

Table of Contents

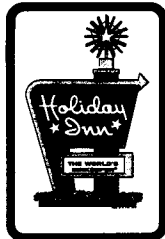
File 1978-0035

Date 8/7/00

Project Name: Holiday Inn

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
x		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
		*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		Review Sheets
X	X	Planning Commission Minutes – 4/25/78
X	X	Planning Clearance
X	X	Letter from Errett Schler to Bob Goldin – 2/4/83
X	X	Letter from Norman Cook to Mike Sutherland – 4/17/84
X	X	Letter from Jim Lewallen, Holiday Inn to Erret Schler – 4/11/84
X	X	Letter from Bob Goldin to Errett Sechler - 1/28/83
X	X	Letter from Errett Sechler to Bob Goldin – 1/18/83
X		Exterior Planting Plan
X		Landscaping Plan
X		Floor Plan
X		Elevation Map
X		Brace Detail
X	X	Plot Plan

Holiday Inn file



GRAND JUNCTION
COLORADO

January 18, 1983

Mr. Bob Goldin
Planning and Zoning Department
Grand Junction, Colorado

Re: Proposed Holiday Inn Addition

Dear Sir:

The intent of our Holidome is to serve as an arcade and recreation area with a pool, exercise room, etc. Our function area will service in pre-banquet activities such as a cocktail hour. There will be a limited dining area that primarily will take our over flow breakfast crowd.

If we can be of any more assistance, please let me know.

Sincerely yours,

HOLIDAY INN OF GRAND JUNCTION

Errett Sechler
Errett Sechler

ES:gh

Holiday Inn®

I-70 AT AIRPORT EXIT • 755 HORIZON DRIVE - BOX 1725
GRAND JUNCTION, COLORADO 81502
PHONE (303) 243-6790

OWNED AND OPERATED BY WESTERN STATES MOTEL OPERATIONS, INC. UNDER LICENSE FROM HOLIDAY INNS, INC.



CITY - COUNTY PLANNING

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

(303) 244-1628

January 28, 1983

Mr. Errett C. Sechler
Suite 304
1736 E. Sunshine
Springfield, MO 85804

Dear Mr. Sechler:

In response to your proposal for expansion of the Holiday Inn, we require the following:

1. Written response from you resolving any of the enclosed review agency comments.
2. A revised total site plan and landscape for the existing and proposed area.
3. A development schedule outlining the timeframe for starting and completing the project.

If there are no problems with your responses and site plans, this department can approve your expansion of the Holiday Inn on Horizon administratively per Sec. 7-5-6A, Minor Changes.

Thank you for your cooperation. If you have questions, please call 244-1628.

Sincerely,

Bob Goldin
Senior City Planner

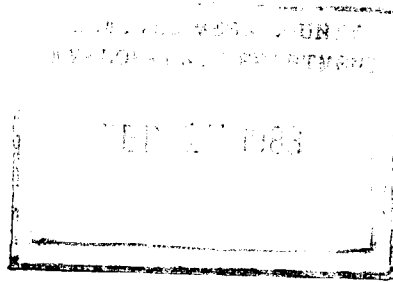
BG/mm

xc: File



**SPRINGFIELD
MISSOURI**

243-6710
Holiday Inn
H.O.



February 4, 1983

Mr. Bob Goldin
Senior City Planner
City-County Planning
559 White Avenue, Room 60
Grand Junction, Colorado

Dear Mr. Goldin:

Re: Holiday Inn proposed expansion

In response to your January 28, 1983 correspondence:

#1 Review Agency comments:

Ron Rish, City Engineer

We will see that proposed parking lot will not prevent any drainage problems. All of our drainage does flow to west.

We have cooperated with all city agents and engineers on Horizon Drive improvements. All right-of-way is on leased ground. We will be happy to assist you in any manner we can.

City Fire Department:

All construction will comply with UBC and UFC-1979 edition.

City Sign Code:

We are aware of city sign code conformance requirements and will abide by same.

#2 A revised total sign plan will be delivered to you and updated with our landscaping. Holiday Inn has always been conscious about our landscaping.

#3 Time Frame:

Starting March 1, 1983. Completion not later than June 1, 1984.

Holiday Inn®

304 PLAZA TOWERS • 1736 EAST SUNSHINE
SPRINGFIELD, MO 65804-1389
PHONE 417/883-7424

February 4, 1983
Mr. Bob Goldin
Page 2

Thank you very much for your cooperation.

Sincerely yours,

HOLIDAY INN OF GRAND JUNCTION

Errett C. Sechler

Errett C. Sechler
President

ECS/tk



April 11, 1984

Mr. Erret Sechler
304 Plaza Towers
1736 East Sunshine
Springfield, Missouri 65804

SUBJECT: HOLIDAY INN HOTEL LOCATED AT GRAND JUNCTION, COLORADO/LICENSE RENEWAL

Dear Mr. Sechler,

On April 4, 1984, I visited the subject property for the purpose of conducting a progress license renewal review. During this review, the following items were noted as remaining to be completed.

GUEST ROOMS (2ND ADDITION)

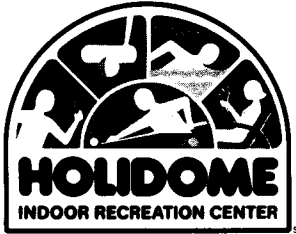
1. Bedspreads are faded as in room 1097.
(Replace. On order)

PARKING LOT/BUILDING EXTERIOR

1. Areas of parking lot are cracked and damaged. Repair and reseal as required.
2. Striping is faded. Restripe.
3. New loading dock/dumpster area, provide gates.
4. Entrance area to liquor store and gift shop is unattractive and cluttered with air conditioning hanging out of the wall. Complete the renovation of this area.

MAINTENANCE

1. No two hour fire rated storage locker. Provide.



Holiday Inn
GRAND JUNCTION

4-17-84

Mr. Mike Sutherland
Planning Department
City of Grand Junction
Grand Jct, Co

Dear Mike:

The Holiday Inn of Grand Junction will have the landscaping complete as detailed in the plan which you have approved.

The completion date for this landscaping will be on or before June 30, 1984.

As you and I agreed; this letter and the approval of the plan will allow you to sign the certificate of occupancy for our project.

I have included a copy of the letter from Jim Lewallen of Holiday Inns which also requires us to complete the landscape plan.

Thanks for your help in getting our C.O. approved. We are looking forward to opening our new beautiful addition to the traveling public.

Sincerely,

A handwritten signature in cursive script that reads "Norman Cook".

Norman Cook, Gen'l Mgr.

C.O. signed off 4-17-84

Subdivision Dev. in Ho. - Holiday Club Expansion
 Date 13 March 1978 Item # 35-78
 Petitioner Holiday Inn

Review Agencies Comments

Check Grains w/Parks
Check for Pof A (Horizon)
City Utilities - analysis of fire
flow & present hydrant density
adequate for the entire
complex to ISO requirements
should be made
City Eng - is pipe ditch sys. located
& size to fit planned crossroads
City West drainage outlet sys
Park + Rec - recommends
changing some species
Ute - okay
FIRE DEPT. - fire hydrants
req'd

Review Agencies Comments

~~Area UNDERGROUND ELECTRICAL~~
~~primary is in proximity to~~
~~the proposed swimming pool~~
NOT IN THIS REQUEST

Action Taken

P.C. Approved April 25, 1978
 C.C. Approved May 17, 1978
 Comments

Action Taken

P.C. _____
 C.C. _____
 Comments

Req'd temp walkway
across front of prop.

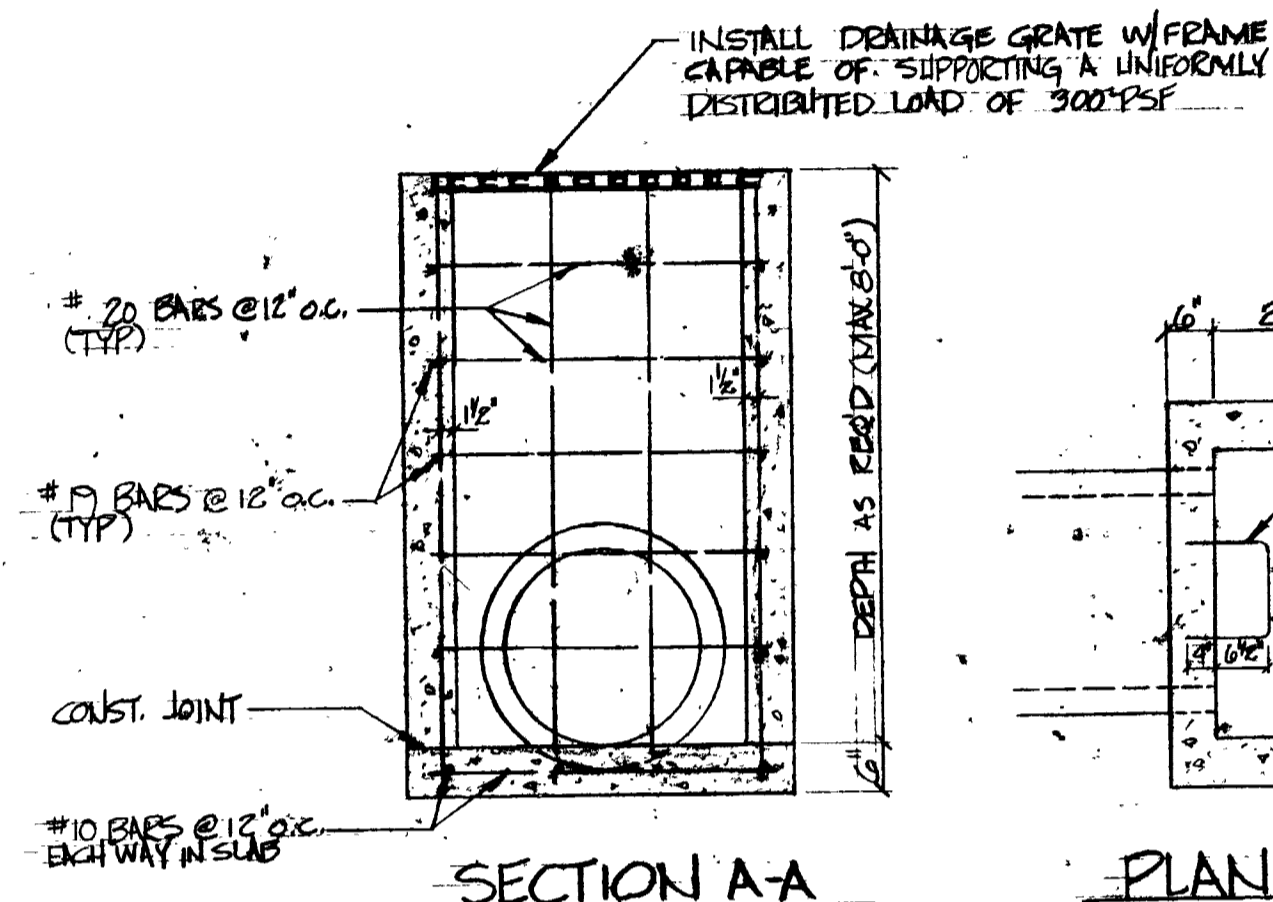
ITEMS REQUIRED FROM DEVELOPER

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

LEGEND
 T.W. - Top of Walk
 T.P. - Top of Pavement
 T.C. - Top of Curb
 → - Direction of Drainage

GENERAL NOTES:

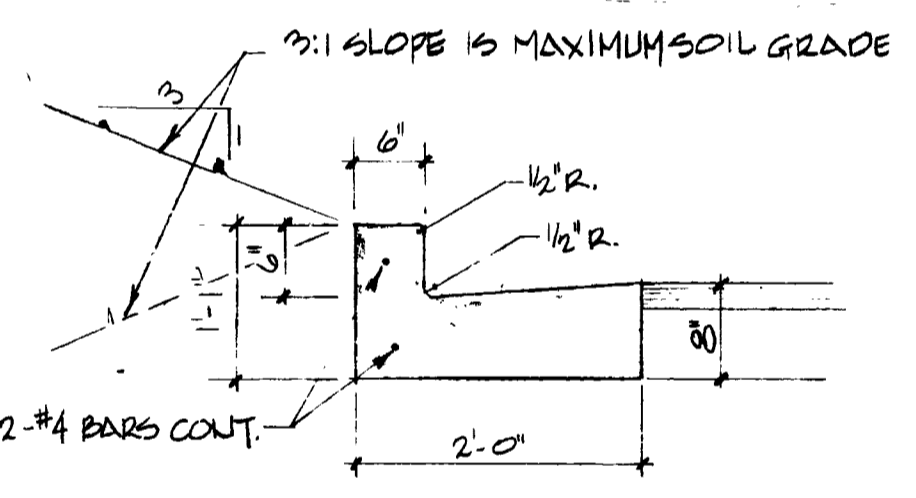
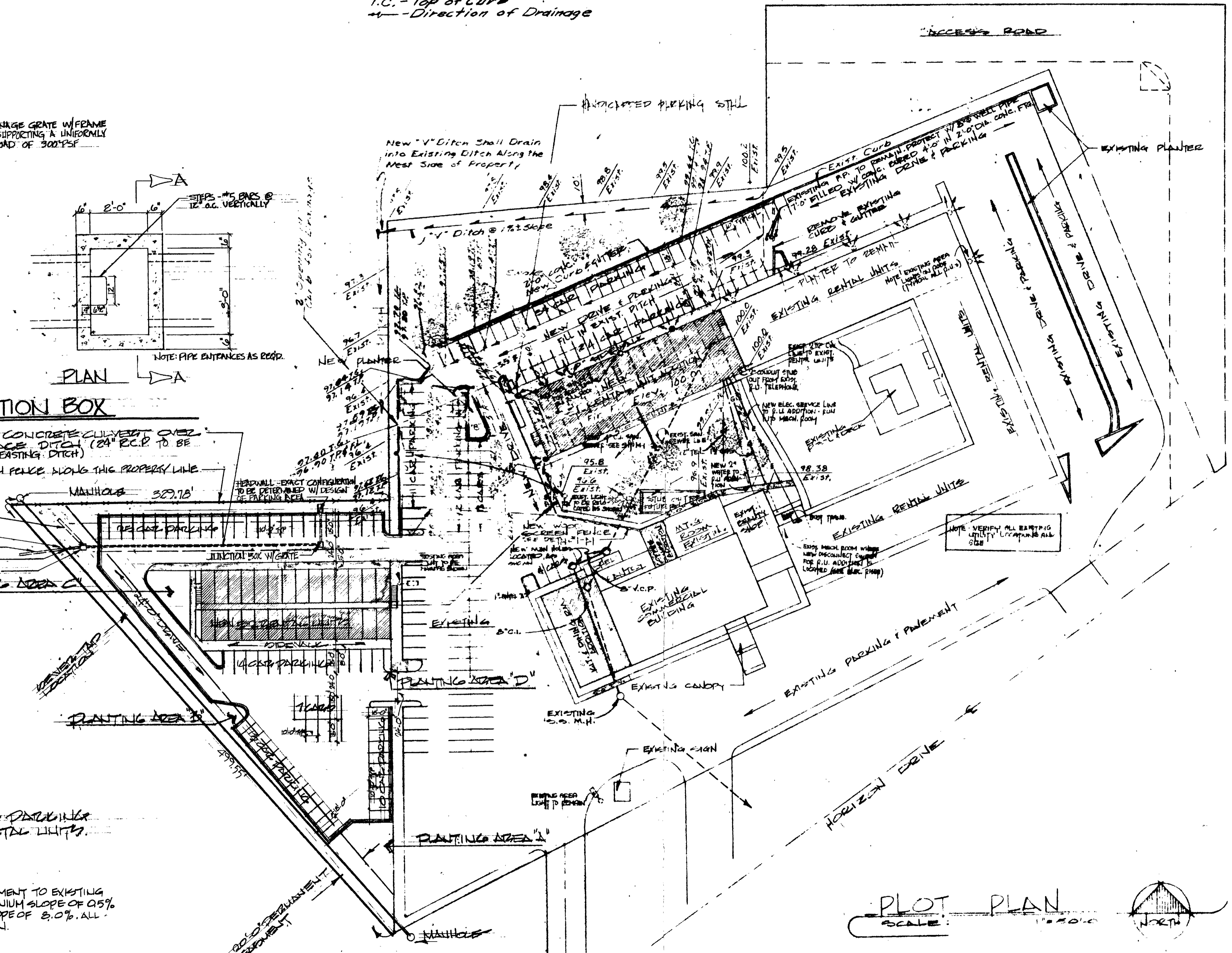
1. ALL SIDEWALKS SHALL HAVE EXPANSION JOINTS @ 50'-0" o.c. & SCORED JOINTS EVERY 5'-0" o.c.
2. CONTRACTOR SHALL REMOVE & DISPOSE OF ALL EXISTING BUILDING FOUNDATIONS, SIDEWALKS, TRASH, SCRUBS, TREES, ETC (NOT TO REMAIN) AT NO ADDITIONAL COST TO OWNER.
3. ALL TREES OUTSIDE THE LIMITS OF THE BUILDING & PARKING LOTS SHALL NOT BE REMOVED. CONTRACTOR SHALL MARK TREES THAT ARE TO REMAIN PRIOR TO CLEARING PROPERTY.
4. AREAS OUTSIDE OF PARKING LOT SHALL BE GRADED TO FINISH CONTOURS IN ACCORDANCE WITH SPECIFICATIONS.
5. GRASS SEEDING AND LANDSCAPING WILL BE FIGURED UNDER BASE BID AND WILL NOT BE UNDER SEPARATE CONTRACT.
6. PAINTING CONTRACTOR SHALL PAINT STRIPES ON PARKING LOT. SEE SPECIFICATIONS.
7. GENERAL CONTRACTOR SHALL CONSTRUCT A 6' WIDE COURSE OF CRUSHED STONE WITH 2" ASPHALTIC CONCRETE OVER NEW PARKING & DRIVE AREA.
8. ALL EXCESS EXCAVATION NOT REQUIRED IN BUILDING AND PARKING LOT SHALL BE PLACED IN AREA OUTSIDE OF BUILDING AT LOCATION SELECTED BY OWNER.
9. ANY REQUIRED FILL TO BE BROUGHT TO THE SITE AT GENERAL CONTRACTOR'S EXPENSE.
10. GENERAL CONTRACTOR SHALL REMOVE EXISTING CURBS AS REQUIRED FOR CONNECTION TO NEW PARKING LOT & PLANTER AND SHALL INSTALL NEW CURBING & ASPHALT WHERE SHOWN ON PLANS.
11. GENERAL CONTRACTOR TO FINISH GRADE AROUND BUILDING SO WATER WILL NOT STAND AND WILL DRAIN AWAY FROM BUILDING.



JUNCTION BOX

BUILD CONCRETE CULVERT OVER DRAINAGE DITCH (24" R.C.P. TO BE LAID IN EXISTING DITCH)
 6'-0" HIGH FENCE ALONG THIS PROPERTY LINE

EXIST. 12" C.M.P. - CONNECT TO JUNCTION BOX
 IF SAN. SEWER & DRAINAGE CULVERT CONFLICT CONTACT ENGINEER
 EXIST. 24" C.M.P. - EXTEND 24" C.M.P. TO JUNCTION BOX WITH GATE



TYPICAL CONC. CURB & GUTTER

SCALE: 3/4" = 1'-0"

ADDITIONAL RENTAL UNITS	51 UNITS
PARKING SPACES	69
NEW LOST TO CONSTRUCTION	8
TOTAL NEW SPACES	61 CARS

109 CAR PARKING
 51 RENTAL UNITS

NOTE!
 CONNECT NEW PAVEMENT TO EXISTING PAVEMENT WITH A MINIMUM SLOPE OF 0.5% AND A MAXIMUM SLOPE OF 3.0%. ALL SURFACES TO DRAIN.

PLOT PLAN



COMM. NO.		Holiday, Inc.	51 UNIT ADDITION	SHEET OF 11/24/78 3/5/78
		GRAND JUNCTION, COLORADO		
		HOOD-RICH ARCHITECTS & CONSULTING ENGINEERS		
		801 SOUTH GLENSTONE SPRINGFIELD, MISSOURI 65802		