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File 1994-00 29

Name: Comfort Inn - 750 ¾ Horizon Drive – Site Plan Review

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. 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
		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
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

DOCUMENT DESCRIPTION:

X	X	Memorandum of Improvements Agreements & Guarantee – Bk 2061 / Pg 132 – original to City Clerk	X	X	Release of Improvements – Bk 2099 / Pg 842 - ** - sent to City Clerk
X	X	Correspondence	X	X	Planning Clearance – issued 4/25/94 - **
X		Notes to file	X	X	Grading and Drainage Plan - ** - to be scanned
X		Ground Lease – not recorded	X	X	Preliminary Landscape Plan – no other landscape plans so this one is scanned
X		Easement and Access Agreement – Bk 2898 / Pg 891 - **	X	X	Site Plan – to be scanned
X		Modification to Easement and Access Agreement – Bk 1952 / Pg 704			Elevations Map Footing and Foundation And Pool Plans
X	X	Grant of Drainage Easement – NOT RECORDED	X		Floor Plans Second Floor and Roof Framing Plans
X		Easement Agreement – Bk 2071 / Pg 82 – not conveyed to City	X		Wall and Stair Sections
X		Water and/or Sewer Tap Order – 7/14/94	X		Pool Structure Wall Section and Misc. Framing Details
X	X	DIA – not recorded – sent to City Clerk for scanning and retaining	X		Under Slab Plumbing Plan and Details
			X		Electrical Floor Plans
			X		Pool Electrical Plan and Misc. Details

Comfort Inn Motel
750 3/4 Horizon
Grand Junction, Colorado

GENERAL PROJECT REPORT

We propose to build on approximately 60,000 square feet of property lying between an existing Wendy's Restaurant and Howard Johnson Motel with restaurant. This property on Horizon Drive is in a commercial area which includes office space, eating establishments, service stations, some retail sales and many other motel properties. We believe that this Comfort Inn will not in any way negatively affect the area, rather, a new facility of this type should serve to further attract new customers and consumers to Grand Junction. We expect to operate a 24 hour desk which is in keeping with other motels in the area.

The proposed building will be of frame construction, 280' overall length, 56' wide at the rear with 2"X6" exterior walls, sheeted with plywood and an overlay of stucco or brick or a combination of the same and a metal roof and metal soffit. 2"X6" interior plumbing walls, other interior walls will be 2"X4". All walls and ceilings insulated (R-11,R-19,R-38) with 5/8" fire rated sheetrock throughout with draft stop fire walls in attic space where required. Automatic and manual fire alarms and a fire sprinkling system will be installed as per City requirements. Smoke alarms will also be installed in all required areas. Guest room walls and ceilings will have sound board and/or sound channel. The floor of the second story will be overlaid with gypcrete.

Electrical utilities lines border the property on the Northeast, gas lines and sewer lines cross the property on the Northwest, accessible water lines for domestic use and fire protection are on the Northwest side of Horizon Drive, directly opposite our site. A fire hydrant will be installed on site at the time of water line installation as per fire department requirements. In checking with all utility departments, we have been assured of the availability of sufficient amounts of water, sewer volume, gas and electricity.

The Comfort Inn will contain 57 guest rooms, three of which will be suites with whirlpool tubs. There will be 3 guest rooms specifically set up for use by handicapped persons with connecting doors to guest rooms adjoining. There will be specified rooms to allow smoking and designated No Smoking rooms. The guest rooms will have vinyl wall paper, 15 oz. or better, on all walls, including bathroom walls. Floors will be carpeted in bedroom areas and sheet vinyl in bathrooms. There will be a 24'X24" Breakfast/Meeting room, carpeted and with vinyl wall paper, for service of continental breakfast daily and available for conferences and small groups for meetings. There will be a 16'X18' exercise area, carpeted or tiled, with exercise equipment for guest use. There is a vending area adjacent to a coin operated laundry area for guest use. There is an inside swimming pool and spa. The lobby and hallways and desk/office areas will be wall papered and carpeted. There will be a drop ceiling in the first floor hallway, the two mechanical rooms, the motel laundry and the registration area.

February 23, 1994

City of Grand Junction
Community Development
250 N. 5th Street
Grand Junction, CO 81501

ATT: Kristen

RE: Grand Junction Comfort Inn

Dear Kristen,

Following are a few clarifications which we would like to bring to your attention regarding the Comfort Inn project on Horizon Drive:

1. There is a cross easement agreement between Comfort Inn of Grand Junction and the lessee for the property to the South which will facilitate traffic flow between properties if necessary and which will allow for any turning radius for trash pickup. We can provide you with a copy of this agreement if you need it.
2. The power line which is presently located midway through the parcel and which would be under the building as it is now planned will be moved to the rear of the building and located in an easement we will create there.
3. Some of our parking spots in the Southwest corner of the lot slightly exceed the lane requirement for the City. We have several ideas as to how this may be handled if you can help us with it. It looks like we may have approximately 3' to work with along the curb between our property and Wendy's and that will take care of the space if we can utilize it. We could also designate those few spaces as compact car parking only if that could be allowed. We could possibly apply for a variance that would allow a slightly narrower lane since there is an easement which could be used for traffic flow. As you know, we are planning to use a metal roof on this motel and we have allowed a 6' area between the building and the sidewalk as a drop for any snow falling off the roof. If we cannot get a variance on this parking in the event we cannot butt the spots up to the curb, we will have to forget the metal roof and move the sidewalk up against the building. That, in turn, will mean that our landscaping plan will not work as designed and will have to be redesigned.

We would appreciate hearing from you in regards to these areas. If this letter needs to be provided to any of the other agencies for planning consideration, please include a copy of it in the respective packets.

Sincerely,


Doug Casebier

REVIEW COMMENTS

Page 1 of

FILE #29-94

TITLE HEADING: Site Plan Review - Comfort Inn

LOCATION: 750 3/4 Horizon Drive

PETITIONER: D & K Construction Management

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 457
Montrose, CO 81402
(303) 249-7138

PETITIONER'S REPRESENTATIVE: Douglas Casihier

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

2/25/94
244-1656

No comments. We have reviewed the plans for this project and have forwarded review comments to the contractor.

U.S. WEST
Leon Peach

2/24/94
244-4964

No comments at this time.

PUBLIC SERVICE COMPANY
Mike Richardson

2/24/94
244-2690

No objections.

UTE WATER
Gary R. Mathews

2/28/94
242-7491

Ute Water has an 8" main line on the west side of Horizon Drive. The 8" main will provide sufficient fire flow requirements. Policies and fees in effect at the time of application will apply.

CITY UTILITY ENGINEER
Bill Cheney

2/28/94
244-1590

WATER - Ute Water.

SEWER

1. Show proposed sewer service line and connection to existing line. A manhole is listed in the "Improvements Agreement"; where is it located?
2. A "Plant Investment Fee" of \$15,390 is required to be paid prior to the issuance of a sewer clearance needed for a building permit.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

3/3/94
244-1437

See attached comments.

Stop light issue

GENERAL

1. Provide a copy of the cross easement agreement.
2. Provide a copy of the drainage easement.
3. The Improvements Agreement & Guarantee only needs to include public improvement items, drainage and landscaping, and the latter only if it will not be installed prior to issuance of Certificate of Occupancy. City Staff will edit the agreement you submitted to include only those items and return a copy to you for revisions. The total amount must be guaranteed by cash in escrow or a Letter of Credit.

PARKING/CIRCULATION

1. This site is currently heavily used as parking for semi-trucks which patronize businesses in the area. The property owner must address where truck parking can be relocated so that they do not start parking on the street. A suggestion might be that the property east of the proposed Comfort Inn be developed to accomodate truck and other large vehicle parking that is/will be generated by uses in the area.
2. The undersized parking in the southwest corner of the property could be butted up against the curb for a short distance if the narrow strip in this area is not needed to meet the landscape requirement.
3. Is it possible to provide parking for oversized vehicles such as U-Hauls, etc.?

LANDSCAPING

1. The landscaped area shown adequately meets the total requirement for the site.
2. If possible, provide a wider buffer strip between parking and the sidewalk (4 feet is minimal width to keep plants healthy).
3. Landscaping along the northeast side will be a nice visual buffer when looking out the room windows to the property next door.
4. The landscape strip along the property line common with Wendy's should blend better with existing landscaping. Wendy's already has a row of trees on their side--it does not seem appropriate to have trees (of a different species?) down the Comfort Inn side--in the future this tree canopy will be over-planted.

Shrubs and groundcover along this strip are more appropriate. The groundcover (mulch) should match that existing on the Wendy's side. Likewise, shrubs used in this strip should either be the same or complement those existing.

It will be natural for people to try to walk across this strip to get from the motel to the eating establishments next door. Provide a couple of hard-surfaced areas across this island (at least on the Comfort Inn side to allow people to easily walk across without trampling the landscaping).

DUFFORD, WALDECK, MILBURN & KROHN

ATTORNEYS AT LAW

225 NORTH 5TH STREET, SUITE 900

P. O. BOX 2188

GRAND JUNCTION, COLORADO 81502-2188

TELEPHONE (303) 241-5500

TELECOPIER (303) 243-7738

BETTY C. BECHTEL
WILLIAM H. T. FREY
WILLIAM M. KANE
RICHARD H. KROHN
LAIRD T. MILBURN
STEPHAN B. SCHWEISSING
LINDA E. WHITE

D. J. DUFFORD
OF COUNSEL
ELIZABETH K. JORDAN
OF COUNSEL
WILLIAM G. WALDECK
OF COUNSEL

FLINT B. OGLE
CONNIE K. WARD

March 4, 1994

VIA FACSIMILE - (303) 249-1131

Doug Casbier
D & K Construction Management

Re: Lease of Horizon Drive Parcel to James Koehler

Dear Ms. Casbier:

You asked me to provide some information relative to points 1 and 2 under the general comments received from the Community Development Department dated March 2, 1994. Those comments generally requested a copy of the cross-easement agreement and a copy of the drainage easement related to the property. Neither of those agreements has been executed at this point; however, both are provided for by the lease agreement and other related agreements. Hopefully, my explanation in this letter will suffice to satisfy the comments of the Community Development Department.

With respect to the cross-easement agreement, the property being leased to Mr. Koehler is already subject to an easement and access agreement which is recorded in Book 1898 at Page 891 of the Mesa County records, and was subsequently amended by an instrument recorded in Book 1952 at Page 704 of the Mesa County records. Copies of those recorded documents are attached for your reference. That easement and access agreement generally provides that, when the property leased to Mr. Koehler is developed, there must be a common access easement across his parcel which will join with the easements across the Wendy's parcel and the Mezoland parcel. Western States and Mr. Koehler have agreed that the precise location of that easement will be defined by a later agreement which will modify and supersede the existing easement and access agreement as soon as the details of modifications can be worked out with the other parties in interest.

It is generally contemplated that the revised agreement will require paving of the easement, as specifically defined, in a manner which meets the standards required by the City of Grand Junction; that the current provision that the easement would join a frontage easement across the front of the Wendy's parcel would be deleted; and that the flow of traffic through the redefined

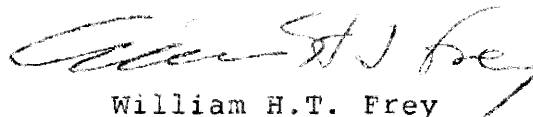
Doug Casbier
March 4, 1994
Page Two

easement would be in the shape of a "U" running between Mr. Koehler's building and the Wendy's, back to the parking lot at Mezoland and, after going westerly through that parking lot, running northerly to Horizon Drive between the Wendy's and the Amoco station. We further contemplate that the parties will agree that Mr. Koehler can post the portion of the easement running across his property as restricted from truck traffic. Obviously, all of the details of that easement will have to be worked out in the subsequent agreement of the parties.

With respect to the drainage easement, paragraph 1 of the Ground Lease which has been executed provides that Western States shall grant to Mr. Koehler, by a separate agreement, a 15-foot nonexclusive drainage easement along the westerly side of the parcel directly behind Mr. Koehler's parcel, which will require that the drainage be carried in a buried pipe. That easement will allow common useage of the drainage pipe by the occupant of the land which it crosses, so that that occupant can utilize the same pipe for drainage of that parcel. I contemplate that agreement will be drafted and signed by all of the parties within the next week to 10 days; although I do not plan on recording the drainage easement after it is signed until the contingencies in Mr. Koehler's Ground Lease have been met.

If you need any additional information or if the Community Development Department has any questions, I can be contacted at the above phone number during normal business hours.

Sincerely,



William H.T. Frey

WHTF/jmc
cc: Errett Sechler
Bill Bowen
Dick Arnold
David Scanga



D & K Construction Management
 PO Box 457
 Montrose, Colorado 81402
 303 249-7138 • FAX 303 249-1131

*Bill Cheney -
 I assume you still
 need a drawing,
 they have paid
 PIF, let me
 know if
 it's okay
 otherwise*

March 10, 1994

RESPONSE TO REVIEW COMMENTS

Comfort Inn of Grand Junction
 750 3/4 Horizon Drive

*Kris,
 I do need to look
 at a drawing w/
 % grade of service
 Bill*

City Utility Engineer
 Bill Cheney

1. Sewer: Manhole will be located at the junction with sewer main, approximately half way between Wendy's and Howard Johnson's on Comfort Inn property.
2. The Plant Investment Fee is included with this response.
3. Jody in engineering had a concern about the proposed stop light on Horizon near the Interstate. We would be willing to put in our pro-rated cost which I understand to be between \$1500 and \$2000.

Community Development Department
 Kristen Ashbeck

General

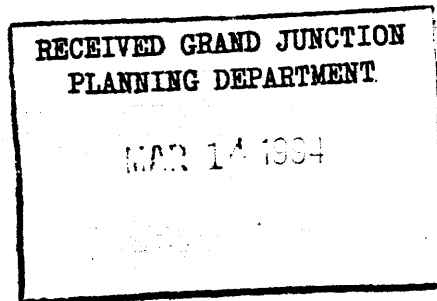
1. Copy of cross easement agreement attached.
2. Drainage easement attached.
3. Our plan would be to have landscaping completed before opening, however, if that is not possible it is acceptable to us to have the money in escrow. The drainage will obviously be completed during construction.

Parking/Circulation

1. The property to the east of us is not our property. We expect that truckers will continue to use it as parking as they do currently until such time as that property is developed.
2. We agree.
3. We expect a yearly occupancy average of 65% with an occupancy of 90% during June, July and August. There rarely will be a time when oversized vehicle parking will be a problem.

Landscaping

1. Good.
2. Yes, if possible.
3. We agree.
4. We agree.



March 16, 1994

Mr. Doug Casebier
D & K Construction Management
PO Box 457
Montrose, CO 81402

RE: Grand Junction Comfort Inn

Dear Doug,

Your response to comments on the proposed new building at 750-3/4 Horizon Drive addressed many of the concerns and questions of the review agencies; however, there are still a number of items that must be addressed during the project which I have outlined below.

1. Prior to issuance of a Planning Clearance for a Building Permit:
 - Submit a revised plan(s) showing: changes due to response to landscape comments (primarily on Wendy's side), parking change in southwest corner of site, location of sewer manhole.
 - Payment of drainage fee (not certain of amount)
 - Payment of street improvements (traffic signal at I-70) in the amount of \$1,780.50.
 - Execution of the Improvements Agreement and Guarantee (currently being edited by City Engineering).
 - Adequately addressing any comments from the Grand Junction Fire Department. These have not been received by the Community Development Department but will be forwarded to the petitioner upon receipt.
2. Prior to issuance of Certificate of Occupancy:
 - Copies of executed and recorded easement agreements for drainage and cross circulation.

Let me know if you have questions regarding these requirements.

Sincerely,

Kristen Ashbeck
Planner

March 16, 1994



Mr. Doug Casebier
D & K Construction Management
PO Box 457
Montrose, CO 81402

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

RE: Grand Junction Comfort Inn

Dear Doug,

Your response to comments on the proposed new building at 750-3/4 Horizon Drive addressed many of the concerns and questions of the review agencies; however, there are still a number of items that must be addressed during the project which I have outlined below.

1. Prior to issuance of a Planning Clearance for a Building Permit:
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2. Prior to issuance of Certificate of Occupancy:
 - Copies of executed and recorded easement agreements for drainage and cross circulation.

Let me know if you have questions regarding these requirements.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", is written over the typed name.

Kristen Ashbeck
Planner

GRANT OF DRAINAGE EASEMENT

WESTERN STATES MOTEL OPERATIONS, INC. sells and conveys to JAMES P. KOEHLER an easement across its property in Mesa County, Colorado, in accordance with the provisions of a Ground Lease between the parties dated February 14, 1994.

Western States Motel Operations, Inc. grants a nonexclusive easement for the installation of a buried drainage pipe. The easement granted is 15 feet in width, being 15 feet to the east of the property line described as follows:

Commencing at a Mesa County Brass cap for the Southeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 1 North, Range 1 West of the Ute Meridian, from whence a GLO Brass Cap for the Southeast corner of said Section 36 bears South 00°00'00" West 1320.6 feet; thence North 34°30'33" West 1536.93 feet to a point on the Southerly right-of-way of Horizon Drive; thence South 20°36'00" East on the Westerly line of the "Howard Johnson" tract 373.46 feet; thence leaving said Westerly line South 61°49'00" West 151.56 feet to the Easterly line of the "WestWin" tract; the POINT OF BEGINNING; thence South 20°36'00" East approximately 190.65 feet to the Southeasterly corner of the "WestWin" tract, the POINT OF ENDING.

This grant of easement is subject to all restrictions, reservations, liens, and encumbrances against the property over which the easement passes, specifically including the lease under which Western States Motel Operations, Inc. is the lessee. Western States Motel Operations, Inc. reserves the right to utilize the drainage pipe installed by James P. Koehler for drainage from the parcel of property over which the easement passes. The installation of the buried pipe shall be solely at the expense of James P. Koehler and all expenses of maintaining the pipe shall be borne solely by the grantee. This easement shall be for the benefit of the parties' heirs, successors, and assigns.

EXECUTED the 22nd day of March, 1994.

WESTERN STATES MOTEL OPERATIONS, INC.

By: Tracy C. Jackson
President

STATE OF COLORADO

)

) ss.

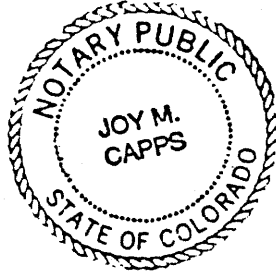
COUNTY OF MESA

)

SUBSCRIBED and sworn to before me this 22nd day of March, 1994, by Eroth C. Sechler as President of Western States Motel Operations, Inc.

WITNESS my hand and official seal.

My commission expires: June 18, 1994



Joy M. Capps
Notary Public

48D/40/1642-031

MEMORANDUM

DATE: APRIL 1, 1994

TO: MARK ACHEN
FROM: KRISTEN ASHBECK

RE: Request your signature on Comfort Inn Improvements Agreement

D & K Construction Management is constructing a 57-room Comfort Inn to be located at 750-3/4 Horizon Drive (just north of Wendy's). The proposal has received staff approval through the Site Plan Review process. Part of the approval required the applicant to install adequate storm drainage facilities and meet on-site landscaping requirements. Attached is a signed copy of the Agreement for these improvements which has been guaranteed by funds in escrow. The signed exhibit will then be recorded and will be kept in the development file. In addition, the developer has paid \$1,750 for their share of the signal improvements at the I-70/Horizon Drive interchange and \$5,948 in drainage fees.

To: Randy Booth
From: Kristen Ashbeck
Subject: Comfort Inn-750-3/4 Horizon Dr
Date: 9/12/94 Time: 8:37a

The Release from Improvements Agreement & Guarantee for the above project has been approved and is in the process of being recorded. Please release the funds in escrow in the amount of \$5,500 to the developer at the name/address included in the agreement. Thank you.

I checked with Randy this morning -- a check was put in the mail to D&K on Friday 9/16 -- let me know if you don't get it in the next few days...
Kris



(A) Provisions International Symbol of Accessibility



(B) Display Conditions International Symbol of Accessibility

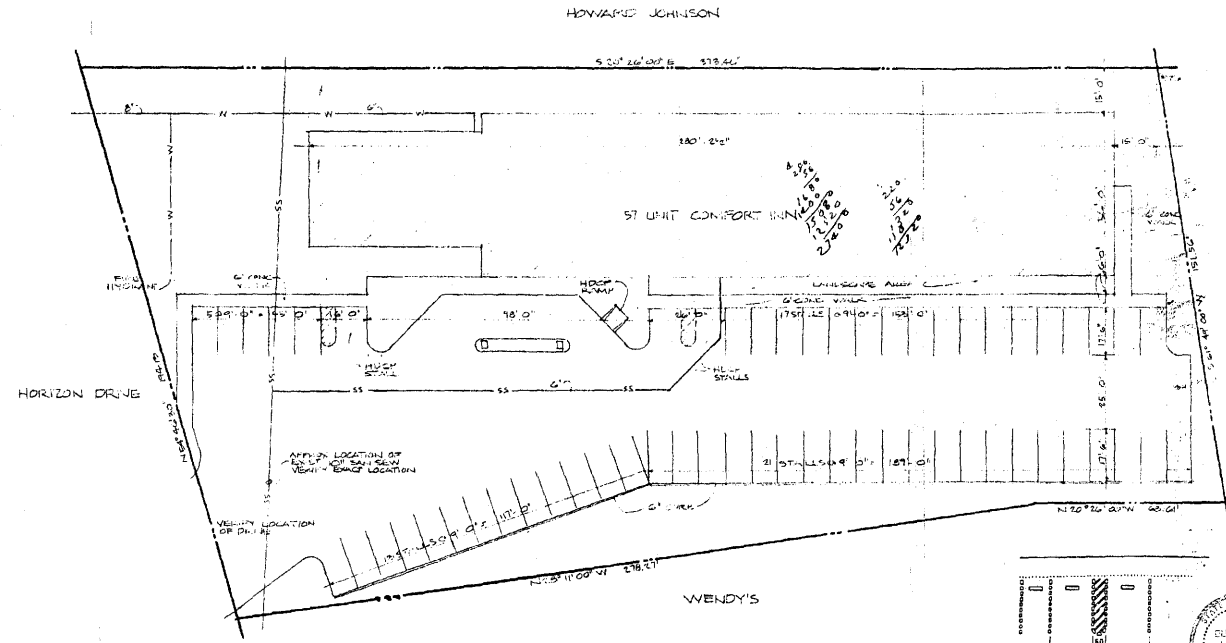


(C) International TDD Symbol

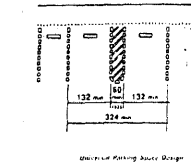


(D) International Symbol of Access for Hearing Loss

HDCP SIGNAGE



SITE PLAN
SCALE 1/8" = 1'-0"



HDCP PARKING STALL DETAIL



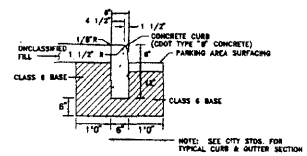
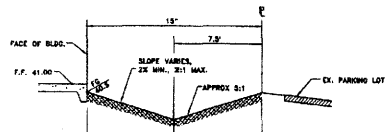
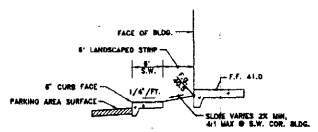
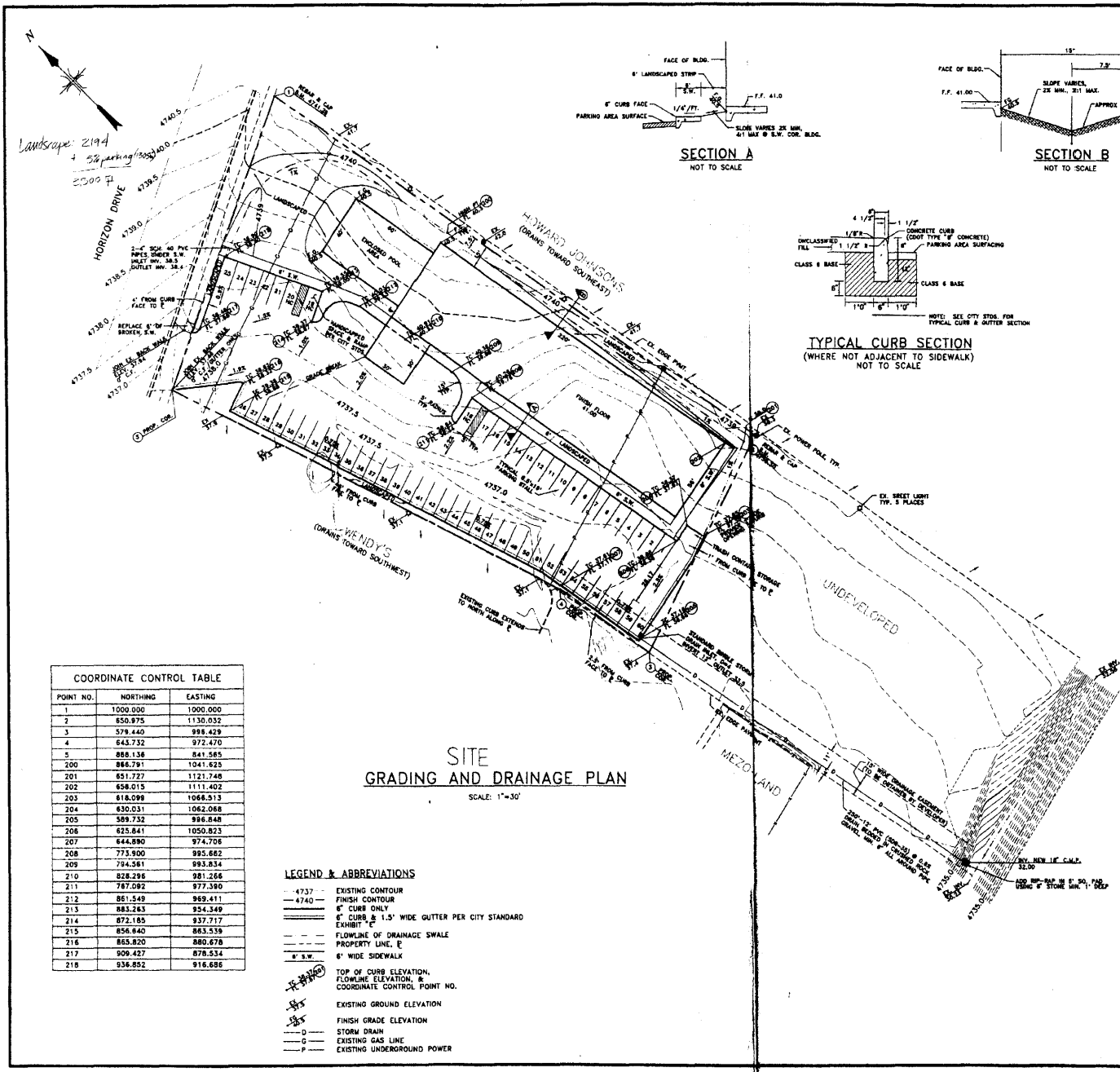
57 UNIT COMFORT INN MOTEL
GRAND JUNCTION, COLORADO

SITE PLAN

ASSOCIATES
 P.O. BOX 6152, LINCOLN, NEBRASKA 68506 (402) 489-8808

1	2	3	4
5	6	7	8
9	10	11	12

6-10-11



TYPICAL CURB SECTION
(WHERE NOT ADJACENT TO SIDEWALK)
NOT TO SCALE

- GENERAL NOTES:
1. WORK SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD DRAWINGS & SPECIFICATIONS.
 2. EXISTING UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION.
 3. COMPACTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION AND GEOTECHNICAL RECOMMENDATIONS BY WESTERN COLORADO TESTING.

COORDINATE CONTROL TABLE		
POINT NO.	NORTHING	EASTING
1	1000.000	1000.000
2	850.875	1130.032
3	579.440	999.429
4	643.732	972.470
5	888.158	841.585
200	866.791	1041.625
201	851.727	1121.748
202	658.015	1111.402
203	818.099	1066.513
204	830.531	1062.088
205	859.752	936.848
206	625.841	1050.823
207	644.890	974.706
208	775.900	995.682
209	794.581	983.834
210	828.296	981.266
211	787.092	977.390
212	861.549	969.411
213	883.243	952.549
214	872.185	937.717
215	856.840	883.539
216	865.820	880.678
217	909.427	878.534
218	936.852	916.686

SITE
GRADING AND DRAINAGE PLAN
SCALE: 1"=30'

- LEGEND & ABBREVIATIONS
- 4737 - EXISTING CONTOUR
 - 4740 - FINISH CONTOUR
 - - - 6" CURB ONLY
 - - - 6" CURB & 1.5' WIDE GUTTER PER CITY STANDARD EXHIBIT C
 - - - FLOWLINE OF DRAINAGE SWALE
 - - - PROPERTY LINE, P
 - - - 6' S.W. 6' WIDE SIDEWALK
 - - - TOP OF CURB ELEVATION, FLOWLINE ELEVATION, & COORDINATE CONTROL POINT NO.
 - - - EXISTING GROUND ELEVATION
 - - - FINISH GRADE ELEVATION
 - - - STORM DRAIN
 - - - EXISTING GAS LINE
 - - - EXISTING UNDERGROUND POWER

NO.	DATE	REVISIONS

DEL-MONT CONSULTANTS, INC.			
MORTGAGE COLORADO			
DESIGNED BY	CLIENT	DRAWN BY	CHECKED BY
D.L.C./A.M.T.	DOUG CASEBIER	D.L.C./A.M.T.	D.L.C./A.M.T.
PROJECT		SCALE	
GRADING & DRAINAGE PLAN		1"=30'	
DATE		SHEET NO.	
2/18/84		1 OF 1	



