. Box 1605 Mt Vernon, 11. 62064	4			
ADDRESS	ADDRESS			
12-28-77				
DATE	DATE			

Note:

- 1) It is recommended that the petitioner or his representative be in attendance at Planning Commission and City Council meetings. Failure to do so could result in referral of application to the following months meeting.
- 2) All applications must be received by the City Planning Department not later than the first working day of the month in order to be placed on that months agenda.

Mr. J. W. Thompson Quadrant Development Co. 751 Buena Vista Avenue Santa Barbara, CA 93108

RE: File # 8-78 - Development in H.O. - Regal 8 Inn

Dear Mr. Thompson.

The Grand Junction Planning Commission, on January 26, 1978, approved the development plan for Regal 3 Inn. Approval was subject to the following requirements and stipulations:

- 1) Power of attorney to the City of Grand Junction for inclusion into future improvement district for half street improvements for Horizon Drive.
- 2) Provide access to fire hydrant at the rear of Holiday Inn property.
- 3) Provide one additional fire hydrant at the Eorison Drive entrance to the property.
- 4) Revise landscape plan to and additional and varied types of landscaping. (i.e. low ground covers, low flowering trees, evergreens, etc.) This revised plan must be specific as to number, type, size, and location of species and must be submitted prior to application for building permit.
- 5) Walkway to be provided in front of property along Horizon Drive. This may be located in the road right of way, but construction details must be approved by the City Engineer.

6) Architecture and style of building must compliment the other proposed developments in this subdivision. Proposed elevation and specifics of exterior materials, textures and colors should be submitted for review prior to application for building permit.

This item will be heard before the Grand Junction City Council on February 15, 1978, at 7:30 p.m. in the Council Chambers. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Sincerely,

Karl G. Metsner Planner I

KGM:dlw

CC: Ms. Margaret Topper P. O. Box 1605 Mt. Vernon, ILL 62864

> Mr. Sam Haupt 141 M. 3rd St. Grand Jet., CO 81501

Ms. Margaret Topper P. O. Box 1605 Mt. Vernon, Illinois 62864

Re: HIGHWAY ORIENTED SONE APPLICATION FOR REGAL 8 MOTEL, GRAND JUNCTION, COLORADO

Dear Ms. Topper:

After review of the submitted plans for the proposed Regal 8 Motel, we have the following comments:

- 1) The proposed site for this motel is zoned H.O. (highway Oriented). This some requires approval of a specific site plan by City Planning Commission and City Council. (Application form is enclosed)
- 2) Any applications must be received by our office not later than the first working day of any month in order to be heard by the Planning Commission on that month.
- 3) It is important that the initial submittal be complete. Incomplete submittals may be referred to the following month.
- 4) The following items were deficient on the submitted site plan:
 - a) Drainage information as shown is not sufficient. Show what happens when drainage passes off sites. What is ultimate point of disposal and how will it reach this point? Please be specific.
 - b) The 28 parking spaces on the Northeast side of the site do not have adequate aisle space.
 - c) Show specifics of what is proposed for the cross hatched areas. A specific landscape and screening plan will be required. This plan should address the number, size and location of all landscape features and detail the height and type of all non-vegetative screening or fencing.

12/2

- d) Show proposed location, size, and height of all signage.
- e) Show size and location of proposed and existing sewer and water lines.
- f) Show location of proposed fire hydrants and service lines. (Service lines must be minimum 6" looped or 8" dead end.)

If you have any questions concerning these areas or other concerns about the preparation of your application, please call our department at your convenience.

Sincerely,

Karl G. Metzner Planner I

KGM:dlw

CC: J. W. Thompson 751 Buena Vista Ave. Santa Barbara, CA 93108

Sam Haupt

Subdivision De Polymon	A in N.O Regal 8 dm
Date 3 JAN 78 Ite	m # 2-78
Petitioner Gradrant Der W.W. of Crossroad	de Blud. & Horizon Dr.
	5 5 5 6 7 7 7 5 5 6 7 7
Review Agencies Comments	Pariar Agancias Commanta
O Engineering - Need power	Review Agencies Comments Staff - Add additional
of attach for full 1/2	species to landropping, ie.
street improvements on	surale load slum to moth
Horison Dr. Access O.K.	surple leaf plum to motch
1) Utilities - NO UTILITIES	V
Shown, Trash plu. NOT	
ADDRESSED	
@ Fire Dept Access	
to property to be provided	
from Nydrant at N.E.	
corner of Holiday INN &	
INSTAIL (1) additional	
hydrent at Horizon Dr.	
extrance to property.	
Action Taken	Action Taken
	P.C
c.c. approved 15 teb 78	
Comments	Comments
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2) faces to Holiday hydraut	other developments
3) ladd't hydrant	
THEORE I AND CO RADOSCAPO]
plan	
3) Provide walking along	3
TO DE CONSTI	IN THE TROM DEVELOPER
	reementTitle Investigation
Improvements Guarantee	Annexation Other (Specify)