

Table of Contents

File 1981-0049
Date 1/7/02

Project Name: Cross Roads Motor Inn Motel – Easement Vacation

P	S	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.
		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 in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
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
X		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
X	X	*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	Deed
X	X	Review Sheet Summary	X	Peak Demand – Data Sheet - Ute Water
X		Review Sheets	X	Development in H.O. Application (Preliminary and Final)
X	X	Letter from Karl Metzner to Bill Moffet re: change of property line – 12/3/81	X	Landscaping Plan
X	X	Power of Attorney - **	X	X Site Plan
X	X	Letter from Ward Scott, Scott and Company to City Planning re: expiration of site plan – 3/12/84	X	X Vicinity Map
X	X	Certified memo from Planning Commission to All Owners/Petitioners re: enforcement of development schedules – 2/13/84		
X		Memo from Planning Commission to Participants in 2/8/83 hearing re: follow-up – 4/12/83		
X	X	Planning Commission Minutes - ** - 2/8/83, 4/28/81		
X	X	Letter from John A. Woodard re: impact – 2/3/83		
X		Development Application		
X		Public Notice Posting		

2701-361-22-022

MSP Investments
650 S. Cherry St. #1050
Denver, CO. 80202 #49-81

2701-361-26-031

Charles Eland et al
7800 Metro Parkway
Bloomington, Minn. 55420
#49-81

Grand Jct Motor Hotel, LTD.
21535 Hawthorne Blvd. #532
Torrance CA. 90503
#49-81

2701-361-22-014

P.L. Johnson
734 S. 7th
Grand Junction, CO. 81501
#49-81

2701-364-00-070

Howard Johnson Co.
250 Granite
Braintree, Mass. 02184
#49-81

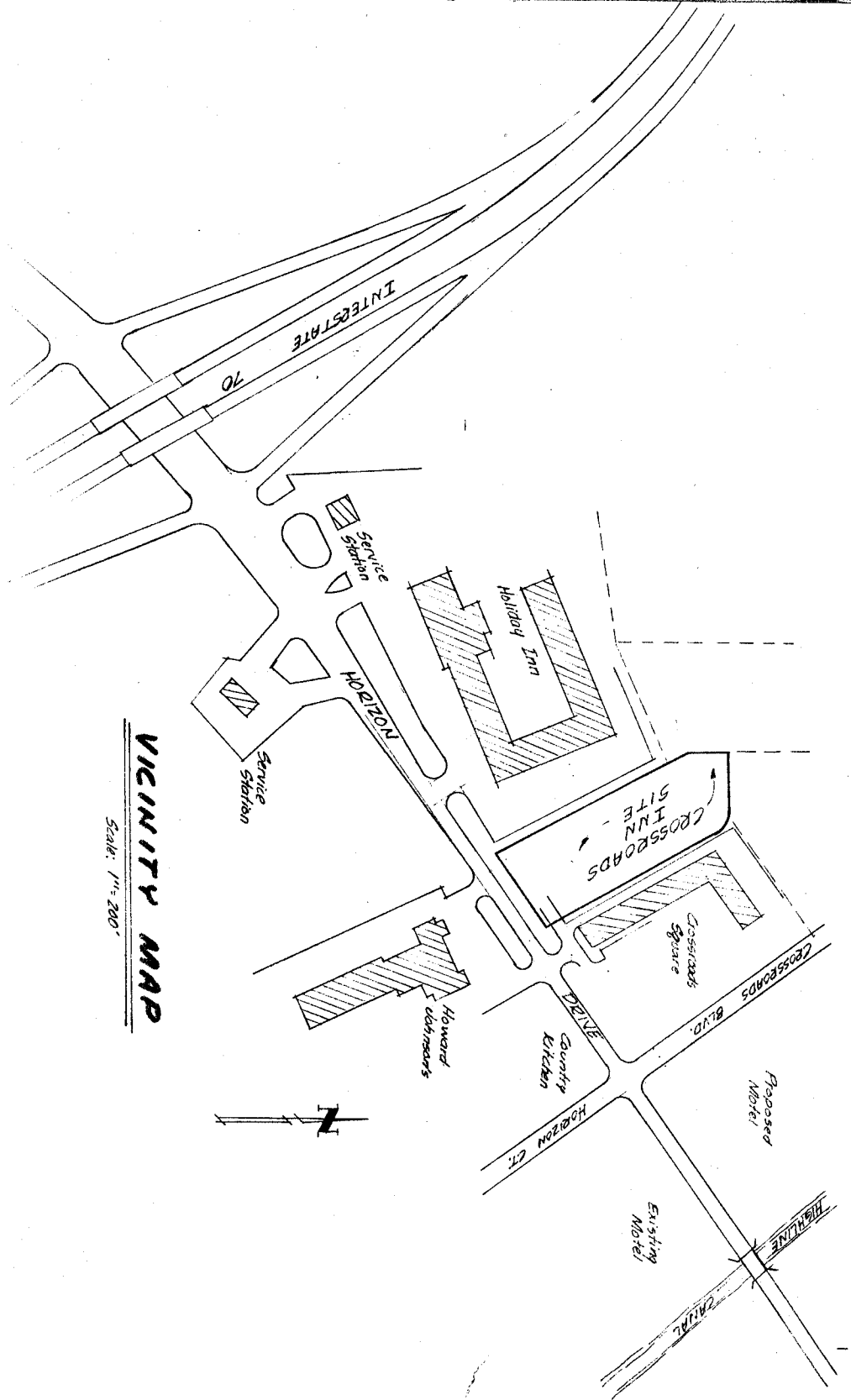
Paragon Engineering, Inc.
2784 Crossroads Blvd
Grand Jct CO 81501
#49-81

2701-361-22-021

Crossroads Square Invest.
1000 N. 9th #25
Gr. Jct., CO. 81501 #49-81

2701-364-00-026 & 361-00-091

B.C. & W.M. Currier
c/o Western States Motel
1926 E. Meadowmore
Springfield, MO. 65803 #49-81



VICINITY MAP

Scale: 1" = 200'



**CROSSROADS INN FOR GRAND JUNCTION MOTOR HOTEL, LTD.
HENDRICK & MOCK ARCHITECTS**

REVIEW SHEET SUMMARY

FILE NO. 49-81 DUE DATE 4/14/81
 ACTIVITY Crossroads Motor Inn - Development in H.O.
 PHASE Easement Vacation
 LOCATION 2/10 Mile N. of I-70 on Horizon Drive
 PETITIONER Grand Junction Motor Hotel, Ltd.
 PETITIONER ADDRESS 21535 Hawthorne Blvd. #532, Torrence, CA 90503
 ENGINEER Paragon Engineering, Inc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/8/81	Ute Water	No objections. Domestic water services will be from existing water lines in Horizon Drive. Tap fees in effect at time of application and policies in effect will apply.
4/13/81	City Engineer	Where will the site drainage outlet when it gets to the northwest corner of the building? It appears by the contours to be dumped on the adjacent property and if so is not recommended nor advisable. I want a statement from their engineer about this. Power of attorney for full street improvements on Horizon Drive should be granted and recorded. I take no exception to the easement vacation since apparently from the plan no utilities are existing in any of the easement.
4/14/81	City Fire	We have no objection to the easement vacation. However, one hydrant will need to be added for adequate fire protection. Also we need to do a fire flow, for this we need the following info. 1) Type of construction, 2) square footage, 3) distance to exposures. The hydrant mentioned above should be located at the Horizon Drive ent. as shown per our plat in the fire prevention office.
4/14/81	Mt. Bell	No comments or objection to this item or vacation.
4/14/81	City Utilities	Water and sewer lines are not shown. A location for a trash tank is not shown.
4/14/81	City Police	Additional traffic to Horizon Drive.
4/14/81	City Fire	We have no objection to this easement vacation. Will have to bring in complete plans of this development, so we can comment on Fire Protection.
4/15/81	G.J. Drainage	Out of district.
4/15/81	City Parks & Recreation	No comment.
4/15/81	Public Service	Electric: No objections to easement vacation. Electric service to be at North end of Bldg. "B". Will need a location for padmount transformer. THI 4/8/81. Gas: No objections. CB 4/10/81.
4/16/81	Transportation Engineer	Trash receptacle?

4/17/81 Staff Comments: POA for Horizon Drive.
Easement agreement (need copy).
Grade at entry from Horizon Drive.
Detailing of landscape, percentage of landscaping.
Access between pool and building.
Horizon Drive landscaping.
Elevation / height.
Adjacent property.
Seating cap. to coffee shop.
Signage detail.
Employee parking, coffee shop parking inadequate.
Very intense use.
No trash pick-up location.
Landscaping in parking lot.
Utility service in rear not workable.
Drainage on next lot?

*Construction must begin within 1 year of approval.

4/28/81 DUNIVENT/PRICE PASSED 6-1 (KAMICAR AGAINST) A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF #49-81, DEVELOPMENT IN H.O., CROSS ROADS MOTOR INN MOTEL, SUBJECT TO STAFF COMMENTS.

DUNIVENT/PRICE PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF #49-81, EASEMENT VACATION FOR A UTILITY EASEMENT.

5/29/84 O'DWYER/DUNIVENT PASSED 6-0 A MOTION TO EXTEND THE SITE PLAN FOR THE GRAND JUNCTION MOTOR HOTEL LTD. FOR ONE YEAR TO APRIL 1, 1985.

RESPONSE TO REVIEW SHEET COMMENTS

City File No.: 49-81
Activity: Crossroads Motor Inn
Phase: Easement vacation & site plan
in HO Zone
Location: .2 mile north of I-70 on Horizon Drive
Petitioner: Grand Junction Motor Hotel, Ltd.
21535 Hawthorne Blvd. #532
Torrance, CA. 90503
Engineer: Paragon Engineering, Inc.

AGENCY

RESPONSE

Ute Water	Ute Water had no objections
City Engineer	Please find on the attached site plan additional drainage information in response to the City Engineer's comment. A power of attorney for full half street improvements on Horizon Drive is also attached.
City Fire:	Note the hydrant indicated on the attached site plan. Fire Flow calculations will be done in accordance with building permit process.
Mountain Bell :	Mtn. Bell had no comments or objections to the proposal.
City Utilities:	Note that the water and sewer lines have been added to the attached site plan. A location for a trash tank is also indicated on the attached site plan.
City Police:	Additional traffic would be generated to Horizon Drive. However, it should be pointed out that Horizon Drive is planned for major improvements in the near future.
City Fire:	A complete set of construction drawings will be provided to the fire department in order that fire flow requirements can be calculated.
Grand Junction Drainage :	Drainage District indicated that this proposal is out of their district.
City Parks & Recreation:	Parks and Rec. made no comment.
Public Service:	Petitioner has worked with Public Service in the location for pad mounted transformer.
Transportation Engineer:	As previously stated, a trash pick up location is shown on the attached site plan.

RESPONSE TO REVIEW SHEET COMMENTS (continued)

City File No: 49-81
Activity: Crossroads Motor Inn

Staff Comments:

1. Attached is power of attorney for Horizon Dr.
2. Access easement agreement provided for on plat filed in Plat Book 11, Page 351
3. Grade at entry from Horizon Drive is presently less than the maximum allowable grade under current City Road Specifications.
4. Attached is a detailed landscaping plan.
5. Note stripped pedestrian crosswalk between pool and building on attached site plan.
6. Landscaping for Horizon Drive is indicated on the aforementioned landscaping plan.
7. Perspective drawing of proposed moted is attached.
8. Attached is a vicinity plan showing adjacent properties.
9. The proposal does not call for the development of a coffee shop, but does indicate a coffee lounge, which is an extension of the lobby within the motel.
10. Signage details will be provided at a later date. However, it should be pointed out that the proposed sign will be in keeping with previously approved signs by other proposals for this site. Additionally, the future sign will conform to the uniform sign code for Grand Junction and will have complete staff review.
11. As previously stated, a coffee shop is not to be provided for in this proposal. The proposed plan does not include parking spaces for employee parking. However, it should be pointed out that normal motel operations call for employees primarily during hours when the motel is generally vacant.
12. Note the trash pick up location on the attached site plan.
13. Note the landscaping and parking areas on the attached detailed landscaping plan.
14. No utility services are planned at the rear of the building.
15. Note drainage details on attached detailed site plan.

City
County
Development
Department

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

December 3, 1981

Crossroads Inn
File
Dev in HO

777
Bill Moffet
Paragon Engineering
2784 Crossroads Blvd., Suite 104
Grand Junction, CO 81501

RE: Crossroads Motor Inn - change of property line

Dear Bill:

This is to confirm our conversation of December 2, 1981 regarding a minor change on the Crossroads Motor Inn plan necessitated by the resolution of the property line dispute. I understand that the westerly property line has shifted to the east, the shift varying from approximately 2' to 6' along Horizon Drive.

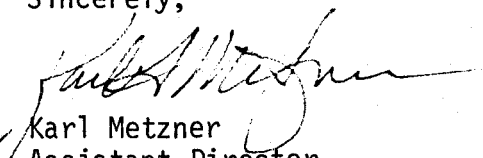
The two options we discussed were:

- 1) Skew the entire plan to the East picking up the extra land via a perpetual easement from the next parcel.
- 2) Absorb the difference on the west and not modify the plan. This can be done and not affect the structure set backs although it will decrease some land scaped area, particularly adjacent to Horizon Drive.

Neither of the changes could be termed significant and would not have to return to Planning Commission for approval. While either of the changes would be acceptable, the first one would be preferable from our point of view since it would maintain the integrity of the entire plan as approved. It would also keep the maximum amount of landscaping possible along Horizon Drive.

Please contact me when you make a decision which way to go. Either way, we will need a amended plan for our files.

Sincerely,

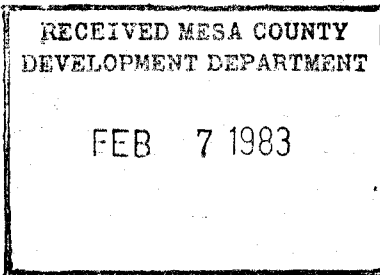

Karl Metzner
Assistant Director

KM/ja

SPIERER AND WOODWARD

JOHN A. WOODWARD
STEVEN F. SPIERER
HENRY A. HOLGUIN
BENNETT ALAN RHEINGOLD
NANCY A. MOHR

ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION



DEL AMO FINANCIAL CENTER
21535 HAWTHORNE BOULEVARD, SUITE 532
TORRANCE, CALIFORNIA 90503-8878

AREA CODE 213
TELEPHONE 540-3199

099061

OUR FILE NO. _____

February 3, 1983

Robert Golden
City Planner
City/County Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Re: Cross Roads Motor Inn/Horizon Drive (Lot adjacent to Holiday Inn)

Dear Mr. Golden:

This letter is written in response to the recent materials which I received from your office regarding a hearing to take place on February 8, 1983 involving the question of whether an extension of time would be granted for development of this project.

The basic project is for the construction of a 113 room motor hotel with at least 113 parking spaces on the subject property. The project would be of a three story design with extensive landscaping of the site. After construction the motor hotel would most likely be affiliated with a national franchise such as Travel Lodge. The motel would feature large quality rooms at a reasonable price aimed primarily at the middle of the market, including the business traveler.

Although planning of the project was begun some time ago and has been substantially completed, development of the project has been delayed for a variety of reasons. First, the high interest rates which were experienced over the past year delayed the project for a significant period of time. Second, the curtailment of oil shale developed and oil and gas drilling in the area have resulted in a short term diminished demand for hotel and motel rooms. Third, a significant amount of construction has been undertaken in the area. In our opinion this has resulted in what will be a temporarily "over built" situation.

Robert Golden
City Planner
February 3, 1983
Page 2

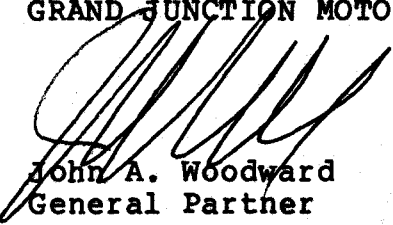
We believe that this project is compatible with other development in the area. As you are well aware a number of other hotels exist or are under construction on Horizon Drive. Our project is aesthetically adapt to the area and will not interfere with the use or operation of any adjacent properties.

Our group has every intention of completing the project as soon as is reasonably possible. We believe that our site is well located in what we consider to be a city with extremely favorable long terms prospects. Therefore, we respectfully request an extension of one year of the approval previously granted to commence the project. To this end, we have requested that Ward Scott of Scott and Company represent us at the hearing. Ward is an investor in our group and has significant first hand knowledge of the site and our proposed development.

Your consideration of this request is most appreciated.

Sincerely,

GRAND JUNCTION MOTOR HOTEL, LTD.



John A. Woodward
General Partner

JAW/s



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing
FROM: Grand Junction Planning Commission and Planning Department
DATE: April 12, 1983
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum
April 12, 1983
Page 2

A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw



CITY - COUNTY PLANNING

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

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.


If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

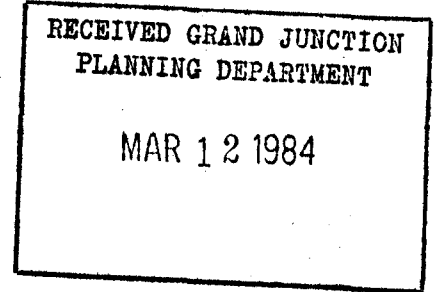
BG/tt 

Enclosures



640 GRAND AVENUE • GRAND JUNCTION, COLORADO 81501 • PHONE 303-241-1111

*Rescheduled
to 1st GJPC meeting
in May 1984.*



March 12, 1984

City Of Grand Junction
City Planning Department
Mesa County Court House
Grand Junction, Colorado 81501

Attention: Ms. Kim Laing, Planning Technician
Subject: Expiration of Site Plan for Grand Junction Motor Hotel
Limited

Dear Ladies And Gentlemen:

With regard to the hearing for possible extention of the site plan for Grand Junction Motor Hotel Limited, I submit the following:

- a. The property fronts along Horizon Drive immediately adjacent to the northeast (airport side) of the Holiday Inn, and is identified by the Assessor Map as schedule number 2701-361-22-016. The undersigned is a limited partner and agent for Grand Junction Motor Hotel Limited and will act for them with respect to the subject hearings.
- b. The project status is that construction drawings per the approved site plan have been completed and are ready for bid. However, because of the owner's perception of a current motel room supply well in excess of demand, the project has been placed on indefinite hold pending a favorable market change. The partners have expended nearly \$100,000.00 in organizational, travel, and design efforts.
- c. As mentioned, the development schedule is on "hold" pending a significant improvement in the market, which they believe will occur within the next two to five years.
- d. The project has been through final site plan approval, and as noted above, the design construction drawings have been completed.
- e. Grand Junction Motor Hotel Limited requests a three year extention of their approval status. As mentioned above, considerable efforts and money has been invested in the project. They feel the site

1 yr. approval

-Page 2-

ultimately represents one of the best remaining Horizon Drive sites for a mid-price range motel. If the three years is not available, then we request the maximum allowable time.

Very Truly Yours,


Ward Scott

WS/crn