



Holiday
INN

LOT 5 BIK 2 CROSSROADS
 Colo. West Subdivision
 Royal 8 INN SITE
 WATER & SEWER LOCATED IN
 FRONT OF LOT IN HORIZON DR.
 ONE FIRE HYDRANT TO BE
 INSTALLED BY DEVELOPER &
 HOLIDAY INN IN ACCORDANCE WITH
 REQUEST FROM CITY OF BO. DET.
 FIRE DEPARTMENT.
 DRAINAGE OF LOT TO THE
 REAR AND WILL BE INCORPORATED
 IN SUBDIVISION DRAINAGE PLAN

UTIC WATER
 CITY SEWER
 HORIZON DR
 BLO

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., B. K. Appa Pres.
NAME

P.O. Box 1605 Mt Vernon, Il. 62964
ADDRESS

12-28-77
DATE

NAME

ADDRESS

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.

February 1, 1978

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 8 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 Horizon Drive entrance to the property.
- 4) Revise landscape plan to add 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. Metzner
Planner I

KGM:dhw

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

Mr. Sam Haupt
141 N. 3rd St.
Grand Jct., CO 81501

December 15, 1977

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

Re: HIGHWAY ORIENTED ZONE 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 zone 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.

File

Janet Meyer 203-8660

- 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 Development in A.O. - Regal 8 dm
 Date 3 JAN 78 Item # 8-78
 Petitioner Quadrant Dev. Co
N.W. of Crossroads Blvd. & Horizon Dr.

Review Agencies Comments

① Engineering - Need power of atty for full 1/2 street improvements on Horizon Dr. Access O.K.

② Utilities - NO UTILITIES shown, trash p/u. NOT ADDRESSED

③ Fire Dept. - Access to property to be provided from Hydrant at N.E. corner of Holiday Inn & install (1) additional hydrant at Horizon Dr. entrance to property.

Review Agencies Comments

④ Staff - Add additional species to landscaping. i.e. purple leaf plum to match w. rest of Crossroads Projects.



Action Taken

P.C. Approved 26 JAN 78

C.C. Approved 15 Feb 78

Comments

- 1) Power of atty
- 2) Access to Holiday hydrant
- 3) 1 add'l hydrant
- 4) Revise & add to Landscape plan
- 5) Provide walkway along Horizon Drive

Action Taken

P.C. _____

C.C. _____

Comments

- 6) Style to MATCH OR complement other developments



ITEMS REQUIRED FROM DEVELOPER

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> Other (Specify) |