

# Table of Contents

File 1981-0048

Project Name: Super 8 Motel – Development H.O. Zone - Site Approval

Date 1/4/02

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 in some instances, not all entries designated to be scanned by the department 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 provided.</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		*Summary Sheet – Table of Contents
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
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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
X	X	*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	Action Sheet	X	X	Letter from Ron Rish to Larry Cockroft re: comments on construction plan – 5/12/82
X	X	Review Sheet Summary	X		Legal Description Storm Sewer Easement and Sanitary Sewer Easement
X		Review Sheets	X		Letter from Robert Gerlofs, Paragon Eng. to Planning re: extent of the field changes made on the grading – 3/22/82
X	X	Certified letter from Bob Goldin to Alvin Matson re: issuance of C.O. – 4/12/82 and 4/27/82	X	X	Certified letter from Bob Goldin to Super 8 Motel re: no certificate of occupancy – 4/12/82
X	X	Landscape Plan	X	X	Ordinance No. 1999 - **
X	X	Parking Plan	X	X	Letter from William Graveley to Robert Goldin re: issuance of temporary certificate of occupancy pending completion of parking lot asphalt installation at 728 Horizon Drive
X	X	Power of Attorney - **	X		Development Application
X	X	Letter from Nancy Dickey and Sandy Peeso to Jim Wysocki, City Manager re: complaint letter – 5/3/82	X		Public Notice Posting
X		Petition for Road Vacation	X		Ute Water Conservancy District
X	X	Planning Commission Minutes Public Hearing - ** - 2/27/79	X		Commitment for Title Ins.



# HORIZONS WEST

DEVELOPMENT • CONSULTING • MANAGEMENT

*rec'd 4-19-79*  
April 16, 1979

Nancy Dickey  
718 Niblic Drive  
Grand Junction, Colorado 81501

Re: Rezoning of Lot 4, Block 8  
Partee Heights Subdivision

Dear Nancy:

This correspondence is intended to be used as an agreement between the neighborhood and the developers to clearly define the commercial uses on Horizon Drive and the residential uses in Partee Heights Subdivision.

The first step has already been taken. We have filed for the vacation of the street which could like Partee Heights to Horizon Drive. (See copy of vacation request attached). My conversations with the planning staff indicate that there shouldn't be any problem in vacating it.

The second step is that, if and when a project is developed on this site, the developers will plant Russian Olive trees at the top of the hill, along the right-of-way, creating a dense vegetative screening.

Likewise, we will take whatever steps necessary to "take care of" the irrigation ditch which runs into the upper part of the site. We also agree to honor the natural landscape of the neighboring property and not to disturb the embankment on that property.

As you know, we are applying for an H.O. zone. The intent of the H.O. zoning is that, at the time of total site plan review, to make sure that all the issues are addressed. We would like to have this letter become part of the file so that all the issues have been covered.

Sincerely,  
  
LORAN DAKE

LD/kn

July 2, 1979

To: Grand Junction City Council

From: Nancy Dickey  
718 Niblic Drive

Re: Vacation of unnamed street  
(an extension of Niblic Drive or  
Nine Iron Drive)

Vacation of ROW is tied to a rezone petition for change of a residential lot in Partee Heights to H.O. A. L. Partee is owner of this lot, and due to his past performance on such matters, there is no reason to believe this street would not be opened up to thru traffic if it is in the "best interest" of a business located on this lot. Therefore, the ROW vacation was asked for before the rezone as protection for all homeowners in Partee Heights. See attached memo dated March 27, 1979 for explanation.

Note: The intersection of G Rd and Horizon Drive (going West or making a left turn) is very hazardous right now as the owner of that property (A.L. Partee) has not taken care of the irrigation water and the cattails and weeds are too high to see cars coming from the right without pulling out too far into the intersection.

#23-79  
Re: Rezone R1B to H.O.

With rezone of this lot, would like stipulation that it does not set a precedent for any other residential lots. There are two other lots in the main part of the subdivision that could be used for expansion of the present businesses. Over the years, rumors are heard that the the Ramada wants to extend their parking into the lot they own directly behind the Convention Center. This is a residential lot now and should not be considered as a possible expansion for business.

As usual, we would prefer nothing be done with the lot which is being rezoned, but that is not realistic, so are asking that you give us the best protection you can under the rules and regulations. Our requests and intent are outlined on page 2 of the March 27 memo.

Thank you for your time and consideration. I shall be in attendance if possible, but the County Planning Commission is holding a workshop on the Rewrite of Rules and Regs. and need to be there also as I am their spokesman on the Rewrite Task Force.

July 14, 1981

To: Grand Junction City Planning Commission

Re: #48-81 Super 8 Motel  
#23-79 Rezone R1B to HO

Part of the property included in the plans for the Super 8 Motel was rezoned in 1979 over objections by homeowners in Partee Heights. This lot was part of the residential zoning, however, since it was located down on the level of Horizon Drive we came to a compromise that the lot would be rezoned to HO after the vacation of "unnamed street" (which would have linked Partee Heights with Horizon Drive) and with the further understanding that this did not set a precedent for rezone of any other lots - in particular the one adjoining the rezoned lot and the one adjoining the Ramada Inn parking lot.

The Zoning and Development Code addresses our concerns on encroachment into, and mitigation of undesirable aspects of commercial type development with reference to residential areas adjoining.

2-2-2 C. Planning Commission

-----recommendations to be based on consideration of ---

1. Conformance of this code ---- adopted policies, standard, etc. --
5. Effects of the proposal on the neighborhood, area and community at large

3-6-2 Objectives (General Land Use)

- A. Accomodate all land use activities in such a manner that the adverse effects are minimized upon neighboring land uses.
- F. Discourage unsightly and unmaintained land uses within the City  
(see photo of hillside which would be left as is)

3-7-2 Objectives (Residential Land Use)

- F. Protect residential areas from the encroachment of incompatible and conflicting land use. (See photo of Conoco station driveway)

4-1-1 Purpose (Zoning - General)

- D. To protect and maintain the integrity and character of established neighborhoods.
- L. The existence of a specific zone ---- shall not be considered acceptable criteria for expanding that district.. Expansion of existing zone districts shall be evaluated only on the basis of the criteria specified in the rezoning section of this Chapter.

4-4-4 Criteria (for rezone)

- A. Was Zone in error-----no, original area was residential for at least 22 yrs.
- B. Change in character ----- yes, but not in the residential area which is higher than Horizon Drive
- C. Area or community need --- with all the other motels already in existence plus those still on the drawing boards -- no
- D. Compatible with surrounding area - no, could be with proper screening and buffering and no encroachment into residential area or street right of way.
- E. Benefits derived by community or area - ?
- F. In conformance with policies - maybe, but not in conformance with understanding that there would be no more encroachment into the residential area
- G. Adequate facilities to serve development ---- no, As I have tried to point out repeatedly for at least two years, Horizon Drive in general and the G Road/Horizon intersection are above capacity and dangerous.

4-2-18 HO Zone

A. Criteria

4. Appropriate space and site design shall be provided to satisfy the needs of modern commercial developments where access is primarily dependent on vehicles. I submit that there is not appropriate space for this particular development.

B. Bulk Requirements

states ----- Planning Commission and/or Governing Body may consider variations on guidelines ---- either more strict or more lenient

In my memo of March 27, 1979 on the rezone the following conditions were asked for: 35 ft. height limit, 35% lot coverage, side yard and rear yard be used and maintained only as landscaped planting and screening properly maintained to screen the view on a year round basis. This did not mean we expected right of way on Niblic and Nine Iron to be vacated to make up the 15 feet required.

The irrigation water and waste water ditch to be upgraded and maintained in a satisfactory manner. The irrigation waste water is now running in the ROW requested to be vacated -- see photo. I still feel there could be a more imaginative use of the irrigation water to help with the landscaping not only along Niblic, but along the row of Russian Olives on the hill side. I again caution that Mother Nature does not look at plans on paper and tell the flood waters to follow that plan - the easement for drainage is not only for irrigation, but also for those few times we get a gully washer, that is why Horizon Drive has a flood area, this is one of the tributaries to that larger area and carries water from at least a little more than a two square block area during a bad storm.

2701-364-00-030

Dan Kubby  
c/o Fuller & Co.  
1515 Araphae St. #48-81  
Denver, CO. 80202  
2701-364-00-081

Grand Junction  
c/o U.S. Bank - Escrow  
Box 908 #48-81  
Gr. Jct., CO. 81502

2701-364-09-005 #48-81

T. & S.K. Peeso  
720 Niblic  
Grand Junction, CO. 81501

Village Commercial Prep.  
Box 370  
Castle Rock, CO 80401  
#48-81

2701-364-99-031

Zev & Sarah Ackerman  
2683 Paradise Dr.  
Grand Junction, CO. 81503 #48-81

2701-364-11-002

Wayne Franz  
3260 E Rd.  
Clifton, CO. 81520 #48-81

2701-364-08-002

D.R. & B.Y. Courtney  
719 Niblic  
Gr. Jct., CO. 81501 #48-81

Paragon Enigeering, Inc.  
2784 Crossroads Blvd.  
Grand Jct. CO. 81501  
#48-81

2701-364-00-047

A.L. & L.J. Partee  
c/o Continental Oil  
505 Skyway #48-81  
Gr. Jct., CO. 81503  
2701-364-33-004

Louise Forster & A.L. Partee  
737 Horizon Drive #48-81  
Gr. Jct., CO. 81501

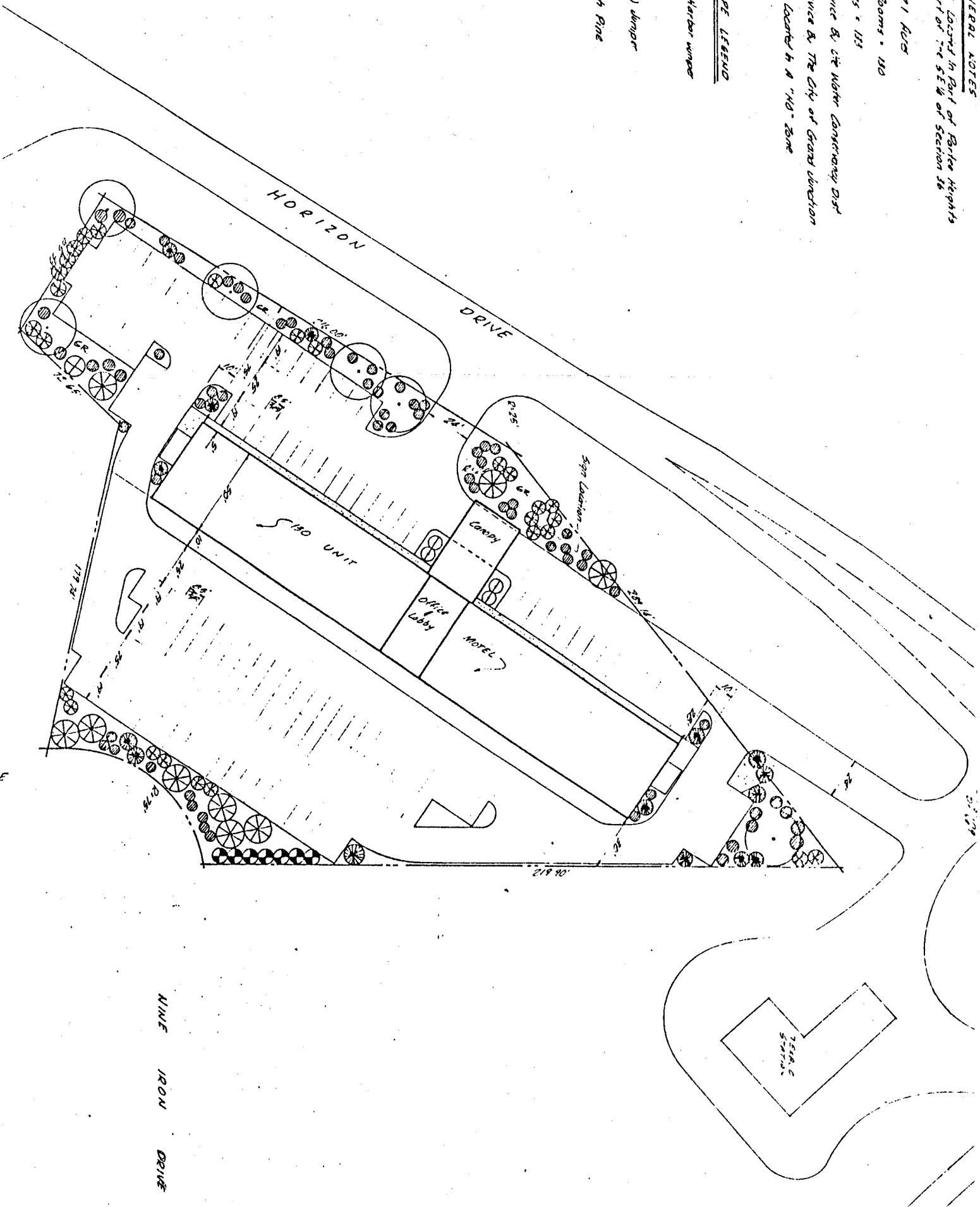
GENERAL NOTES

- Development is located in Part of Barlow Heights Division and Part of the SE 1/4 of Section 16
- R.N. 44
- Site Area = 21 ACRES
- Number of Rooms = 150
- Parking Spaces = 133
- Site Water Service by City Water Conveyance District Sewer Service by The City of Grand Junction
- Development is located in a "NO" zone

LANDSCAPE LEGEND

- Wilton or Bar Harbor Juniper
- Winter Juniper
- Height (Columnar) Juniper
- Yucca or Scotch Pine
- Common Lilac
- Hydrangea
- Honeylocust
- Blue Spruce

CUP



TRAIL

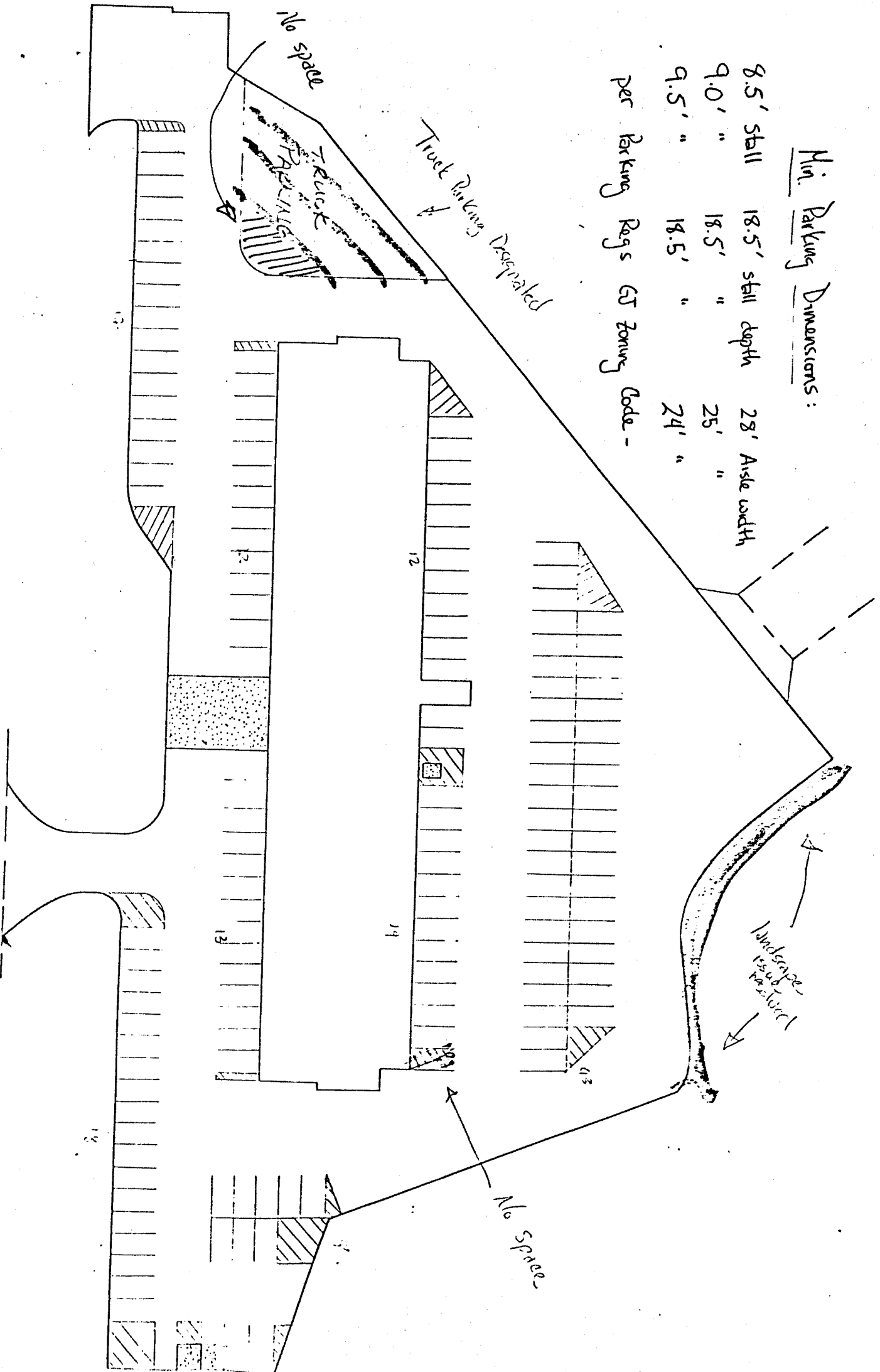
NINE IRON DRIVE



Min. Parking Dimensions:

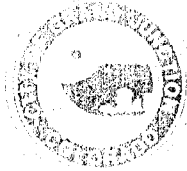
8.5' stall	18.5' stall depth	28' Aisle width
9.0' "	18.5' "	25' "
9.5' "	18.5' "	24' "

per Parking Regs GS Zoning Code -









City of Grand Junction, Colorado 81501

150 Main, P.O. Box 243-2633

October 20, 1981

- 1) Manholes adjusted
- 2) clean out
- 3) bring to grade
- 4) adjust entries
- 5) build to standards

Mr. Robert P. Gerlofs  
Paragon Engineering, Inc.  
2784 Crossroads Blvd.  
Suite 104  
Grand Junction, CO 81501

*File*

Dear Bob:

Re: Super 8 Motel - Storm Sewers

As requested, I have reviewed the detailed construction plan for the above as submitted October 12, 1981, and have the following comments:

1. To check the plan, I visited the site last week. The system is built! Obviously plan approval was not secured prior to construction. Furthermore, as discussed with you, several of the elements constructed are different from your plan. Therefore, you should arrange for accurate as-built drawings to be prepared which reflect actual conditions.
2. The as-builts must include pipe profiles. The plan submitted does not show any lengths of pipes or pipe grades.
3. On the as-builts, the inlet and manhole details should be corrected. The plan views show certain pipe sizes, materials and locations and the details show others. I am particularly concerned about the fit of the pipes thru the west side of the grate inlet because of pipe sizes and skews.
4. As discussed with you, the City requires a minimum of 12 inches of cover over pipes in public streets. Pipes shown on the plan and observed in the field at Nine Iron Drive do not meet this requirement.
5. I assume, based on a discussion with Mr. Carlile last week, that the irrigation pipes which are tied into the storm system carry waste flows only and that no users are downstream from the grate inlet.
6. It appears that an earth dike or other control should be provided around the northwest side of the grate inlet to contain surface flow and direct it into the inlet instead of over the bank.
7. As discussed with you and Mr. Carlile, 20 ft. easements centered on the pipes will be needed for both the sanitary sewer and the storm sewer.

8. I am concerned after studying (a) your plan, (b) the statement at the end of the drainage calculations, (c) plans submitted for the new motel across Horizon Drive (enclosed), and (d) the conditions in the field; that we do not know exactly how the existing 18 inch pipe which you are outletting into is routed to the Horizon channel. It is requested that you research the situation and include the routing on your drawing. If one compares the alignment of the 18 inch pipe shown on your drawing with the pipes shown by Western Engineers, the confusion should be apparent. I am requesting that you contact Kent Harbert to have him send both you and me a copy of the best current layout known to him. They encountered a 24 inch (?) pipe somewhere during construction and tied it into their new 54 inch CMP.
9. After verifying installation procedures and materials used, add the following note to the as-builts:

All construction of the 21 inch storm drain and appurtenances is in accordance with City of Grand Junction "Standard Specifications for Construction of Waterlines, Sanitary Sewers, Storm Drainage and Irrigation Systems, 1981".

When the above comments have been addressed submit the as-built drawings and easements.

Please notify us for a final inspection when you are satisfied construction is complete in accordance with your design and the above comments.

As stated in our specifications, these items are necessary prior to City acceptance of the improvements.

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer

RPR/hm

Enclosures

cc - Jim Carlile  
Dick Hollinger  
John Kenney  
Jim Patterson  
Daryl Shrum

Super 8 file

# SARTORE, HOYT & GRAVELEY

ATTORNEYS AND COUNSELLORS AT LAW

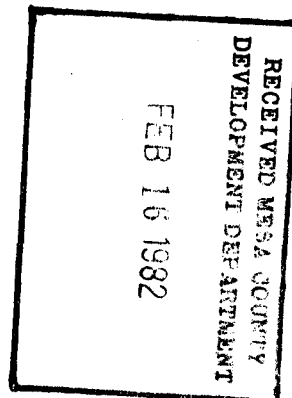
WESLEY W. HOYT  
WILLIAM J. GRAVELEY

THE COLORADO CENTER, SUITE 725  
1777 SOUTH HARRISON STREET  
DENVER, COLORADO 80210

TELEPHONE  
759-2724  
AREA CODE 303  
RICHARD B. SARTORE  
OF COUNSEL

February 9, 1982

Mr. Robert Goldin  
City & County Zoning Department  
City of Grand Junction  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501



Re: Issuance of Temporary Certificate of Occupancy Pending Completion of Parking Lot Asphalt Installation at 728 Horizon Drive, Super 8 Motel Site

Dear Mr. Goldin:

My client, Grand Junction Commercial Properties, Inc. is currently constructing the project referenced and informs me that all construction phases are proceeding ahead of schedule and that completion of the project shall will occur prior to the reopening of asphalt batch plants in the Grand Junction area. My client also informs me that normally a requirement for issuance of the Certificate of Occupancy at such a facility and ability to open the same for trade is that the entire parking area be paved. In view of the paving impossibility as outlined, request is made for issuance of a temporary Certificate of Occupancy under the condition that as soon as asphalt is available the parking areas will be paved.

In support of the request, be advised that there is a contract in effect with the Corn Construction Company of Grand Junction Colorado for immediate paving of the facility when asphalt is available. (A copy of which is being delivered you by Mr. Jim Carlile, my client's project supervisor.) Be further advised that my client's construction lender, the Brighton Federal Savings & Loan Association of Brighton, Colorado has approved the contract and has funds available to pay for the installation as soon as completed. Also, my client has informed me that it will complete subsurface preparation and installation of road base prior to requesting issuance of the temporary Certificate of Occupancy.

Mr. Robert Goldin  
February 9, 1982  
Page Two

In view of the above, it is believed that the request for issuance of temporary Certificate of Occupancy is reasonable due to the fact that but for the weather, my client is ready, willing, and able to immediately comply with the paving requirement and it is agreeable to accomplishment of the same as soon as asphalt is available. I am sure you can appreciate the value to all of being able to open the business as soon as possible and therefore will be agreeable to this accomodation.

So that my client may make plans for opening of its facility, your immediate attention to this matter is requested. Should further information be necessary to evaluate and respond to this request, please feel free to contact either myself or my client directly.

Very truly yours,

SARTORE, HOYT & GRAVELEY

William J. Graveley  
Attorney for  
Grand Junction Commercial  
Properties, Inc.

WJG.dd  
cc: Client

# CORN CONSTRUCTION CO.

OFFICE & YARD  
3199 D ROAD

7/10/82

Grand Junction, Colorado

P. O. Box 1240  
81502



Phone 434-7301

DATE September 9, 1981

## PROPOSAL

BID TO Grand Junction Commercial Properties, Inc. PROJECT Asphalt Pavement  
Name of Firm, Co. or Person

P. O. Box 370 Super 8 Motel  
Box or Street Location

Grand Junction, Colorado 81502 728 Horizon Drive  
City & State

We propose to furnish all labor, equipment, and materials to complete the following portions of work on the above named project: Asphalt Pavement for Super 8 Motel

### Description of Work

Work to be performed as per plans and specifications, including the general conditions of said specification, and addendum numbers N/A thereto, as prepared by

Paragon Engineering, Inc. This proposal includes or excludes

in addition to the above, the following:

Final shape subgrade. Place and compact 6 inches of 3/4 inch base gravel & 2 inches of hot bituminous pavement.

All for the sum of Thirty Eight Thousand Eight Hundred Eighty-Three and 15/100 Dollars (\$ 38,883.15) including all applicable taxes and insurance. (Lump sum or Unit Prices)

The undersigned agrees to hold the above price or prices for a period of 15 days from bid date, and, if the proposal is accepted, to enter into a contract with the owner or contractor. The undersigned further agrees, if required by the owner or contractor, to furnish to said owner or contractor a performance bond and will guarantee the payment of all labor and material bills in connection with the execution of the work covered in the contract. The bond is to be written by a surety company acceptable to the owner or contractor. Premium for said bond shall be paid by the owner or contractor.

This work, if accepted, will proceed under the direction of the Construction Superintendent or owner and definite shipping or installation dates will be arranged with him. This Proposal includes all items quoted above. No individual item, or part thereof, can be deleted without prior approval of Corn Construction Co.

CORN CONSTRUCTION CO.

Edward J. Settle, P.E.

### ACCEPTANCE OF PROPOSAL

We hereby accept your above proposal. Work performed during one month shall be paid for by the 10th day of the following month, and final payment will be made within 30 days after receiving final invoice, following fulfillment of contract to the satisfaction of the Construction Superintendent, Architect, or Owner, unless otherwise stated below. If not paid as due, a LATE PAYMENT CHARGE shall be charged at a RATE of 1 1/2% per month or an ANNUAL PERCENTAGE RATE of 18% on the previous unpaid balance.

Grand Junction Commercial Properties, Inc.  
Name of Firm, Co. or Person

James W. Corliss 1-19-82  
Signed By Title



REVIEW SHEET SUMMARY

FILE# 48-81

ITEM Super 8 Motel DATE SENT TO REVIEW DEPT. \_\_\_\_\_

Development in HO Zone-Site Approval DATE DUE 4/14/81

PETITIONER Village Commercial Properties, Box 370, Castle Rock, CO 80104  
(Paragon Engineering, Inc.)

LOCATION SE of I-70 & E. of Horizon Drive

DATE REC.	AGENCY	COMMENTS
4/14/81	City Utilities	Location for trash tank is not shown.
4/14/81	City Police	Additional traffic flow for Horizon Drive.
4/14/81	City Fire	We have no objection to the site where this is to be built however before we can okay construction we must have a fire flow done on this building. To do this we need plans showing sq. footage, distance to surrounding buildings and proposed fire protection with hydrant location which you have shown us already. Please send us this information or come by our office to do this. Also we need to know type of construction you are using.
4/14/81	City Engineer	Power of attorney should be granted for full street improvements on Horizon Drive. As indicated on their Grading and Drainage Plan, 9 acres of Partee Heights drains through this property. The proposed rerouting, piping and easement is acceptable to this office. Some berming is probably advisable around the upper inlet to contain the runoff and prevent erosion runoff down onto the parking area. Detailed construction plans should be submitted for my review and approval prior to constructing the drain pipe system and we will want to final-inspect it upon completion. It appears they will need construction easements from adjacent properties in order to construct the retaining walls.
4/14/81	Mt. Bell	No objection to R/W vacation. No comments on site plan at this time.
4/15/81	G.J. Drainage	Out of district.
4/15/81	City Parks & Recreation	No comment
4/15/81	Public Service Gas & Electric	Electric: Developer to contact P.S.Co. of Colo. regarding existing overhead power line across property. THI 4-7-81. Gas: No objections. CB 4-10-81.
4/16/81	Transportation Engineer	How close to the exist, roadway (Niblec Dr./Nine Iron Dr.) will the new property line be? Trash Bin?
4/17/81	Staff Comments:	POA for Horizon Dr. Need zoning lines. Height/elevation. Retaining wall. Parking in rear on slope? Trash pick-up. Detailed signage. Lighting? Horizon Dr. landscaping. Detailed landscaping overall. Ground cover. Detail on drainage easement. Parking for handicapped near office. SW corner parking spaces in question.

\*Will need to rezone rear parking area to H.O. before it can be utilize.

\*Construction must begin within 1 year of approval.

Continuation of July 14, 1981  
Minutes

TRANSMEIER/DUNIVENT PASSED 6-0 A MOTION TO SUBMIT TO CITY COUNCIL #48-81, DEVELOPMENT IN H.O., SUPER 8 MOTEL, SITE PLAN, AND RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE SITE PLAN FOR SUPER 8 MOTEL, SUBJECT TO STAFF COMMENTS, AND SUBJECT TO HIGH DENSITY LANDSCAPING BUFFERING ON NIBLIC DRIVE AND THE BACK PORTION OF THE PROPERTY; THAT THE LIGHTING USED IN THE AREA SHOULD BE OF A TYPE SO AS NOT TO DISTURB THE RESIDENTIAL AREA IN THE NEIGHBORHOOD

RESPONSE TO REVIEW SHEET COMMENTS

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT  
JUL 14 1981

City File No. 48-81  
Activity: Super 8 Motel  
Phase: Development in HO Zone Site Approval  
Location: SE of I-70 and E of Horizon Drive

AGENCY

RESPONSE

City Utilities	The development plan shows the location of the trash tank being the northeasterly end of the site. This location was accepted by Mr. Reeves of the City Utility Department.
City Police	City Police comment was informational in nature.
City Fire	At such time as the construction drawings for the proposed motel are completed, they will be submitted to the Fire Dept. for review and determination of fire flow requirements.
City Engineer	Petitioner will provide Power of Attorney for full half street improvements on Horizon Drive. Detailed construction drawings for the storm drainage system will be submitted to the City Engineer for review.
Mountain Bell	Mountain Bell had no objections.
GJ Drainage	GJ Drainage indicated that this property is out of their district.
City Parks/Recreation	No comment was made.
Public Service	Petitioner has been in contact with Public Service Co. regarding the relocation of existing overhead powerline.
Transportation Engr.	The new property line for the vacated portion of Niblic and Nine Iron Drive will permit the construction of the City Standard neighborhood street.
Staff Comments	Power of attorney for Horizon Drive will be provided. Attached is plan showing zoning lines. Attached is plan indicating type and elevation of building. Attached plan indicates location of retaining walls. The grading plan has been re-evaluated and parking in the rear will be on an average slope of 3%. Trash pickup location is indicated on attached plan. Refer to sign detail as submitted. Note lighting plan on site plan. Note revised landscaping along Horizon Drive indicating the type of ground cover. Note the areas reserved for handicapped parking.

RIB - (RIB) - HO  
APPROVED  
9/10/81 No. 1998



**REVIEW SHEET SUMMARY**

FILE NO. 48-81 DUE DATE 6/15/81

ACTIVITY Development in H.O. - Super 8 Motel

PHASE \_\_\_\_\_ ACRES \_\_\_\_\_

LOCATION SE of I-70 & E. of Horizon Dr.

PETITIONER Village Commercial Properties

PETITIONER ADDRESS Box 370, Castle Rock, CO 80104

ENGINEER Paragon Engineering, Inc.

**OVERALL CONSIDERATIONS**

- OVERALL COMPATABILITY**  
Is compatible with existing useage.
- CONSISTENCY**  
Is consistent with existing useage.
- ADJACENT PROPERTY**  
Abutted on one side by single family residential.
- CHANGE IN THE AREA**  
Not much impact as a result of this project.
- TRAFFIC IMPACT**  
Horizon Dr. issue, should be addressed.

HAS THIS BEEN ADDRESSED?  
 YES \_\_\_\_\_ NO \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/17/81	Staff Comments	Dimensions of sign - total height of sign proposed. Trash pick-up to be ok'd with Bill Reeves. Ground cover to be indicated. Handicapped parking needs to be indicated. Possible growies on islands in rear parking lot. Resolve grade of rear parking lot, if on a slope. Need to show lighting (especially in rear). Need POA for Horizon Drive. Explain change of curb cuts on Horizon Drive. All other staff comments resolved prior to CIC (from previous plan). Project must obtain building permit within 1 year of approval or be scheduled for a rehearing.
7/14/81		TRANSMEIERS/RINKER PASSED 5-1 (PRICE AGAINST) A MOTION TO SUBMIT #48-81, SUPER 8 MOTEL, TO THE CITY COUNCIL FOR CONSIDERATION; THAT APPROVAL OF THE REZONING OF A PORTION OF THE PROPERTY BE RECOMMENDED, SUBJECT TO STAFF COMMENTS, AS THE PROPOSED REZONING DOES COMPLY WITH THE ADOPTED POLICIES AND OTHER FINDINGS OF THE OF THE PLANNING COMMISSION; THAT THE IMPROVEMENTS ON THE CORNER OF NIBLIC DRIVE AND NINE IRON SHOULD BE IN PLACE AT THE TIME OF DEVELOPMENT.  TRANSMEIERS/DUNIVENT PASSED 4-2 (PRICE AND LITLE AGAINST) A MOTION TO SUBMIT TO CITY COUNCIL #48-81, VACATION OF UTILITIES EASEMENT, FOR CONSIDERATION AND RECOMMEND APPROVAL OF THE VACATION OF UTILITIES EASEMENT TO THE CITY COUNCIL.  TRANSMEIERS/RINKER PASSED 5-1 (PRICE AGAINST) A MOTION TO SUBMIT TO CITY COUNCIL #48-81, SUPER 8 MOTEL, VACATION OF RIGHT OF WAY ON PROPERTY ON HORIZON DRIVE, AND RECOMMEND APPROVAL TO THE CITY COUNCIL OF SAID VACATION OF RIGHT OF WAY.





## CITY - COUNTY PLANNING

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

(303) 244-1628

April 12, 1982

Super 8 Motel  
728 Horizon Drive  
Grand Junction, CO 81501

Dear Mr. Matson:

No Certificate of Occupancy (CO) has been issued for Super 8 Motel located on Horizon Drive, Grand Junction, Colorado. You are operating illegally per UBC Sec. 307.

The following items need to be resolved and approved within 10 days of receipt of this letter or a cease and desist order will be issued by this Department.

- 1) Written approval of the storm sewer and other drawings necessary by the City Engineer.
- 2) Power of Attorney for Horizon Drive.
- 3) Revised parking plan approved by this Department.
- 4) Revised landscaping plan front and rear approved by this Department.
- 5) Explain why the retaining wall is not in place.
- 6) The lighting details, as approved by the Grand Junction Planning Commission and City Council, directional, low level, as indicated would be in place shown on a revised site plan.
- 7) Any buffering/screening fence in place of the retaining wall or in addition to landscaping approved and shown on a revised site plan.
- 8) Trash p/u to be located on North side by Texaco as approved by the Grand Junction Planning Commission and City Council (shown on the approved site plan.)

April 12, 1982

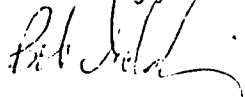
Page 2

- 9) Any other issues not resolved from previous review comments (enclosed copy of response comments).

These are all issues which have been previously discussed with the Engineers and Representatives, local and otherwise. Please refer to the Grand Junction Planning Commission minutes enclosed.

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

Sincerely,



Bob Goldin  
Senior City Planner

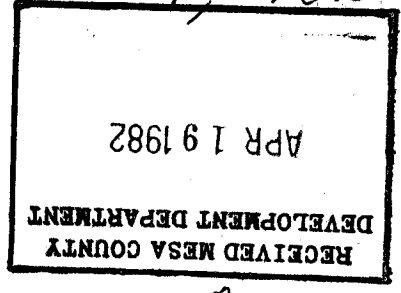
BG/vw

xc: Gerald Ashby  
Gene Benson  
Ron Rish  
Sandy Peeso



April 19, 1982

Bob Aaldin  
City - County Planning  
559 White Ave  
Grand Junction, Co. 81501



Re: Certificate of Occupancy

Dear Mr. Aaldin:

The attached plans are being submitted as per your request of April 12, 1982. The following corrective actions have been taken:

Item 1 - Storm and Sanitary Sewers - Plans for both systems are attached.

A damaged section of the storm sewer has been repaired; two 12 inch adjustment rings have been removed from the south-west catchment basin and replaced with a cone; the north-west catchment basin has had all broken pipes removed and rough areas grouted; and the system has been flushed. The City has inspected the storm sewer, and it is my understanding that it has been approved.

Item 2 - Power of Attorney - A signed power of attorney is attached.

Item 3 - Parking Plan - A parking plan is attached which has been

renewed with Mrs Dickey and Mrs Peseo. Both concur with the plan to leave the trash container at the south end of the property, and provide truck parking at the north end.

Item 4 - Landscaping - A revised landscaping plan is attached. Mrs Dickey and Mrs Peseo have been assured that, if necessary, additional bushes/trees/posts will be provided.

Item 5 - Retaining Wall - A copy of Saragon Engineering's letter of March 22, 1982 explaining this change is attached.

Item 6 - Lighting - The location of lighting fixtures is provided on the landscaping plan as you suggested. Our electrical contractor has been requested to direct the lights attached to the building more toward the ground, if possible.

Item 7 - Buffering/Screening - Once the curbing is in place at Yune Iron Dr. and public law, fencing or posts may be required if vehicles persist in cutting across our property.

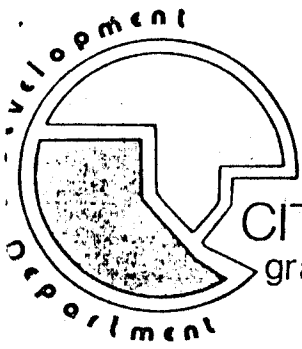
Item 8 - Trash - See item 3

Item 9 - Other Items - Legal descriptions for both the Sanitary

And storm sewers are attached.

I trust that the above stated information and attached plans will permit the issuance of a certificate of occupancy for the Super 8 Motel, 728 Abingdon Rd.

Sincerely,  
William J. Mason Jr.  
manager



## CITY - COUNTY PLANNING

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

(303) 244-1628

April 27, 1982

CERTIFIED RETURN RECEIPT  
P321722451

Mr. Albin Matson  
Super 8 Motel  
728 Horizon Drive  
Grand Junction, CO 81501

Dear Mr. Matson:

This Department cannot issue a Certificate of Occupancy (C.O.) until the following items have been resolved:

- 1) Written approval from the City Engineer for the acceptance of the storm and sanitary sewer systems.
- 2) Written approval for the legal description of easements for utility and access, and the recorded easements themselves.
- 3) The parking scheme as enclosed be followed in regard to location and dimensions.
- 4) The truck parking area be designated such as to not create any pedestrian or vehicle hazard.
- 5) The landscaping plan as approved be upheld and any changes be accepted by this Department. Written approval by the concerned neighbors for changing, upgrading, screening and buffering of proposed landscaping.
- 6) A timeframe of not more than 30 days from receipt of this letter be established and accepted by this Department for total completion of the above, in place, on ground, written approval.

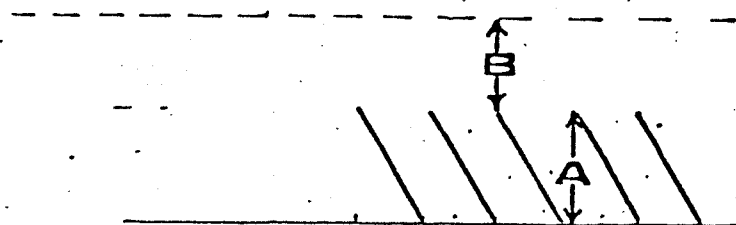
Upon completion of the above items, this Department can then issue a C.O. We cannot do so before these items are resolved.

Sincerely,

Bob Goldin  
Senior City Planner

xc: Ron Rish  
Nancy Dickey

PARKING ANGLE & STALL WIDTH	A STALL DEPTH	B AISLE WIDTH
<u>0°</u>		
9.0 - ft. stall	9.0	12
9.5 - ft. stall	9.5	12
10.0 - ft. stall	10.0	12
<u>30°</u>		
9.0 - ft. stall	18.0	11
9.5 - ft. stall	18.0	11
10.0 - ft. stall	20.0	11
<u>45°</u>		
8.5 - ft. stall		13
9.0 - ft. stall	20.0	12
9.5 - ft. stall		11
<u>60°</u>		
8.5 - ft. stall		18
9.0 - ft. stall	21.0	16
9.5 - ft. stall		15
<u>75°</u>		
8.5 - ft. stall		25
9.0 - ft. stall	19.5	23
9.5 - ft. stall		22
<u>90°</u>		
8.5 - ft. stall		28
9.0 - ft. stall	18.5	25
9.5 - ft. stall		24



May 3, 1982

Jim Wysocki, City Manager  
City of Grand Junction

Re: Super 8 landscaping

Dear Jim:

Since March 1979 when the original rezone to HO was begun there was an understanding that the side and rear yard be used and maintained as a landscaped planting and screening strip properly maintained to screen the view on a year round basis on this property. Aug. 5, 1981 we withdrew our opposition to Super 8 and said "If Super 8 does as they have proposed, we would like to see them as neighbors."

Attached is a copy of the landscaping (and parking) plan as accepted. This shows the following plantings:

6 Austrian or Scotch Pine (large)	2 upright Juniper (large bush)
6 Pfitzer Juniper (medium)	9 Wiltoni or Bar Harbor (small bush)

The photos show what was put in instead of the agreed upon year round screening -

3 Cottonwood (Poplar)      6 Lilac      3 Juniper

We have met with Mr. Matson, Mgr. of Super 8 twice and have told him that this is not sufficient. We also suggested that a 4 ft. high fence or barrier of some type should be included as required in the General Regulations 5-1-4B, as the level of the parking lot was raised approximately 3 ft. and the lights from cars in the parking lot are shining into the residential area. We came to no agreement.

Under 4-2-18 C.3 of the Code - additions and alterations shall require resubmittal or staff may approve minor alterations; we do not feel this is a minor alteration and since there was no hearing to change any of this, and we are not satisfied with the landscaping, we hereby officially protest that Super 8 has not lived up to the commitments made at rezone time. We do not feel we have the protection promised and therefore ask that the C.O. not be given and that appropriate steps be taken to bring Super 8 into conformance with the original plans.

*Nancy Dickey*

Nancy Dickey  
718 Niblic Drive

*Sandy Peeso*

Sandy Peeso  
720 Niblic Drive

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT  
MAY 14 1982

City of Grand Junction

May 12, 1982

Mr. Larry Cockroft  
Paragon Engineering, Inc.  
2784 Crossroads Blvd.  
Grand Junction, CO 81501

Dear Larry:

RE: Super 8 Motel - Street Improvements on  
Niblic Drive.

As requested, I have reviewed the detailed construction plans for the above as submitted on March 29, 1982, and have the following comments:

1. Replace "1980" in General Note 1 with "1981". If your office needs our current specifications, please notify me.
2. If the improvements are to extend as far east as shown, a concrete apron should be built between the curb and the existing concrete driveway.
3. Because of right-of-way constraints, this neighborhood is being developed with attached sidewalks (Bunker and Nine-Iron for example). The sidewalk should be installed monolithic with the curb and gutter and should be a 4 ft. wide walk.
4. A standard sidewalk crossing as detailed on current Standard Drawing ST-2 should be provided where the gutter crosses under the sidewalk.
5. The street light pole should be relocated to the 2 ft. space between the sidewalk and the property line.

When the above comments have been addressed, submit revised plans for approval prior to construction.

Thanks for your continued cooperation.

Very truly yours,

*Ronald P. Rish*  
Ronald P. Rish, P.E.  
City Engineer

cc: Al Matson - Super 8 Motel  
Bob Goldin ✓  
John Kenney  
Jim Patterson  
File