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File 1989-0025

Name: NE 12th Street & Mesa Avenue – Rezone RSF-8 to B-3 = Orchard Group Ltd./R. Livingston

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	X	Table of Contents
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		Receipts for fees paid for anything
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		Record of certified mail
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		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X	X	Development Summary
X	X	Ordinance No. 2443 - **
X	X	Residential Neighborhood Buffer Plan – submitted at Public Hearing by Mrs. Kirkeby – 6/6/89
X	X	Planning Commission Minutes - ** - 6/6/89
X		Public Notice Posting – 5/24/89
X		Commitment for Title Insurance issued by First American Title Ins. Co.-9/24/89
X		Development Application from file 40-89 (says to see 25-89)
X	X	Development Application – 4/27/89
X		Letter from Charles R. Shaver, Montrose CO asking for information about rezone and how it will affect his property at 1255 Mesa Avenue – 6/2/89
X		Notice of Public Hearing mailers – 6/6/89
X		Preliminary Site Plan of Albertson's

B

IMPACT STATEMENT / PROJECT NARRATIVE

Albertson's Shopping Center
12th Street & Mesa Avenue
Grand Junction, Colorado

1. GENERAL PROPOSAL: This proposal is to rezone existing undeveloped RSF-8 properties which are contiguous to the east and south property lines of the existing B-3 Albertsons/Osco shopping center in order to allow for the construction of a new Albertsons supermaket building on this site.
2. LOCATION: This proposal includes lots #1 thru 17 , Block 1 of the Overhill Annex subdivision, generally located northeast of 12th Street and Mesa Avenue and southwest of 13th Street and Orchard Avenue.
3. TIMING/PHASING: The project will be developed in the Fall of 1989 with anticipated completion in the Spring of 1990. Phasing will include the construction of the new Albertsons supermarket as the first phase followed by the redevelopment of the existing parking lot as the second phase.
4. IMPACTED AREA: The area most impacted will be the existing single family residences which are adjacent to this site along the south side of Mesa Avenue and east side of 13th Street.
5. COMPATIBILITY: The existing shopping center has been located on this site for many years and this proposal provides for a natural expansion of this facility in order to provide for an updated "state of the art" in-town supermarket which can better serve the needs of the area. The actual property proposed for rezoning has never been developed although a proposal was made a few years ago for a major expansion of this center to include additional offices, retail and parking. This proposal was approved but due to market conditions the project was not developed.

Development of these existing properties with RSF-8 uses is not practical due to current market conditions and due to the proximity of these properties to the existing B-3 uses currently on the site. This proposal will allow for the natural expansion of this shopping center to Mesa Avenue and 13th Street thus allowing the streets themselves to provide a natural buffer between the B-3 and RSF-8 uses.
6. SERVICES: All required services are either already in place on the site or will require some modification to provide for this expansion.

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IMPACT STATEMENT - PROJECT NARRATIVE

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7. SPECIAL CONSIDERATIONS: The major impact of this proposal will be in relationship to the increased density of development and traffic on Mesa Avenue and to a lesser degree on 13th Street. Factors to mitigate these impacts will include: (1) the widening of Mesa Avenue as may be required by the City of Grand Junction, (2) provisions for landscaping, fencing and other buffering necessary along the south and east sides of the enlarged shopping center, (3) tenant imposed restrictions on time of truck deliveries and (4) redevelopment of existing points of access to the site to provide for better control.

Richard L. & Linda Berkey
1215 Mesa Avenue
Grand Junction, CO 81502

Harley W. Kirkeby
Bette M. Kirkeby
1325 Mesa Avenue
Grand Junction, CO 81501

Clarise J. Swenson
1252 Texas Ave.
Grand Junction, CO 81501

Florence L. Howard
1225 Mesa Avenue
Grand Junction, CO 81501

Cecil A. & Ruby B. Rorex
1315 Mesa Avenue
Grand Junction, CO 81501

Harold J. Lekic
Mary A. Lekic
310 Music Lane
Grand Junction, CO 81505.

Kay Wright
1235 Mesa Avenue
Grand Junction, CO 81501

Jack L. Woods
1345 Mesa Avenue
Grand Junction, CO 81501

Juanita A. Tomasi
1274 Texas Ave.
Grand Junction, CO 81501

Charles R. Shaver
Judith M. Shaver
Rt. 1, Box 113
Montrose, CO 81401

Bertha L. Shaw
1035 Bunting Ave.
Grand Junction, CO 81501

Tennie Ann Capps
1310 Texas Avenue
Grand Junction, CO 81501

Virgil T. Brown
Alice G. Brown
1265 Mesa Avenue
Grand Junction, CO 81501

Harlien Perina, Trustee
606 Viewpoint Dr.
Grand Junction, CO 81501

Ruth Pearlstein
1316 Texas Ave.
Grand Junction, CO 81501

Florence Allen
1981 2325 Road
Cedaredge, CO 81415

Randall V. Smith
1216 Texas Avenue
Grand Junction, CO 81501

Daniel D. Tucker
Nell P. Tucker
1330 Texas Avenue
Grand Junction, CO 81501

Dean Blake Chambliss
1315 Mesa Avenue
Grand Junction, CO 81501

Ernest M. Eggert
1248 Texas Ave.
Grand Junction, CO 81501

Arthella Manspeaker
161 29 Road
Grand Junction, CO 81503

Virgil R. Preston
Lola A. Preston
1347 Orchard Avenue
Grand Junction, CO 81501

Mesa College
c/o State of Colorado
Mesa College
Grand Junction, CO 81501

Jean Jacques Monier
Gisele Coursinoux
50 Avenue
Borrighione
Nice, France F.C. 00063

Earl F. Hannebaum
1245 Mesa Avenue
Grand Junction, CO 81501

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Phil E. Tesitor
1342 Hall Avenue
Grand Junction, CO 81501

REPRESENTATIVE:
Wyatt & Associates, AIA
1165 So. Pennsylvania St.
Denver, CO 80210

Bill B. Ashcraft
1332 Hall Avenue
Grand Junction, CO 81501

REPRESENTATIVE:
Albertsons, Inc.
Real Estate Division
250 Parkcenter Blvd.
Boise, ID 83726

George A. Theisen
1333 Hall Avenue
Grand Junction, CO 81501

OWNER:
J. Richard Livingston
ORCHARD GROUP, LTD.
2808 North Avenue#400
Grand Junction, CO 81502

Larry D. Anderegg
Cheryl A. Anderegg
c/o Escrow Spec
P.O. Box 4370
Grand Junction, CO 81502

Kenneth J. Quellette
62425 E. J16 Road
Montrose, CO 81401

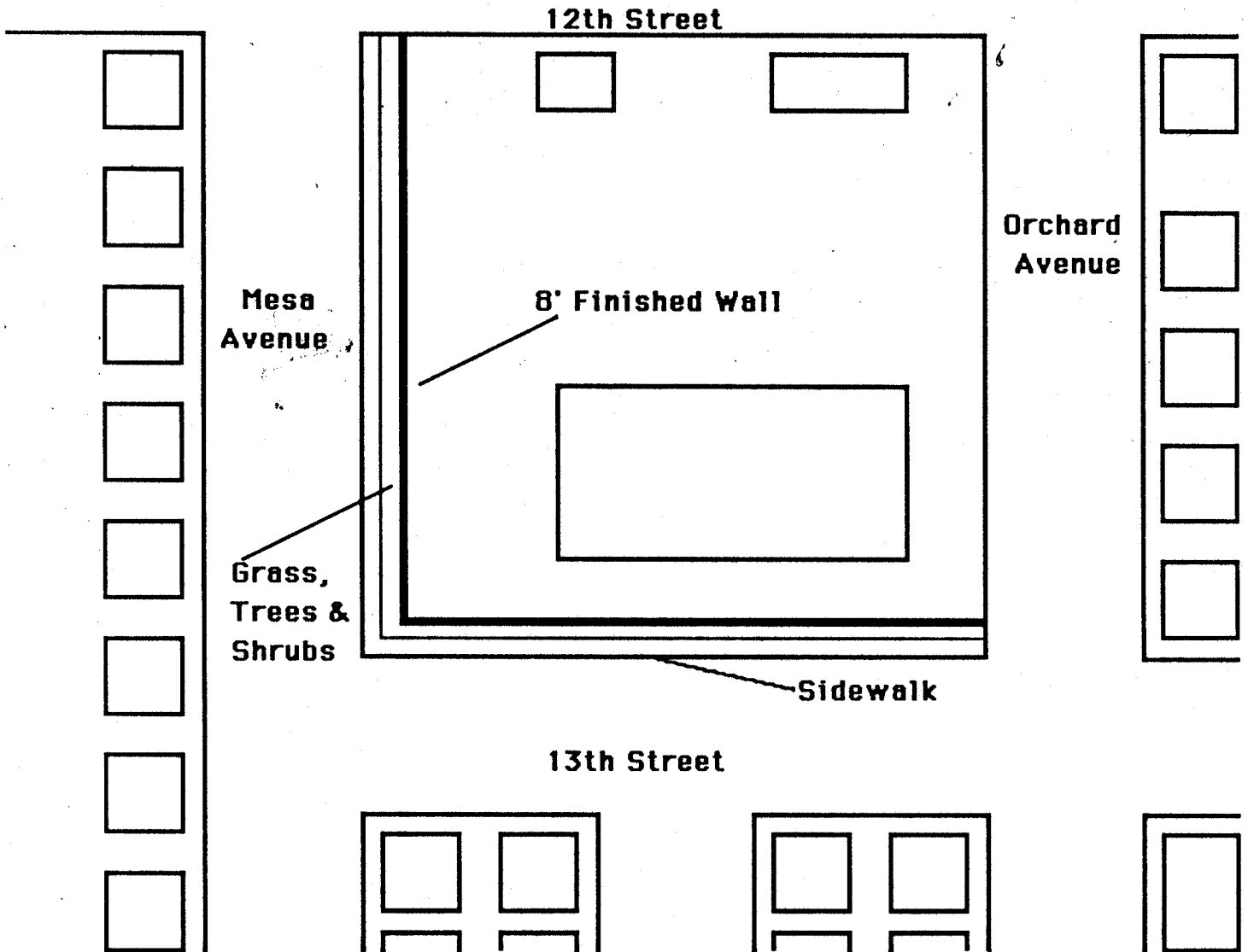
Fred E. Kaufman
1334 Mesa Avenue
Grand Junction, CO 81501

Richard C. Whitesell
Taeko Whitesell
1344 Mesa Avenue
Grand Junction, CO 81501

Gilbert W. Reddick
Nora E. Reddick
1354 Mesa Avenue
Grand Junction, CO 81501

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**ALBERTSON'S SHOPPING CENTER
RESIDENTIAL NEIGHBORHOOD BUFFER**



1. * NO PARKING * on North side of Mesa Ave & West side of 13th St.
2. No traffic access to shopping area off of Mesa or 13th St.
3. 8' Wall, Sidewalk and Landscape to be completed prior to shopping area construction.

PB

SUBMITTED AT PUBLIC HEARING
6/6/89 by Mrs. Kirkey

REVIEW SHEET SUMMARY

FILE NO. 25-89 TITLE/HEADING Rezone RSF-8 to B-3 DUE DATE 5/19/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Orchard Group, Ltd.

Location: North of Mesa Avenue, west of 13th Street Acres: 2.54

PETITIONER ADDRESS c/o Keith Mumby P.O. Box 398 Grand Junction, CO 81502

ENGINEER Albertson's (Ted R. Ridder) 2750 North Tower Road Aurora, CO 80011

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

5/19/89	City Attorney	No comments.
5/19/89	Utilities Director	Petitioner should be aware of increases in sewer fees. Also, we would like to review any plans submitted to ensure adequate provision of increased utilities usage.
5/04/89	Mtn. Bell	No objection.
5/03/89	Public Service gas & electric:	No objections.
5/03/89	Property Manager	This office reserves any comments until such time that a site plan is submitted.
5/17/89	Transp. Engineer	1. Install one-way signs at exit/entrance at 12th St. 2. Channelization lines (paint) at exit/entrance at 12th Street. 3. Exit/entrance way on Orchard widened to accommodate left and right turn exit. 4. The parking layout, signing, and striping plan will be required for review. 5. All on-site signing and striping will be the petitioner's responsibility.
5/17/89	City Engineer	Street right-of-way widths on 13th Street and Mesa Avenue is 50'. An additional 5' of width will be required for the full length of frontage on these two streets. Half street improvements, including 7' curb, gutter, sidewalk, and drainage facilities will be required along the frontage of 13th Street and Mesa Avenue. The existing pavement on 13th Street is temporary surfacing consisting of recycled pavement. The petitioner will be responsible for reconstruction of this pavement within 22.5' of the gutter edge (one-half of a commercial street pavement width). The pavement on Mesa Avenue will need to be analyzed for structural adequacy. The review of this rezone can not be completed until a site plan is submitted.
5/19/89	Planning Dept.	The south and east lines of this proposal are across the street from single family residential zoning. Site design characteristics such as control of access, screening, landscaping, and other mitigations are important in retaining the residential character of the neighborhood and avoiding undue impact on existing residents. The B-3 zone does not provide this type of protection. Recommend a PB zone as a more appropriate way of controlling site design to minimize impacts.

RESPONSE NECESSARY

by 6/2/89

5/23/89



Mr. Karl Metzner
PLANNING DIRECTOR
City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501-2643

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 01 1989

RE: REZONING REQUEST, CASE 25-89
12th & Mesa

Dear Karl,

We are in receipt of the Review Sheet Summary date 5/19/89 for the above noted case. We are required to respond to these comment by 6/2/89 and may this letter constitute our response. As a general comment it has been noted by your staff that many of the agencies had difficulty in responding to the rezoning request because they did not have benefit of a site plan. As we understand from our pre-application meeting a site plan is not required at the time of the rezoning request but that prior to issuance of any building permit for the proposed project each department will require complete review of a site plan. With this in mind we hope that we can satisfy staff's concerns as we begin to develop a detailed site plan following successful rezoning.

Response to the departmental comments as listed in the Review Summary is as follows:

1. City Attorney: No response necessary.
2. Utilities Director: We will be reviewing the final utility needs for both water, sewer and fire protection and will work with this department prior to the development of detailed plans.
3. Public Service: No response necessary at this time.
4. Property Manager: The site plan will be submitted to this department for review prior to the application for a building permit.
5. Transportation Engineer: We recognize that the entrances as currently constructed along 12th Street do not function well at this time. With the proposed additions on this site we will be reworking the parking lot and curb cut entrances and will work with this department to address the problems prior to the application for a building permit.

Mr. Karl Metzner

May 30, 1989

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6. **City Engineer:** We fully recognize the need to bring Mesa Avenue up to the standards as required and will dedicate and improve the right-of-way as required by the city. We understand that in the past there was some question as to what would be the final configuration of 13th Street in this area because of its limited use. The developers of this site will not require access from 13th Avenue as all circulation in this area will be limited to on-site. We anticipate little, if any, increase in traffic on this street. We also feel that if curb, gutter and sidewalk were added to the west side of this street together with a narrower overall pavement mat (less than the 22.5' one-half street width as recommended) that the additional space thus provided between back of curb and property line could more effectively be used for landscaping and screening. Widening of this section of the street may tend to unnecessarily increase traffic in this area where it is undesirable.

7. **Planning Department.** At the time of our pre-application meeting we discussed the alternatives to the proposed rezoning request. It was at this meeting that both the Planning Director and the petitioner felt that the B-3 was the logical request in order to maintain the compatibility with the existing commercial shopping center. We now understand that the department may recommend that the PB zone district is more appropriate. We feel that the issues stated in the staff report, ie: access, screening and landscaping, can be adequately addressed with the development of a site plan for staff review and approval prior to the application for a building permit. If allowed uses are a question concerning the B-3 zoning the reason for the request is to replace the existing Albertsons store with a completely new store at the south of the existing Osco and to redevelop the existing Albertsons into other retail uses allowed within the B-3 district. We are currently in the process of working on our site plan for this project and will be in a position to present a preliminary plan for your review prior to the planning commission meeting. The recommendation for a PD zone at this time will result in delay of at least 60 days in our planning process.

In evaluating a rezoning application several criteria must be reviewed per your ordinance. Our responses to these criteria follow:


1. Was the existing zone an error at the time of adoption? At the time the original zone was established for this area it was conceived that the single family lots would back into the commercial property. This configuration would allow for little, if any, buffering between the zone districts and would cause these lots to be less desirable. With the current request the existing single family developments can be buffered by the existing streets and adequate landscaping and fencing adjacent to the proposed B-3 district can be provided.
2. Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.? As evidenced by the lack of development on the proposed property there has not been a demand for single family development on this property. The property remains an in-fill site in a developed area and becomes a natural extension of the existing shopping center.
3. Is there an area or community need for the proposed rezone? This established shopping center has been well used over the years and has provided necessary services to the neighborhood. However, during the past several years marketing and merchandising of supermarkets has changed and it is no longer feasible for the existing supermarket to remain competitive without providing the expanded services and convenience that will be a part of a larger building proposed on this site.
4. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts? This rezoning provides for a very natural extension of the existing zoning and can be very compatible with both the existing shopping center and adjacent developments. The areas of potential adverse impact related to access, screening and landscaping can be adequately addressed through site design provided at the time of the building permit application as reviewed and approved by city agencies.
5. Will there be benefits derived by the community or area, by granting the proposed rezone? The granting of this request will provide the community with a viable and competitive "close-in" neighborhood shopping center. The project will complete the development of vacant property in the area, provide the necessary public facilities and provide competitive shopping facilities. In addition there will short term economic gains derived through the construction of the project wherein local construction companies will be provided the opportunity to bid and construct the facility. Long term economic gains will be derived through additional jobs created by the larger facility and greater sales tax revenues created through increased sales.

Mr. Karl Metzger
May 30, 1989
Page Four

6. Is the proposal in conformance with the policies, intents and requirements of this Code and other adopted plans and policies? This project will be an in-fill commercial development in an existing commercial area utilizing vacant property which cannot be developed in other viable alternate uses.
7. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available could they be reasonably extended? Basic utility services are currently in place and the developer will be responsible for modifications which may be required. The developer will also be responsible for the improvement of adjacent street and access improvements which are already partially in place.

In summary, we feel the B-3 rezoning request is a logical and reasonable extension of the existing zoning in the area and can remain compatible with surrounding conditions through adequate site design presented to and reviewed by city agencies prior to the issuance of a building permit. Granting of this zone change request will result in a redevelopment project on the entire site thus allowing this shopping center to remain competitive and provide up to date shopping and services to the community.

Cordially,
WYATT & ASSOCIATES, AIA, PC



Dennis W. Wyatt, Architect

cc: Ted Ridder
Richard Livingston
David Wilcox



Acres 2.54 Acres

File No. _____

Units _____

Zone RSF-8

Density _____

REZONE

Tax Parcel Number
2945-123-03-001-018

Activity Rezone RSF-8 to B-3

Phase _____

Common Location N.E. 12th & MESA AVE

Date Submitted _____ Date Mailed Out _____ Date Posted _____

_____ day Review Period Return by _____

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

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	
Development Dept.																																		
City Public Works																																		
City Engineer																																		
Transportation Engineer																																		
City Parks/Recreation																																		
City Fire Dept.																																		
City Police Dept.																																		
County Planning																																		
County Engineer																																		
County Health																																		
County Parks/Recreation																																		
Comprehensive Planning																																		
Floodplain Administration																																		
G.J. Dept. of Energy																																		
Walker Field																																		
School District																																		
Irrigation																																		
Drainage																																		
Water (Ute, Clifton)																																		
Sewer Dist. (FV, CGV, OM)																																		
Mountain Bell																																		
Public Service (2 sets) ✓																																		
State Highway Dept.																																		
State Geological																																		
State Health Dept.																																		
GJPC (7 packets) ✓																																		
CIC (9 packets) ✓																																		
OTHER																																		
UTILITY MANAGER																																		
Property Manager																																		
CITY ATTNY																																		

totals

BOARDS	PC.	DATE	ACTION	
			DATE	DESCRIPTION
STAFF	PC.	DATE	ACTION	
			DATE	DESCRIPTION

APPLICATION FEE REQUIREMENTS ^{#25 89}

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development summary



File # 25-89 Name Rezone RSF-8 to B-3 Date 6/14/89

PROJECT LOCATION: North of Mesa Avenue between 12th and 13th and west of 13th between Mesa and Orchard Avenues

PROJECT DESCRIPTION: Request for a rezone from RSF-8 to B-3 by Orchard Group, Ltd. As a result of Planning Commission hearing, the request was amended to PB (Planned Business) with the concurrence of the applicant. This has been advertised for Council hearing as a rezone to PB.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO		SATISFIED	NOT SATISFIED
Complies with adopted policies	X		Streets/Rights Of Way		
Complies with adopted criteria	X		Water/Sewer		
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage		
			Landscaping/Screening		
			Other: _____		

* See explanation below

The existing Albertson's/Osco complex is zoned B-3. A 100-ft. strip of RSF-8 borders the complex along Mesa Avenue and 13th Street. The applicant intends to construct a new Albertson's store and petitioned for a rezone to B-3 to match existing zoning. Neighborhood residents objected to the zone change. Concerns centered around truck traffic on Mesa, noise, fumes, trash and similar impacts. The prevailing sentiment seemed to be that the complex had not been a good neighbor in the past, and the neighbors were skeptical that there would be improvement.

STATUS & RECOMMENDATIONS:

The existing RSF-8 strip was originally left as a buffer strip. It has not, and most likely will not, be developed as single family residential. We receive frequent complaints regarding trash and weeds on this property. Business use could be appropriate with proper site design, buffering, and access controls. Covenants governing maintenance should be enacted.

Planning Commission Action

Planning Commission recommended denial of B-3 zone. Planning Commission recommended approval of a PB zone, subject to subsequent submittal of a development plan addressing neighborhood concerns. (See minutes for specific listing.)

(This document replaces the unrecorded
copy rec'd Oct. 3, 1986)

AVIGATION EASEMENT

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and WESTERN STATES MOTEL OPERATIONS, INC., a Colorado corporation, hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the lessee, pursuant to a lease dated July 1, 1965 and recorded in Book 901, Page 69 of the Mesa County Records, of real property situated in the County of Mesa, State of Colorado, to wit:

Beginning at a point on the South right of way of Interstate 70 which bears South 00°23' East 465.45 feet from the Northwest corner of the NE¼SE¼ of Section 36, Township 1 North, Range 1 West of the Ute Meridian, thence along said right of way North 42°32' East 426.5 feet, thence North 54°36'30" East 191.16 feet, thence South 20°36' East 604.0 feet, thence South 73°19' West 683.5 feet to a point on the West line of the NE¼SE¼ of said Section 36 and on the Easterly line of Interstate 70 right of way, thence North 00°23' West along the West line of said NE¼SE¼ 337.1 feet to the point of beginning, containing 6.66 acres, more or less, Mesa County, Colorado,

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PLANNING DEPARTMENT
OCT 2 1986

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation

of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (navigable airspace is defined for the purpose of this instrument as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended).

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

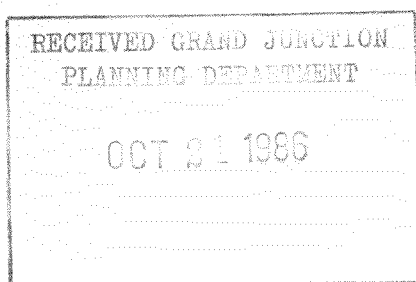
(c) shall remove all improvements upon the land at termination of its lease unless the owner of the land has granted to Grantee an easement for the same purposes as this easement.

(d) shall grant an easement, for the same purposes as this easement, in the event Grantor becomes the owner of the fee interest of the land, such grant to be an easement which runs with the land and binds Grantor's heirs, successors and assigns.

Grantor agrees this easement shall continue in full force and effect for the full term of its lease for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 1st day of October, 1986.

INC.



WESTERN STATES MOTEL OPERATIONS,

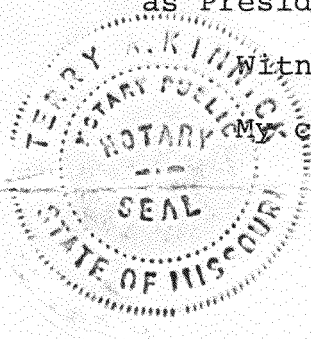
By: Wm H. C. Decker
President

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

The foregoing instrument was acknowledged before me
this 1st day of October, 1986, by Errett C. Sechler
as President of Western States Motel Operations, Inc.

Witness my hand and official seal.

My commission expires: June 19, 1989.



Terry A. Kinnick
Notary Public

Suite 304 - 1736 E. Sunshine
Address

Springfield, Missouri

