

a professional corporation

Jerome M. Seracuse

John L. Lawler

Jam F. Wong

Donald E. Strauch

Paul S. Pierson

OFFICERS

Ernest L. Pyle  
Sarah Reeds  
Linda K. Seracuse  
Gayle Udall

ASSOCIATES

Harvey F. Jensen  
Jerrie L. Fleming  
Marc K. Applebaum  
Axel B. Russell  
Christopher Rooney  
Kevin B. Fosse  
Kim D. Prentice  
Eduard J. Freer  
Blaine F. Grunerud  
Raymond H. Heltter  
Gary Higgins

1 April 1982

City/County Development Department  
559 White, Room 60  
Grand Junction, Colorado 81501

ATTENTION: Bob Goldin, City Planner

Dear Members of the Commission and City Council:

Enclosed is the information required for the Road Vacation of the cul-de-sac located within Horizon 70 Subdivision. As per the pre-application conference the following items are included for your review:

- 1) Application form
- 2) Legal description
- 3) Illustration of vacation
- 4) Vicinity Map
- 5) Assessors' Map
- 6) Reduction of Final Plat/Horizon 70 Subdivision
- 7) List of adjacent property owners
- 8) A full size (24" X 36") copy of the Final Plat for exhibit for your hearings

The aforementioned road vacation was necessitated by the approval of the Final Development Plan for the Grand Hotel, and is a requirement which should be fulfilled before the issuance of a building permit.

If you have any questions, don't hesitate to call either myself or Kim Prentice at 1-623-7031. Also, please notify our office of any review comments that may need addressing before the hearings.

Sincerely,

SLP

*Diane M. Smucny*  
Diane M. Smucny  
Planner

Architecture

Planning

Landscape Architecture

Interior Design

Equitable Building, Suite 714 730 17th Street Denver, Colorado 80202

(303) 623-7031

Bookcliff Country Club  
2730 G Road  
Grand Junction, Colorado  
81501

#32-82

Western States Motel  
Operations, Incorporated  
P.O. Box 1725  
Grand Junction, Colorado

#32-82 81502

Crossroads Colorado West  
P.O. Box 363  
Grand Junction, Colorado

#32-82 81502

Jay Kuen/Ralph Braden  
Two Vine Street.  
Aspen, CO 81611

#32-82

Reed Miller, Incorporated  
P.O. Box 157  
Grand Junction, Colorado

#32-82 81502

Robert F. Staroday  
Erdmann Donnelley  
P.O. Box Q  
Aspen, Colorado 81611

#32-82

Seracuse Lawler & Part.  
714 Equitable Bldg.  
Denver, CO 80202

Louise Forster  
737 Horizon Drive  
Grand Junction, Colorado

#32-82 81501

Planners & Developers, Ltd  
A Colo. Corporation  
P.O. Box 2163  
Grand Junction, Colorado

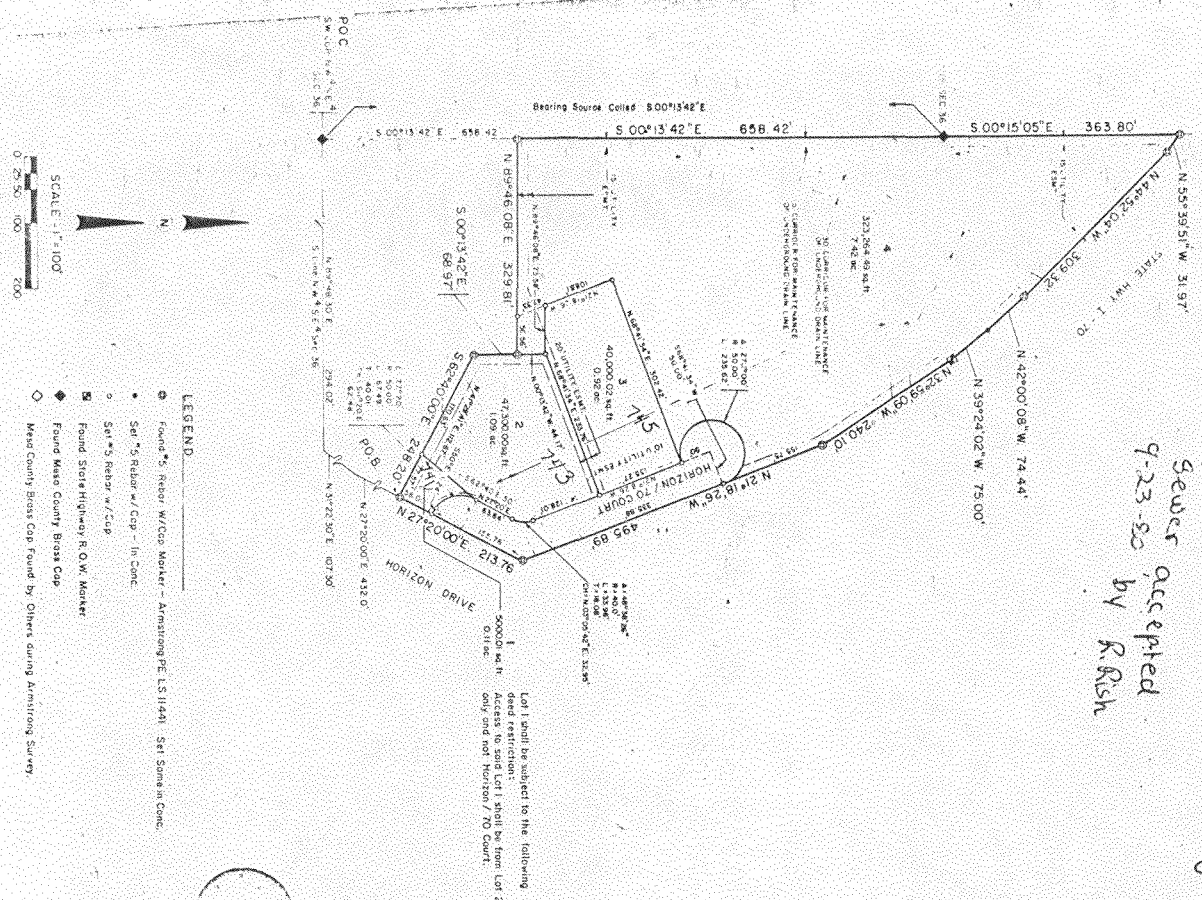
#32-82

81502

AREA SUMMARY

ACRES	LOTS
9.54	9.54
0.66	0.66
100.80	100.80
100.00	100.00

Sewer accepted  
9-23-80  
by R. Risk



LEGEND

- Found 5" rebar w/cda marker - Armstrong P.E. (1149) Set Same in Conc.
- Set 5" Rebar w/cda - In Conc.
- Set 5" Rebar w/cda
- Found State Highway R.O.W. Marker
- Found Miss County Brass Cap
- Miss County Brass Cap Found by Others during Armstrong Survey

Lot 1 shall be subject to the following deed restriction: Access to said Lot 1 shall be from Lot 2

HORIZON / 70 ZONE - HO City

Drive Waivers Only

Sewer accepted  
Sept. 11 - 80  
by R. Risk

IN WITNESS WHEREOF, the said John King has caused his name to be hereunto subscribed this 21st day of September, A.D. 1978, at Grand Junction, Colorado.

By: John King  
COUNTY OF COLORADO

The foregoing instrument was acknowledged before me this 21st day of September, A.D. 1978, by John King, whose name I have subscribed hereon as the official seal of the County of Colorado.

CITY APPROVAL  
This plan of HORIZON / 70, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved on this 21st day of September, A.D. 1978, by the Board of Directors of the City of Grand Junction, City Planning Commission.

Chairman, Grand Junction, City Planning Commission: Robert J. Smith  
Director of Development: Paul P. R...  
Clerk and Recorder, City of Grand Junction: ...  
County Clerk, Mesa, Colorado: ...

I hereby certify that this instrument was filed in my office of the County Clerk of Mesa, Colorado, on this 21st day of September, A.D. 1978, at 10:10 o'clock A.M., this 21st day of September, A.D. 1978, and is duly recorded in Plat Book 12, Page 26, Sec. 1173981, File 5 1000.

County Clerk, Mesa, Colorado: ...  
Deputy: ...

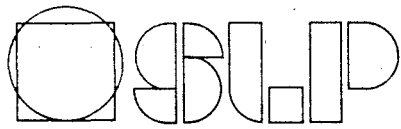
SURVEYOR'S CERTIFICATE  
I, Luther T. Mudge, do hereby certify that the accompanying plan of HORIZON / 70, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, has been prepared under my direction and scrutiny, represents a valid survey of same.

Luther T. Mudge, L.S. 03386  
9-27-78

Scale: 1" = 100'

FOR: JACK TREECE  
SURVEYOR  
SCALE: 1" = 100'  
DATE: 9/17/78

APPROVED BY: ...  
CHIEF ENGINEER  
FILE NO. 78-08-21



RECEIVED MESA COUNTY DEVELOPMENT DEPARTMENT  
APR 19 1982

Equitable Building, Suite 714 730 17th Street Denver, Colorado 80202 (303) 623-7031

Project/No: Grand Junction Hilton - 81/1119 GA  
 Date: 12 April 1982  
 Time: 1:30 p.m. - 2:00 p.m.  
 Location: City/County Planning Department-Grand Junction, CO  
 Present: City/County Planning Department: Bob Goldin  
 City/County Traffic Department: Jim Bragdon  
 SLP: Kim Prentice

**PURPOSE OF MEETING:** Review of refinements in Revised Final Development Plan dated 9 April 1982.

**DISCUSSION RELATED TO MEETING OBJECTIVES:** **ACTION & DEADLINE**

1. SLP reviewed the refinements in the Revised Final Development Plan dated 9 April 1982, compared with the earlier plan dated 3 March 1982, and reviewed with the City 21 January 1982 and 5 March 1982:
  - a. 273 guest rooms presently, compared with 272 rooms in the 5 March submittal and 280 rooms in the 10 January submittal.
  - b. Bob Goldin requested entry sign's location be indicated, even though height to under-side of entry sign would be 6' minimum.
2. Bob Goldin indicated comments were due back on the Road Vacation today. Bob's file indicated the following:
  - a. Ute water - no objections.
  - b. Mountain Bell - no special requests.
  - c. City Utilities (Jim Patterson) - no comments.
3. Bob Goldin will send letter approving 9 April 1982 Revised Final Development Plan to Kim Prentice of SLP this week. City Planning  
4/16/82



Equitable Building, Suite 714, 730 17th Street, Denver, Colorado 80202 (303) 525-7331

Grand Junction Hilton - 81/1119 GA  
Planning Department Conference Meeting.  
12 April 1982  
Page Two

**ACTION & DEADLINE**

4. Bob Goldin requested SLP to verify whether Power of Attorney form had been given to Planning Department by Owner.
5. Bob Goldin indicated that SLP attendance at the Planning Commission Meeting on 20 April 1982 and the City Council Meeting on 19 May 1982 concerning the Road Vacation may not be necessary if both meetings have this topic on the "Consent Agenda." Bob indicated that the non-controversial nature of the requests might allow Alex Candelaria of the City Planning Staff to present the project if any questions arose. SLP could also request Larry Moran from Nichols Associates to represent the project as a safeguard for the Owner. Review comments will be available for the Planning Commission Meeting on 20 April, and comments from the City Council review luncheon will be available after 17 May.
6. One 24"x36" blueline of the above mentioned plan was transmitted to the City for their records.

SLP  
4/20/82

The above mentioned items represent an understanding of the items discussed. Please notify us of any misunderstandings within three days of receipt of these minutes as we will proceed on the basis that these items are as agreed to by all parties concerned.

**DISTRIBUTION:** Those present  
Jay Kuhne - CEC  
Ralph Braden - CEC  
Larry Culver - Innco  
Mike Brennan - Fisher  
Kirk Davis - TEP  
Jack Lawler - SLP  
Diane Smucny - SLP  
Jim Leggitt - SLP  
Bob Perletz - SLP

/maa



NICHOLS ASSOCIATES, INC.

ENGINEERS - PLANNERS

770 Horizon Drive · P.O. Box 1281 · Grand Junction · Colorado · 81501 · Phone 303 · 243 · 8975

# 81-1119  
GA

April 23, 1981

RECEIVED  
APR 27 1981  
SERACUSE LAWLER & PARTNERS, INC.  
By *Smucny*

Mr. Bob Bright  
Senior City Planner  
City & County Development Department  
559 White Avenue  
Grand Junction, Colorado 81501

Subject: The Grand Hotel/Office Complex  
File No. 50-81

Dear Sir:

We have received the Review Sheet Summary for The Grand Hotel/  
Office Complex Final Development Plan.

The comments we have addressed are concerned with the site engi-  
neering, utilities, grading and drainage.

1. City Fire: One hydrant added at the rear of the building.
2. City Engineer: Added a drain structure and upgraded propos-  
ed drain pipe to accommodate 24-inch pipe  
outlet from U. S. Highway Interstate 70.  
Thirty-foot easement for all storm sewers  
and twenty-foot easement for sanitary sewers  
will be secured. Storm runoff for all paved  
areas is controlled by curbs and flow is  
directed to storm sewer facilities.

We have enclosed five prints of the Drainage and Utility Plans  
with the revisions shown.

If there are any questions, please call this office.

Very truly yours,

Lawrence M. Moran  
Project Engineer

LMM:em  
Enclosures

cc: Diane Smucny  
Seracuse, Lawler & Partners

Ron Rish, City Engineer

# REVIEW SHEET SUMMARY

FILE NO. 32-82 TITLE HEADING Right of Way Vacation DUE DATE 4/12/82

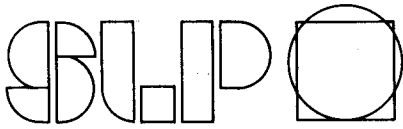
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Jay Kuen/Ralph Braden. Location: Horizon 70 Subdivision (Northwest corner of Horizon Drive and Interstate 70.) A request to vacate a cul-de-sac in the Horizon 70 Subdivision. Consideration of right of way vacation.

PETITIONER ADDRESS Creative Equity, 714 Equitable Bldg., Denver, CO 80202

ENGINEER Nichols & Associates

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/13/82	Trans. Engineer	I have no problem with this vacation.
4/13/82	City Fire	This office has no objections to the proposed vacation provided adequate access to the fire hydrant in that area is maintained. Additional fire hydrants may be required. Please submit utilities composit and site plans.
4/9/82	Mountain Bell	No requests.
4/7/82	Ute Water	No objections
4/5/82	Public Service	Gas: No objections to Road Vacation. Electric: Subject to the continuence of an existing 15 foot wide utility easement to Horizon/70 Court.
4/13/82	Planning Staff Comments	No problems if: All review comments can be satisfied with the appropriate agencies and need an avigation easement because this development is in the Area of Influence. (Sec. 5-11).
4/15/82	City Engineer	A 20 ft. wide easement should be provided for the existing sanitary sewer through the vacated cul-de-sac.
5/5/82	GJPC Minutes of 4/27/82	COMMISSIONER LITTLE ASKED IF THERE WAS ANYONE PRESENT WHO WISHED TO HAVE THIS ITEM PULLED FROM THE CONSENT AGENDA. THERE WERE NO COMMENTS. ***** MOTION: (COMMISSIONER ROSS TRANSMEIER) "MR. CHAIRMAN, I MAKE A MOTION ON CONSENT AGENDA ITEMS #1, 2, 3, 4, and 6 BE PASSED ON TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL." COMMISSIONER RINKER SECONDED THE MOTION. CHAIRMAN LITTLE REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.





a professional corporation

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Eduard J. Freer  
Blaine F. Grunerud  
Raymond H. Helfer  
Gary Higgins

23 April 1982

Mr. Alex Candeleria  
City-County Development Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501

RE: GRAND JUNCTION HILTON (HORIZON 70 SUBDIVISION)  
ROAD VACATION

Dear Alex:

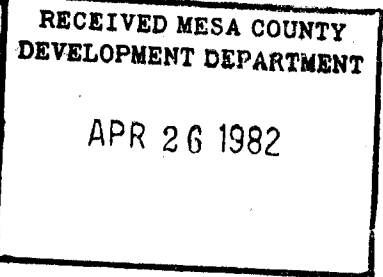
The agency review comments for the cul-de-sac vacation for the Grand Junction Hilton in Horizon 70 Subdivision have been received by this office, and the following is our response to those which need addressing.

1. CITY FIRE: As indicated as per attached review comments and Nichols Associates response letter dated 23 April, 1982 from the previous Development Plan approval, we had agreed to install a fire hydrant as had been required, and will be working closely with the Fire Department as we proceed into construction.
2. PUBLIC SERVICE: The existing 15-foot utility easement shall be continued, as requested.
3. PLANNING STAFF: As regulations now require, an avigation easement shall be submitted; a copy of the form is in the process of being forwarded to us for signature.

Also, in regard to a clarification from an April 12th meeting with Senior City Planner, Bob Goldin, the Power of Attorney for improvements was signed and submitted by the previous property owner, Jack Treece, when Horizon 70 Subdivision was recorded.

It is our understanding that responsibility for this agreement transferred with the sale of the property to Creative Equity. Please advise us if otherwise. A copy of such POA should be in the Horizon 70 Subdivision file.

Architecture                  Planning                  Landscape Architecture                  Interior Design  
Equitable Building, Suite 714    730 17th Street    Denver, Colorado 80202    (303) 623-7031



Mr. Alex Candeleria  
23 April 1982  
Page Two

Please contact me if you need any further information before the City Planning Commission hearing on Tuesday, April 27th at 7:30 p.m. As our item is on the consent agenda; Larry Moran of Nichols and Associates shall be attending as our representative.

Respectfully,

SLP



Kim D. Prentice  
Project Manager

KDP/mrs

cc: Jay Kuhne - CEC  
Ralph Braden - CEC  
Mike Brennan - Fisher  
Jack Lawler - SLP  
Diane Smucny - SLP  
Bob Perletz - SLP  
Larry Moran - Nichols Associates

Enclosure

81/1119 GA

# ACTION SHEET

Acres \_\_\_\_\_  
 Units \_\_\_\_\_  
 Density \_\_\_\_\_

File No. #32-82  
 Zone \_\_\_\_\_  
 Tax Parcel Number \_\_\_\_\_

**vacation**

Activity Road Operation  
 Phase \_\_\_\_\_  
 Common Location Horizon 70 Subdivision

Date Submitted 4/1/82 Date Mailed Out 4/2/82 Date Posted 4/16/82  
 10 Day Review Period Return by 4/12/82 MCC Information Sent \_\_\_\_\_  
 Date Adjacent Property Owners Notified of MCPC/GJPC \_\_\_\_\_ Date Adjacent Property Owners Notified of HCC/CIC \_\_\_\_\_

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG			
<input checked="" type="checkbox"/> Development Dept.																																				
<input type="checkbox"/> County Road																																				
<input type="checkbox"/> County Health																																				
<input type="checkbox"/> County Surveyor																																				
<input type="checkbox"/> County Parks/Recreation																																				
<input type="checkbox"/> County Engineer																																				
<input checked="" type="checkbox"/> Transportation Engineer																																				
<input checked="" type="checkbox"/> City Engineer <u>2 sets</u>																																				
<input checked="" type="checkbox"/> City Utilities																																				
<input type="checkbox"/> City Parks/Recreation																																				
<input type="checkbox"/> City Police Dept.																																				
<input type="checkbox"/> County Sheriff																																				
<input type="checkbox"/> Floodplain Administration																																				
<input type="checkbox"/> Comprehensive Planning																																				
<input type="checkbox"/> G.J. Dept. of Energy																																				
<input checked="" type="checkbox"/> Fire <u>CITY</u>																																				
<input type="checkbox"/> Irrigation																																				
<input type="checkbox"/> Drainage																																				
<input checked="" type="checkbox"/> Water (Upst. Clifton)																																				
<input type="checkbox"/> Sewer																																				
<input type="checkbox"/> G.V. Rural Power																																				
<input checked="" type="checkbox"/> Mountain Bell																																				
<input checked="" type="checkbox"/> Public Service (2 sets)																																				
<input type="checkbox"/> Soil Conservation																																				
<input type="checkbox"/> State Highway Dept.																																				
<input type="checkbox"/> State Geological																																				
<input type="checkbox"/> State Health Dept.																																				
<input type="checkbox"/> Transamerica																																				
<input type="checkbox"/> Water & Power Resources																																				
<input type="checkbox"/> Mack, Loma, Mesa, Colbran, Fruit, Palisade, Grand Jct.																																				
<input type="checkbox"/> OTHER:																																				
<input checked="" type="checkbox"/> PLANNING COMMISSION																																				
<input checked="" type="checkbox"/> HCC/MCC																																				

**totals**

BOARDS	DATE	REMARKS
SLP	4/27/82	Appr. - CA sub. to navigation easement being granted.
CC	5/19/82	Appr. CA

STAFF  
 4-1-82 - Called SLP re: owner's sig. on exp. - no answer - will call later  
 4-2-82 - Pd. sign fee !!  
 Pette

City County Development Department  
 Open Space Dedication (acreage) \_\_\_\_\_ 5% O. S. Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_  
 Date Resolution Mailed \_\_\_\_\_  
 Pre-application Fee Receipt No. \_\_\_\_\_