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File 1992-0068

Name: Homestead Friendship Inn/Resubdivision

| | | |
|---------------------------------|---------------------------------|---|
| P r e s e n t | S c a n n e d | <p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p> |
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| X | X | Table of Contents |
| | | *Review Sheet Summary |
| X | X | *Application form |
| X | | Review Sheets |
| X | | Receipts for fees paid for anything |
| | | *Submittal checklist |
| X | X | *General project report |
| | | Reduced copy of final plans or drawings |
| | | Reduction of assessor's map. |
| | | Evidence of title, deeds, easements |
| X | X | *Mailing list to adjacent property owners |
| | | Public notice cards |
| | | Record of certified mail |
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| | | Appraisal of raw land |
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| | | *Final reports for drainage and soils (geotechnical reports) |
| | | Other bound or non-bound reports |
| | | Traffic studies |
| X | X | *Review Comments |
| | | *Petitioner's response to comments |
| X | X | *Staff Reports |
| | | *Planning Commission staff report and exhibits |
| | | *City Council staff report and exhibits |
| | | *Summary sheet of final conditions |

DOCUMENT DESCRIPTION:

| | | | | | |
|---|---|---|--|--|--|
| | | | | | |
| X | | Certification of Plat - 2/18/93 | | | |
| X | | Utility Coordinating Committee mtg. Agenda FOR 11/18/92 | | | |
| X | X | Avigation Easement - delivered to City Clerk for retention and scanning - ** | | | |
| X | | Title Commitment and Endorsement from First American Title Co. - no date | | | |
| X | | Legal Ad - 10/27/92 | | | |
| X | X | Utility Coordinating Committee approval - 11/18/92 | | | |
| X | | State Hwy Access Permit - 12/15/92 | | | |
| X | | Computer Files Indexing Information Sheet - 2/18/93 | | | |
| X | X | Second Review of Plat - issues that need to be clarified prior to recording the plat - 2/9/93 | | | |
| X | X | Site Plan - Replat and Lot 3 of Homestead Sub. - GIS Historical Maps | | | |
| X | | Action Sheet | | | |



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. # 68 92

Homestead Resub

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

| PETITION | PHASE | SIZE | LOCATION | ZONE | LAND USE |
|---|---|------|-----------------------------|-----------|--|
| <input checked="" type="checkbox"/> Subdivision Plat/Plan | <input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub | | 733 1/2 HORIZON DRIVE | H.O. | Highway Commercial |
| <input type="checkbox"/> Rezone | | | | From: To: | |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final | | | | |
| <input type="checkbox"/> Conditional Use | | | | | |
| <input type="checkbox"/> Zone of Annex | | | | | |
| <input type="checkbox"/> Text Amendment | | | | | |
| <input type="checkbox"/> Special Use | | | | | |
| <input type="checkbox"/> Vacation | | | | | <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement |

| | | |
|--|---|---|
| <input checked="" type="checkbox"/> PROPERTY OWNER | <input checked="" type="checkbox"/> DEVELOPER | <input checked="" type="checkbox"/> REPRESENTATIVE (see attached sheet) |
| OWNER Louise Forster | OWNER Donald Feeley | |
| Name | Name | Name |
| 737 Horizon Drive | | 733 Horizon Drive |
| Address | Address | Address |
| Grand Junction, CO 81506 | | Grand Junction, CO 81506 |
| City/State/Zip | City/State/Zip | City/State/Zip |
| (303) 243-5100 | | (303) 242-2786 |
| Business Phone No. | Business Phone No. | Business Phone No. |

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Walter G. Biddle, PE, LS-Rep. Oct. 9, 1992
 Signature of Person Completing Application Date

Mary Louise Forster
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

BANNER ASSOCIATES, INC.
2777 Crossroads Boulevard
Grand Junction, Colorado 81506
(303) 243-2242
FAX (303)243-3810
605 East Main, Suite 6
Aspen, Colorado 81611
(303) 925-5857

REPRESENTATIVE

Wallace E. Beedle, PE, LS.
Banner Associates, Inc.
2777 Crossroads Blvd.
Grand Junction, CO 81506
(303)243-2242

BOOKCLIFF COUNTRY CLUB, INC.
2730 G Road
Grand Junction, CO 81506

NORBERT J. LUKAS
6970 Indiana Peaks Trail
Boulder, CO 81301

SUPER 8 MOTEL
728 Horizon Drive
Grand Junction, CO 81506

FEATHER PETROLEUM CO.
2492 Industrial Blvd.
Grand Junction, CO 81505

GRAND JUNCTION HILTON
743 Horizon Drive
Grand Junction, CO 81506

Do NOT Remove
From Office

(H)

October 8, 1992

PROJECT NARRATIVE

The Friendship Inn, a motel, is in need of additional parking space and the Owner, Donald Feeley and Associates, a Colorado Limited Partnership is desirous of obtaining same for the use of the motel guests. The Friendship Inn is located on Lot 4 of Homestead Subdivision.

At some time in the past, Donald Feeley and Associates purchased Lot 2 from Louise Forster. The lot was paved with a bituminous surface and it has been used for motel parking since that time.

At this time, Donald Feeley and Associates propose to purchase a portion of Lot 3 from Louise Forster combine it with Lot 2 of record and use the entire area as a parking lot. The combined Lot 2 and the portion of Lot 3 are to be known as Lot 2 of the Replat and the remainder of Lot 3 shall be Lot 3 of the Replat. No structures or any other items are existing on the lots except the parking area is already paved and parking spaces marked thereon. No existing easements are to be changed or vacated, a new 25' Common Access Easement is provided across Lot 2 of the Replat to provide access to Lot 3 of the Replat. No existing lot lines are to be changed, Lot 3 of record is to be divided into two separate portions.

This replat will bring about a consolidation of each owners property as is shown by the plat supplied herewith in addition to providing a more efficient and larger parking lot.

#68 92


BANNER ASSOCIATES, INC
Consulting Engineers & Architects
Grand Junction, Colorado

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

STAFF REVIEW

FILE # 68-92

DATE: October 21, 1992

REQUEST: Resubdivision (Replat) of lots 2 and 3 of Homestead Subdivision. There is no increase in the number of lots. The simply a boundary line adjustment between to lots with an additional granting of an access easement.

LOCATION: 737 Horizon Drive

APPLICANT: Louise Forster & Donald Feeley and Associates

EXISTING LAND USE: Parking lot and portions are vacant

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH -- Homestead Office Building and Burger King

EAST -- Super 8 Motel

SOUTH -- Friendship Inn Motel

WEST -- Country Club Golf Course

EXISTING ZONING: H.O.

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- H.O.

EAST -- H.O.

SOUTH -- H.O

WEST -- in County

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: *N/A*

STAFF ANALYSIS:

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

STAFF REVIEW - Dave Thornton

FILE # 68-92

DATE: October 21, 1992

REQUEST: Resubdivision (Replat) of lots 2 and 3 of Homestead Subdivision. There is no increase in the number of lots. This is simply a boundary line adjustment between two lots with an additional access easement being granted.

LOCATION: 737 Horizon Drive

APPLICANT: Louise Forster & Donald Feeley and Associates

EXISTING LAND USE: The majority of the site has been developed as a parking lot. A portion of the site is still vacant with a drainage ditch along the west side of the site.

Review Comments

(1.) The Homestead Realty building is 9000 sq ft and therefore requires 30 parking spaces per the Zoning and Development Code. Upon inspection of the site it appears that the parking is adequate when using all of the parking area existing on lots 1 and 3 which is currently under the same ownership. Please note that if lot 3 were ever to be sold to a second party, additional parking spaces for the Homestead Building would have to be secured through purchase or a lease to maintain the 30 parking space requirement for the building. If uses within the building itself change to something other than Professional Office additional parking spaces may be required. Because of these concerns we would suggest that the petitioner look at combining lot 3 with lot 1 to make one lot therefore ensuring that all the parking area assigned to the Homestead building remain with the Homestead building.

(2.) On the Plat you need to address the following:

A.) Tie in with one elevation benchmark based on U.S. Geological Survey Sea level Datum.

B.) In the dedication language, change "in behalf of the Public Utilities" to "for the use of the public".

C.) In the notes, there is reference to a lot 3A and a lot 3B. What does this mean? Need to change this to fit current proposal.

(3.) All requirements for recording a final plat apply.

CITY FIRE DEPARTMENT 10/12/92
George Bennett 244-1400

No problems.

POLICE DEPARTMENT 10/12/92
Marty Currie 244-3563

No problems

CITY PARKS & RECREATION 9/17/92
Don Hobbs 244-1542

Per Dave - No open space fee will be required under these circumstances.

CITY ENGINEER 10/27/92
Don Newton 244-1559

No comment.

CITY UTILITIES ENGINEER 10/27/92
Bill Cheney 244-1590

No comment.

COLORADO DEPARTMENT OF TRANSPORTATION 10/27/92
Chuck Dunn 248-7232

An Access Permit from the Department of Transportation will be required.

GRAND JUNCTION DRAINAGE 10/27/92
John Ballagh 242-4343

This development is not within the boundaries of the Grand Junction Drainage District.

U.S. WEST 10/27/92
Leon Peach 244-4964

No comments at this time.

UTE WATER 9/18/92
Gary R. Mathews 242-7491

No objections.

CITY OF GRAND JUNCTION DEVELOPMENT FILE 68-92, REPLAT OF LOTS 2 AND 3, HOMESTEAD SUBDIVISION, LOCATED AT 733-1/2 HORIZON DRIVE IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

CHAIRMAN

John L. Ballagh

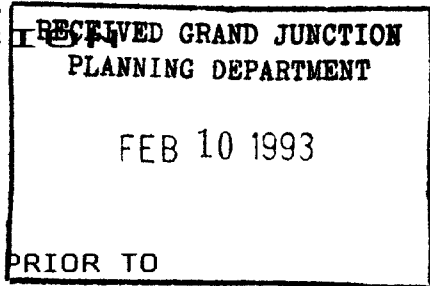
Nov 18, 1992
DATE

FRED A. WEBER
 P.O. BOX 20000.5026
 GRAND JUNCTION, CO 81502
 PH 244-1822, 244-1823

FEBRUARY 9, 1993

Second Review SB-74-92

**REPLAT OF LOT 2 AND 3
 OF HOMESTEAD SUBDIVISION**



SURVEYOR: WALLACE E. BEEDLE
 Banner Associates, Inc.
 2777 Crossroads Blvd.
 Grand Junction, CO 81506

THE FOLLOWING ISSUES NEED TO BE CLARIFIED PRIOR TO RECORDING THE PLAT:

1. DEDICATION:
 - a. County regulations require that the Book and Page of current ownership be shown in the dedication in addition to a description of the perimeter of the plat. Only the book and page for one ownership is shown.
 - b. Why is the following heading necessary: "LEGAL DESCRIPTION OF LOT A OF THE REPLAT OF LOT 2 except the northeasterly 2.56 feet AND LOT 3, HOMESTEAD SUBDIVISION, WHICH IS COMPRISED OF LOT 2 except northeasterly 2.56 feet AND A PORTION OF LOT 3."
 - c. The course S 00 12' 56" E is not shown on the graphical portion of the plat. The bearing S 27 18' 43" W is shown as S 27 18' 42" W on the graphical portion of the plat.
2. The section and range are incorrectly shown in the title block.
3. A subdivision plat should show only the dimensions utilized for conveying ownership and rights of use. Since it is different from a land survey plat, discrepancies or judgement decisions should not be reflected by labeling insignificant differences between recorded and measured on a subdivision plat.
4. Lines drawn to show the Horizon Drive right-of-way should be dimensioned.
5. A monument record for the C-S 1/16 corner should be filed. The original plat indicates a tie to the SE corner, NE 1/4, SE 1/4 of 2939.44. Was this verified?
6. Copies of the current deeds of ownership are required.
7. The statement, "SMALL DIFFERENCES BETWEEN FIELD AND RECORD DIMENSIONS HAVE BEEN OMITTED AT THE INSTRUCTIONS OF THE MESA COUNTY SURVEYOR'S OFFICE." is not appropriate to a plat and will need to be erased.

PLEASE, CALL IF WE CAN BE OF ASSISTANCE.

SINCERELY,
 FRED WEBER *K.S*
 COUNTY SURVEYOR

cc: City of Grand Junction Community Development

FRED A. WEBER
P.O. BOX 20000.5026
GRAND JUNCTION, CO 81502
PH 244-1822, 244-1823

FEBRUARY 11, 1993

**SUPPLEMENTAL to
Second Review SB-74-92**

**REPLAT OF LOT 2 AND 3
OF HOMESTEAD SUBDIVISION**

SURVEYOR: WALLACE E. BEEDLE
Banner Associates, Inc.
2777 Crossroads Blvd.
Grand Junction, CO 81506

THE FOLLOWING ADDITIONAL ISSUES HAVE BEEN ADDRESSED BY FIRST AMERICAN TITLE AND WILL NEED TO BE CHANGED PRIOR TO RECORDING THE PLAT:

1. DEDICATION:
 - a. Reference the name of the replat instead of "Lot A and B of the Replat together, Homestead Subdivision, ...". Also, reference the replat in the ownership portion of the dedication statement.
2. Please, crosshatch the new easements (specifically the 25' COMMON ACCESS EASEMENT to be used as access to Lot B. Clarify the meaning of note 4 and reference the easement's use as appurtenant to Lot B).
3. Remove note 3 entirely.
4. BANK CERTIFICATE (LIEN HOLDER ONLY): Instead of using only the word "approved", the words "ratified and approved" should be substituted in order to subordinate the bank's interest to that of the plat.

PLEASE, CALL IF WE CAN BE OF ASSISTANCE.

SINCERELY,
FRED WEBER *K.S.*
COUNTY SURVEYOR

cc: City of Grand Junction Community Development
Bob Reese, First American Title

