

Table of Contents

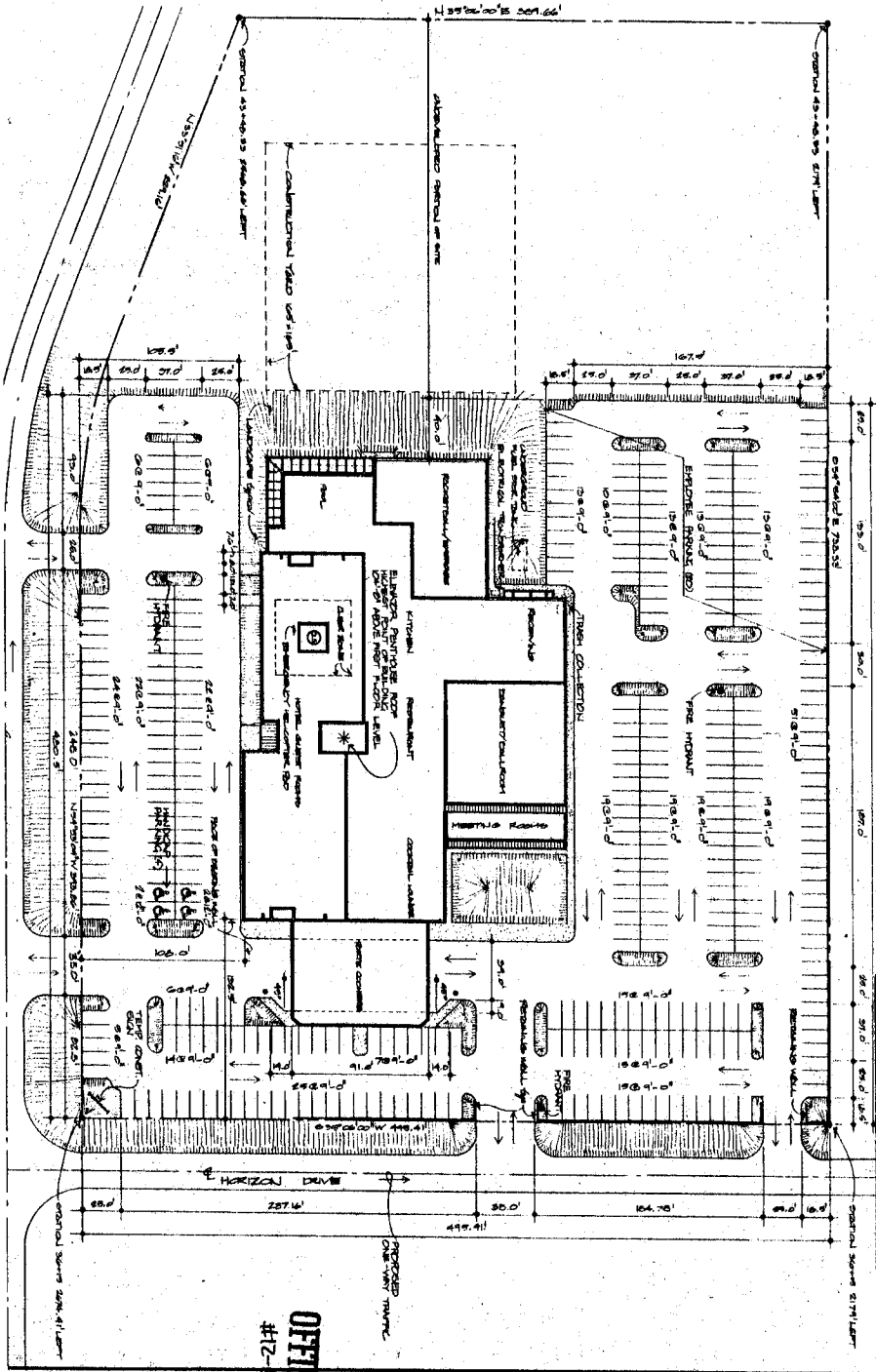
File 1981-0012
Date 6/3/02

Project Name: Airport Hotel Travel Center – Conditional Use

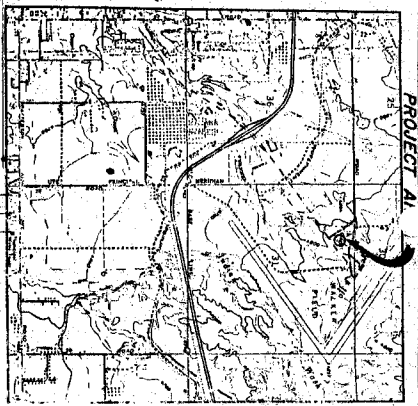
P r e s e n t d	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not 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	*Summary Sheet – Table of Contents		
X	X	Review Sheet Summary		
X		Application form		
		Review Sheets		
		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		
		Legal description		
		Appraisal of raw land		
		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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Action Sheet	X	Daily Sentinel Article – 7/22/82 entitled Construction of Ramada to start soon
X		Review Sheet Summary	X	Letter from Paul Bowers to Jim Wysocki re: completion of project-7/12/82
X		Review Sheets	X	Detention Ponding for Air Travel Center at Walker Field-5/1/82
X		Certified memo from Planning Commission to All Owners/Petitioners re: enforcement schedules – 2/1/84	X X	Memo to Bob Goldin to Ron Rish re: Planning should not be accepted as fulfilling onsite detention commitment-4/16/82
X	X	Letter from Kent Harbert to Walker Field airport Auth. re: Needs confirmation that flood retention area will not be altered so that client Bruce Currier will not be adversely affected-2/19/82	X	Planning Commission Minutes - ** - 2/23/82
X		Planning Commission Public Hearing Notice – 2/17/82	X X	Impact Statement
X		Project Directory – September 1984	X	Sign Permit Application
X		Memo from Planning Dept. to All Petitioners re: extension request approved until 1/1/85 – 3/26/84	X	Letter to assure landscaping maintenance-2/5/82
X		Letter from Roy Anderson to DMJM Phillips, Resiter, Haley, Inc. re: copies of local code regarding air travel – 9/11/84	X X	Letter from Ron Rish to Paul Bowers re: sanitary sewer – 2/18/82
X	X	Parking Space Study	X	Daily Sentinel article entitled-Ramada Hotel to open in 1983-2/11/883
X	X	Memo from Bob Goldin to Ron Rish re: Storm Water Retention	X	Development Application - 2/3/82

BUILDING AREA REVIEW

PROJECT: 11.327
 PROJECT NAME: 54.179
 SECOND TRUCTION: 129.152
 PLANNING: 11720
 OFFICE BUILDING AREA: 189,936
 DATE: 6/100



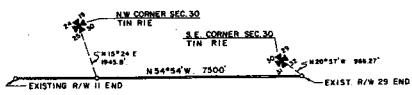
YOU WILL BE REQUIRED TO SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL ALL PLANS AND SPECIFICATIONS FOR THE PROPOSED PROJECT. THE CITY ENGINEER WILL REVIEW THE PLANS AND SPECIFICATIONS FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND REQUIREMENTS. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY YOU OR FOR THE RESULTS OF ANY INVESTIGATION OR INSPECTION CONDUCTED BY THE CITY ENGINEER. YOU WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND SPECIFICATIONS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY YOU OR THE RESULTS OF ANY INVESTIGATION OR INSPECTION CONDUCTED BY THE CITY ENGINEER. YOU WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND SPECIFICATIONS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY YOU OR THE RESULTS OF ANY INVESTIGATION OR INSPECTION CONDUCTED BY THE CITY ENGINEER. YOU WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



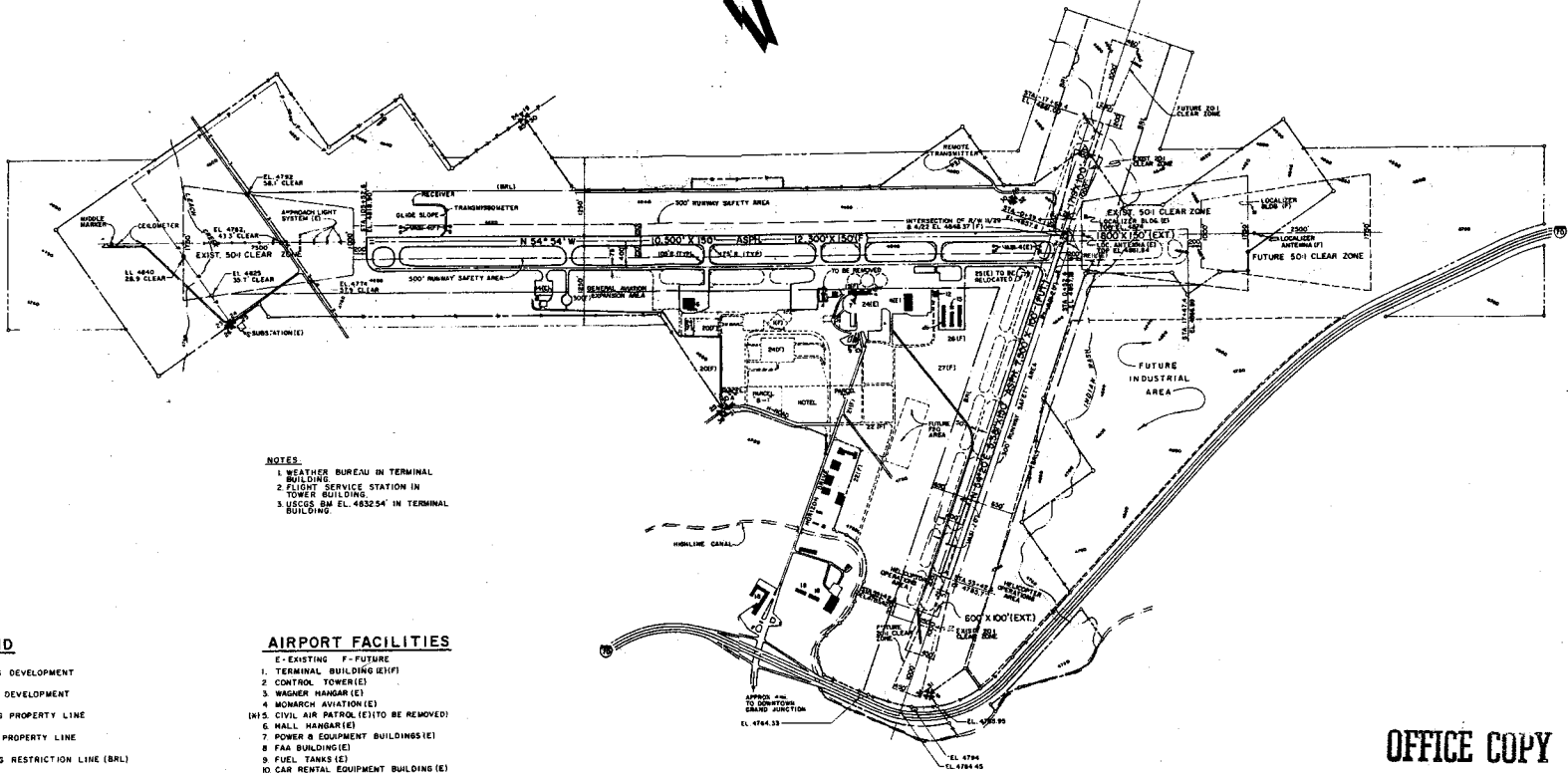
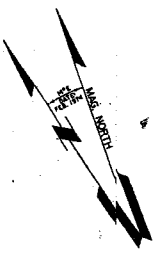
OFFICE COPY
 #12-5-

DESIGNED	DATE
CHECKED	DATE
APPROVED	DATE
DATE	1/28/12

REVISED:



RUNWAY TIE



- NOTES**
- 1 WEATHER BUREAU IN TERMINAL BUILDING
 - 2 FLIGHT SERVICE STATION IN TOWER BUILDING
 - 3 USCOB ON EL. 4832.54' IN TERMINAL BUILDING

LEGEND

- EXISTING DEVELOPMENT
- - - - FUTURE DEVELOPMENT
- EXISTING PROPERTY LINE
- - - - FUTURE PROPERTY LINE
- - - - BUILDING RESTRICTION LINE (BRL)
- SECTION CORNER
- SEGMENTED CIRCLE & WIND CONE
- EXISTING BUILDINGS
- AIRPORT LOCATION POINT (ALP)
- HIGHLINE CANAL
- INDIAN WASH & LEACH CREEK
- POWER LINES
- WATER LINE

AIRPORT FACILITIES

- E - EXISTING F - FUTURE
- 1. TERMINAL BUILDING (E)(F)
- 2. CONTROL TOWER (E)
- 3. WAGNER HANGAR (E)
- 4. MONARCH AVIATION (E)
- (N) 5. CIVIL AIR PATROL (E) (TO BE REMOVED)
- 6. HALL HANGAR (E)
- 7. POWER & EQUIPMENT BUILDINGS (E)
- 8. FAA BUILDING (E)
- 9. FUEL TANKS (E)
- 10. CAR RENTAL EQUIPMENT BUILDING (E)
- 11. WEATHER STATION (E)
- 12. AIR PHOTO SURVEY (E)
- 13. FISH & GAME DEPARTMENT (E)
- 14. BUREAU OF LAND MANAGEMENT APRON AND TRAILER (E)
- 15. C/P/R AND MAINTENANCE BUILDING (E)
- 16. INDUSTRIAL BUILDING (E)
- 17. OFFICE BUILDING (E)
- 18. MOTELS (E)
- 19. FUEL FARM (F)
- 20. AUTO RENTAL SERVICE & STORAGE (F)
- 21. COMMERCIAL DEVELOPMENT (F)
- 22. INDUSTRIAL AIRPARK (F)
- 23. ACCESS ROADS (F)
- 24. AUTO PARKING (E)(F)
- 25. LIGHTED WIND CONE & SEGMENTED CIRCLE (E)
- 26. T-HANGAR (E)(F)
- 27. FIXED BASE OPERATOR (F)
- 28. STORAGE RELATED AVIATION SERVICES (F)
- 29. EXECUTIVE HANGAR (F)
- 30. INDEX OF IDENTIFYING POINTS (F)



APPROVED _____ CHIEF, FEDERAL AVIATION ADMINISTRATION DATE _____

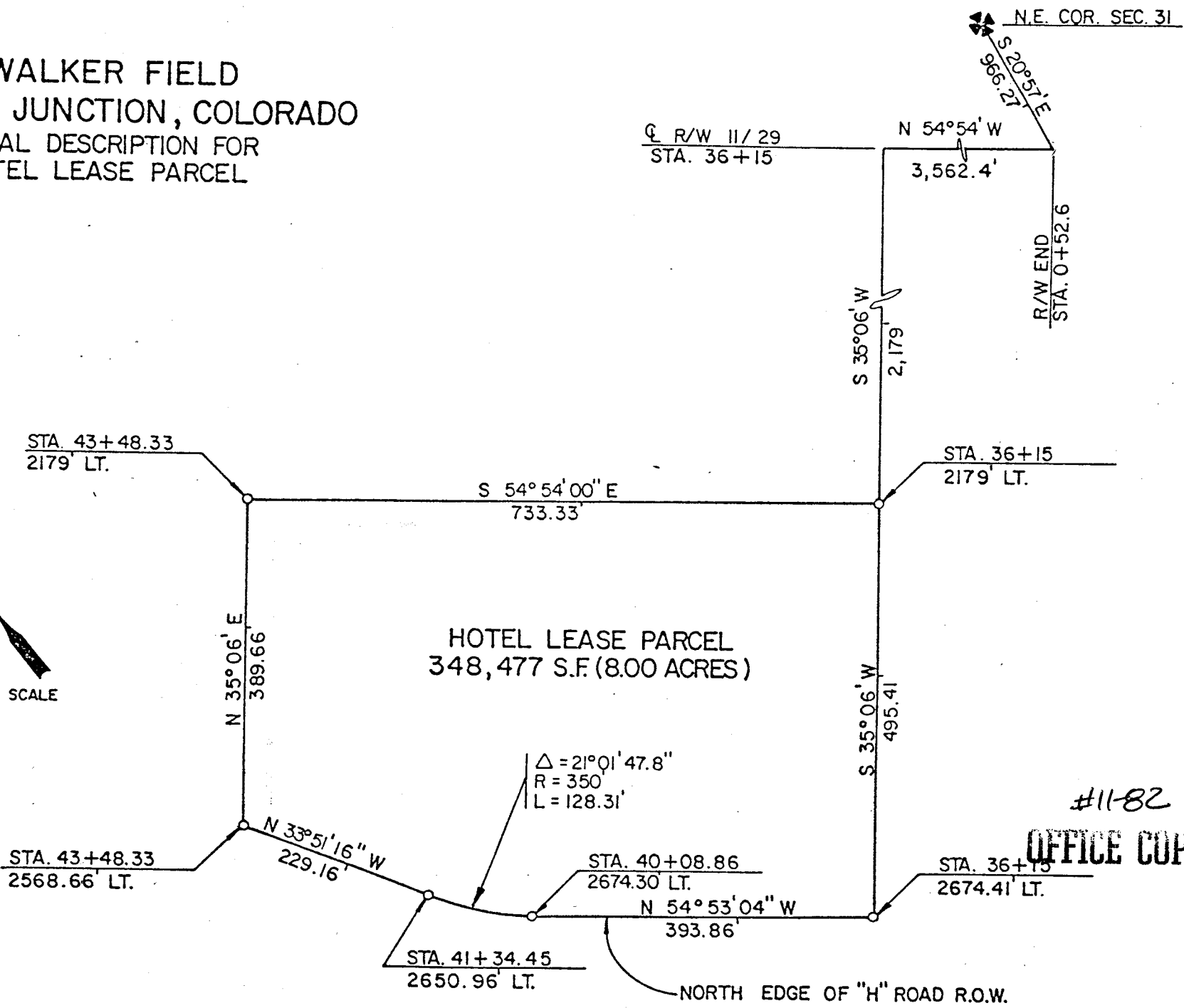
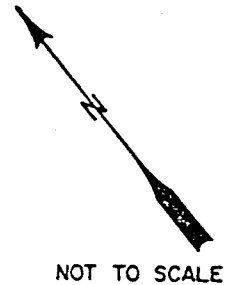
APPROVED _____ CHAIRMAN, WALKER FIELD AIRPORT AUTHORITY DATE _____

OFFICE COPY

#1182

		ISBILL ASSOCIATES, INC. AIRPORT CONSULTANTS • DENVER, COLORADO	
		WALKER FIELD GRAND JUNCTION, COLORADO	
DES. H.G.I.	DR. N.E.R.	AIRPORT LAYOUT PLAN	
CH. J.E.S.	APR. H.G.I.		
DATE	1981		

WALKER FIELD
 GRAND JUNCTION, COLORADO
 LEGAL DESCRIPTION FOR
 HOTEL LEASE PARCEL



#11-82
 OFFICE COPY

CURRIER, BRUCE L.
2760 H. ROAD
G.J. CO. 81501 #1282

WALKER FIELD
AIRPORT AUTHORITY
G.J., CO 81501 #1282

MOTEL 6 INC. #1282
51 HITCHOCK WY.
SANTA BARBARA. CA.
93105

Walker Field
Grand Jet. CO 81501
#1282

Paul Penner or Norm Frantz
1795 W. Warren
Englewood, CO 80110

AIR TRAVEL CENTER

IMPACT STATEMENT

Purpose

Travelers to the Western Slope of Colorado frequently find hotel, motel, and restaurant facilities in short supply because of the rapidly developing energy and power industry in this area.

Grand Junction, Colorado is located centrally with respect to the many new energy projects being undertaken, and both personnel for the energy and power companies and support service companies, notably the large engineering and construction companies, require accommodations and office-conference facilities in the course of their business activities.

Conservative projections indicate substantial growth in population in the immediate future. Therefore, Penner-Frantz & Co. in conjunction with Kenneth I. Danneberg and W.J. Harnden propose a luxury hotel complex to address this rapidly growing and important market.

Concept

A luxury high-rise hotel complex featuring the amenities commonly found in larger metropolitan areas among premier hotels has been the focus of the Air Travel Center hotel development.

DMJM Phillips, Reister, Haley, Inc. has been retained as project architect and has developed preliminary plans which include the following features:

- 240 luxury rooms
- Striking lobby with lounge area.
- Cocktail lounge with live entertainment.
- Elegant gourmet restaurant.
- Coffee shop.
- Retail shops.
- Beautiful ballroom/banquet hall.
- Small meeting rooms.
- Swimming pool.
- Racquet ball courts.
- Aerobic exercise area and weight room.
- Saunas

The Development is northwest of the intersection of Horizon Drive and "H" Road on the Walker Field Public Airport Authority property.

By *[Signature]*

Title *[Signature]*

Date *7/2/82*

- 1) Banquet Ballroom (Restaurants)
1 space per 3 seats Requires = 134
- 2) Cocktail Lounge (Nightclub)
1 space per 2 persons = 78
- 3) 1 space per unit - 240 units = 240
- 4) Employee parking = 180
- 5) # of retail space - unknown _____

Requires Total	638
Propose Parking Spaces	<u>375</u>
Short	263

2/23/82 GTPC - Rec. approval

subject to the below items be resolved.

- 1) That the internal circulation be better addressed.
- 2) Need to submit a detail landscaping.
- 3) Get FAA approval & N.E.
- 4) Trash p/u needs to be resolved.
- 5) POA for H Rd.
- 6) Grading & Drainage
- 7) That the GTPC see the revised plan @ a wksp.
- 8) signage temp construction sign.



February 19, 1982

Walker Field Airport Authority
3rd Floor Tower Building
Walker Field
Grand Junction, CO 81501

ATTN: Paul Bowers

RE: Proposed Hotel

Dear Mr. Bowers:

Since the plans for the hotel at the airport are progressing, I would like a confirmation that the flood retention area will not be altered; so our client, Mr. Bruce Currier who owns the property south across H Road from the hotel, will not be adversely affected. In a May 1, 1981 letter to you, Mr. Peter Muller of Isbill Associates advised, "In order to insure that flooding south of H Road is not adversely affected by development on Parcel B, it is important that the existing contours (after completion of ADAP Project No. 6-08-0027-07) are not significantly altered." I trust that you have had Isbill review the grading plan for the hotel, so the results of their review will be adequate for us.

Sincerely,

WESTERN ENGINEERS, INC.

T. Kent Harbert

T. Kent Harbert, P.E.

TKH:slv

cc: Isbill Associates, Peter Muller
Bruce Currier
Jack Treece
Grand Junction Engineering Dept., Ron Rish
Grand Junction Development Dept.

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

FEB 23 1982

File: Ca Airport Hotel



RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

FEB 19 1982

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 ~~243-2888~~
244-1566

February 18, 1982

Mr. Paul D. Bowers
Airport Manager
Third Floor
Tower Building, Walker Field
Grand Junction, CO 81501

Dear Paul:

RE: Sanitary Sewer Relocation for Airport Hotel.

As requested, I have reviewed the construction plans for the above as prepared by Isbill Associates, Inc. and submitted to Jim Patterson with your December 24, 1981, letter and I have the following comments.

1. Add the following notes to the sewer plan sheet:

All construction shall be in accordance with City of Grand Junction Standard Sanitary Sewer Details Drawing SS-1 and shall conform to City of Grand Junction "Standard Specifications for Construction of Water Lines, Sanitary Sewers, Storm Drainage and Irrigation Systems", 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65.

"The contractor shall contact the City Utilities Superintendent, Mr. Ralph Sterry, (244-1568) prior to any disturbance of existing sanitary sewers including tie-ins and/or taps. Existing sanitary sewer flows shall be maintained at all times."

2. A licensed Professional Engineer should stamp and sign the plans.
3. I am not clear on whether the location of the sewer along the proposed access road to the new terminal will fit the proposed street improvements. The sewer and manholes should be located to not be under future curb, gutter or sidewalk.
4. The plans call for "abandonment in place" of the existing sewer. To prevent inflow of groundwater into the sewer system, the existing pipe should be cut and plugged at manholes at 39+99, 2196 Lt. and 32+90.5, 2444 Lt.

Page 2

Sanitary Sewer Relocation for Airport Hotel.

5. A 20 ft. wide easement centered on the pipe should be granted to the City for the entire length from the manhole at 39+99, 2196 Lt. to the manhole at 33+48, 2657 Lt.

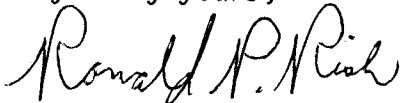
When the above comments have been addressed, submit revised prints for approval prior to start of construction.

Please notify us as soon as construction is complete and you are assured the City standards for such construction have been met. At that time our personnel will inspect the system. We would appreciate being contacted for the final inspection prior to the lines being activated for service. We expect your engineer to inspect the lines during construction.

Prior to acceptance of the system it is necessary to submit to the City Engineer "as-built" mylar plans bearing a professional engineer's seal and a certification by the engineer that infiltration does not exceed 200 gallons per inch diameter per mile per day.

Thanks for your continued cooperation.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/rs

cc: District Engineer, Colorado Dept. of Health
Bob Goldin ✓
Dick Hollinger
Jim Patterson
Harley Seybold
Ralph Sterry
Jim Wysocki
File

REVIEW SHEET SUMMARY

FILE NO. #12-82 DUE DATE 2-19-82
ACTIVITY Conditional Use - Hotel
PHASE _____
LOCATION H Road and Horizon
PETITIONER Penner/Frantz
PETITIONER ADDRESS 1795 W. Warren, Englewood, CO 80110
ENGINEER Gingery & Associates

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2-16-82	Ute Water	<p>There is nothing contained in this presentation which results in any objection from the District, for the expedient action requested.</p> <p>Assuredly, the new water system installation by the district immediately adjacent to this site will provide proper domestic and fire protection services.</p> <p>A direct communique will be established with the proper developer representatives, to establish understandings of service prerequisites. A "Peak-Demand Data Sheet" will be one of the service prerequisites, but is not necessary for project concept approval.</p> <p>Policies and fees in effect at the time of application will apply.</p>
2-16-82	G.V. Water Users	No comment.
2-16-82	Transportation Eng.	<p>Horizon Drive (north of H Road) is shown as one-way. This will serve the airport needs, but will greatly restrict traffic movements from the hotel. I would recommend that Horizon Drive have two-way traffic in the hotel area. North of the hotel, it can be one-way N.B. with no problem.</p> <p>The H Road entrance just west of Horizon Drive is very close to the intersection. It should be understood that there is a good possibility that there will be a raised median on H Road at the intersection. This would preclude a left turn out of or into the hotel at this point. This would be another reason for having Horizon Drive two-way. Internal traffic circulation would be much greater if the parking areas were connected on the west side of the hotel.</p>

- Staff Comments
1. What is the seating capacity for the meeting room, banquet/ballroom and cocktail lounge.
 2. Approximately how many employees are intended?
 3. Is there adequate fire protection as well as fire equipment for this use?
 4. Has the FAA given approval for the height of the building?
 5. Is the emergency helicopter pad going to be used for anything other than emergencies?
 6. Need detailed landscaping plan.
 7. What is the square footage of sign being proposed?
 8. Need some landscaping on the northern portion of property line and should include some more landscaping throughout the parking area?
 9. Traffic circulation should be addressed, especially not providing access all around the building.

10. Need to dimension aisle width.
11. How will landscaping be maintained?
12. Trash p/u needs to be coordinated with sanitation engineer.
13. Need crosswalks to separate pedestrian traffic vs. car traffic.
14. What about curb, gutter, sidewalk?
15. Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.

2-18-82	City Engineer	<p>Power of Attorney should be granted for street improvements on H Road. Nothing on these plans shows site grading and drainage. A site drainage plan including calculations of 2-year and 100-year storm runoffs for both historic and developed conditions should be submitted for review. How will the accesses from "Horizon Drive" be coordinated with the one-way loop concept for the airport terminal? Since this portion of "Horizon Drive" is on airport property, I assume the airport will resolve these conflicts and will build the street improvements in conjunction with the access loop roads. The H Road entrance is too close to the street intersection. Future improvements on H Road will probably include a raised median and left turn bay on H Road which would block this entrance to left turns in or out. Vehicular access should be provided around the entire perimeter of a building of this size. Therefore, I recommend that vehicular access be provided on the west side of the building instead of the landscaping shown on the plan. I am reviewing the sanitary sewer relocation proposal and will respond by separate letter to Walker Field.</p>
2-18-82	City Fire	<p>This office has no objection to this conditional use for hotel.</p> <p>Site plans showing hydrant placement and water lines are adequate as shown.</p> <p>The fire department would request a meeting with Engineers or architects of this building to review building plans, sprinkler plans, fire alarm plans and other required emergencies and aux. equipment in the building. Since this building is more than 75 feet in height it must meet all requirements of Sec. 18.07 U.B.C. and other certain sections of the UFC and building and fire amendments to Codes.</p>
2-18-82	Public Service Engineering	<p>Gas: No objections to conditional use.</p> <p>Electric: No objection to conditional use - Developer to contact Public Service Co. for service requirements.</p>
2-18-82	Mountain Bell	<p>No utility esmts. required on this lot.</p>
<i>2/23/82</i>	<i>Late - City Parks</i>	
3/8/82	GJPC Minutes of 2/23/82	<p>MOTION: (COMMISSIONER LITTLE) "I MOVE ITEM #12-82 BE FORWARDED TO CITY COUNCIL WITH APPROVAL OF CONDITIONAL USE WITH STIPULATION OF STAFF CONCERNS AND PETITIONER'S AGREEMENT TO RESOLVE ALL OTHER ITEMS." THE MOTION WAS SECONDED BY COMMISSIONER MILAND DUNIVENT. CHAIRWOMAN QUIMBY CALLED FOR A VOTE AND THE MOTION CARRIED 6-0.</p>

PENNER-FRANTZ & CO.

1795 West Warren Avenue • Englewood, Colorado 80110 • Telephone (303) 935-3591

February 23, 1982

Mesa County Planning
559 White Avenue, Room 60
Grand Junction, CO 81501

RE: Air Travel Center Hotel
Walker Field
Horizon Drive at "H" Road

Gentlemen:

Thank you for your review of our project. In cooperation with your comments on our site development plan, we offer the following responses:

- I. Ute Water. - This developer shall establish contact with a representative to work out Peak Demand Data Sheet.
- II. Transportation Engineer/Traffic Circulation. We intend to leave Horizon Drive as a 2-way street up to the north boundary of the lease parcel. This should solve the traffic circulation problems and allow traffic to flow as designed.
- III. We address staff comments as follows:
 - A. Number of Seats:
 1. Meeting Rooms - 200 seats
 2. Banquet Ballroom - 400 seats
 3. Cocktail Lounge - 150 seats
 - B. Number of Employees - 180 maximum, full and part time.
 - C. Fire Protection - A proven and tested state of the art fire protection system has been designed and will be installed.
 - D. FAA Notification. Notification is currently being processed.
 - E. Helicopter Pad - The helicopter pad is for emergency use only.
 - F. Landscaping - A detailed landscaping plan is in process, (Please see the rendering for the current concept.) Such landscaping will be continually maintained. (Please see our letter of February 10, 1982.)
 - G. Sign - The temporary job sign will be a 240 square foot aluminized sign. The permanent sign will be two script red "R"'s attached to the brick exterior along the Horizon Drive elevation.

- H. Traffic Circulation - Circulation is contingent upon future development of the property, and will be addressed as this portion of the development becomes firm. Our traffic planners have designed adequate flow patterns for the initial development stage.
- I. Aisle - Width dimensions are indicated on the site plan.
- J. Trash Pick-up - Trash pick-up design is incorporated in our development plan and will be coordinated with the Sanitation Engineer.
- K. Crosswalks - Crosswalks for pedestrians are planned.
- L. Curb & Sidewalks - A 6" x 12" curb will be installed to separate parking from landscaped areas. Sidewalks are shown on the site plan.
- M. Permit - A permit shall be applied for well within this calendar year.

Thank you for your interest and assistance. If I can be of any further help, please let me know.

Sincerely,

PENNER-FRANTZ & CO.



Paul H. Penner
Partner

PHP/kls

cc: Floyd Reister, DMJM

February 23, 1982
Page 2
Mesa County Planning

CU Airport Hotel

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested
Yes No

Date
April 16, 1982

To: (From:) Bob Goldin From: (To:) Ron Rish *RPR*

Subject: Air Travel Center - Stormwater Detention

I have reviewed the Grading Plan and detention ponding Calculations for the proposed hotel site at the northwest corner of H Road and relocated Horizon Drive as received from you April 5, 1982.

The drawing and calculations are well done and present a solution to the need for stormwater detention. However, the proposed detention ponds are not on the property but instead are in the H Road right-of-way. This means that when H Road is widened, the detention storage will disappear due to the road fill.

In my opinion, this is shortsighted and/or parochial planning and should not be accepted as fulfilling the on-site detention commitment.

- cc - Paul Bowers
- Don Newton
- Jim Patterson
- Jim Wysocki
- File

RECEIVED MESA COUNTY
 DEVELOPMENT DEPARTMENT
 APR 19 1982

Report Hotel CO
Revised 5/1/82
Revised 4/28/82

DETENTION PONDING FOR AIR TRAVEL CENTER AT WALKER FIELD

Data from: Engineer's Report (Revised February 26, 1981)
Walker Field Airport
Grand Junction, Colorado

Q_{100} (historic) = 90.8 CFS (ave. C = 0.5)

Q_{100} (developed) = 209.1 CFS (ave. C = 0.9)

Developed Q carried east to detention pond = 42.1 CFS

Developed Q reaching "H" road = $209.1 - 42.1 = 167$ CFS

Total Ponding Available = 76,000 C.F.

Flow through 30" RCP across "H" road = 50 CFS

Flow across "H" road = 10 CFS

Velocity across "H" road = 2 FPS

- The C factor (C = 0.9) used in calculating the developed 100 year flow indicates a fully paved surface. No additional flow is anticipated from the Air Travel Center.

Problem

- Due to regrading for the building and parking lot, the 76,000 CF detention area is no longer available for ponding.

Recommend

- Please refer to Sheet C-1
- Recontour landscaping areas as indicated (Basins A, B & C)
- Remove inlet and permit 18" RCP to daylight at new flared end section
- Remove a 20' section of the 30" RCP and put in a square headwall with wingwalls and concrete apron at the toe of slope from "H" road (Inv. = 79.56')
- Connect Basin A to Basin B with double 57" X 38" Arch-CP
- Connect Basin B to Basin C with triple 57" X 38" Arch-CP
- Retaining walls where indicated on Sheet C-1

Ponding at the 30" RCP using Basins A, B, and C

Condition #3 - Square Edges With Headwall

<u>Ponding Elevation (feet)</u>	<u>HW (Ft)*</u>	<u>Flow (CFS)</u>	<u>Volume Available (CF)</u>	<u>Volume Required CF)</u>
83	3.5	65	24,087	65,000
84	4.5	72	41,719	60,000
85	5.5	83	64,018	58,000
86	6.5	90	91,855	46,000

* HW - Headwater

Ponding elevation will be between 84'-85'. Flow through the 30" pipe will be between 72-83 CFS - less than 100 year (historic).

Problems

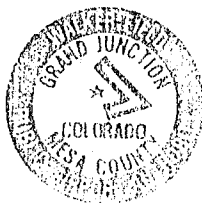
- Gas and water inside property line - relocation probably necessary.
- Headwall for 30" cross culvert will be outside property line.

AIRPORT HOTEL FILE

**WALKER FIELD, COLORADO
PUBLIC AIRPORT AUTHORITY**

**THIRD FLOOR
TOWER BUILDING, WALKER FIELD
Grand Junction, Colorado 81501**

Telephone (303)-243-3695



Goldin

BOARD OF COMMISSIONERS
RICK ENSTROM, CHAIRMAN
MAXINE ALBERS
H.R. BARNETT
LOUIS BRACH
BETSY CLARK
FRANK DUNN
GEORGE R. WHITE
AIRPORT MANAGER
PAUL D. BOWERS

July 12, 1982

**RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT**

JUL 16 1982

Mr. Jim Wysocki
City Manager
City Hall
Grand Junction, Co. 81501

Re: Completion of Horizon Drive Improvement to and
Including Horizon/H Road Intersection

Dear Jim,

Per our recent conversations, please consider the following request from the Airport Authority. Specifically:

1. Would the City continue the construction of Horizon Drive from your existing planned completion point near Hilaria Drive to include the intersection of H & Horizon Drive (per discussed Isbill drawings)? This would enable a completely compatible Horizon Drive design, including curb and gutter (this request appears at this point to be a formality, as the decision to do so has been made).
2. Please prepare whatever paper work is necessary for the Airport Authority to enter into a Street Improvement District with the City. As we discussed, this would be a method of ten year financing for part of this Horizon Drive roadway (the "standard width" portion on airport property that the above request addresses). The concept of entering a City Street Improvement District for this development has already been addressed and approved by the Airport Authority Board.
3. Regarding the access roadway system for the terminal, Corn Construction (of Grand Junction) was the low bidder and contract award will be made to them with work schedules still to be set. This work will include the "dogleg" alternate access to the old terminal (to the east, adjacent to Motel 6) which was a question you needed answered concerning location of Fire Station #5.

RECEIVED JUL 13 1982

- 4. Concern regarding hotel site drainage was also expressed, particularly as it relates to a proposed 8' retaining wall (which straddled the 30" and 18" Ute water lines) and to the impact on drainage onto Currier's adjoining land to the south. I have asked Isbill Associates to prepare a preliminary sketch showing a reasonable alternative to the Penner-Frantz proposed drainage and it appears a very satisfactory, workable alternative exists. I am scheduled to meet with Paul Penner tomorrow (7/13) to go over this situation with Ron Rish. *(Still unresolved & Penner is going to "try" parking lot lowering for detention. Plans promised to us when they finish "trying."*
- 5. Upon resolution of the hotel site drainage, Currier is obligated to quit claim deed two parcels to the Airport Authority (one a small triangular piece in front of Motel 6 for Horizon right-of-way and the other a small triangular piece of "H" Road right-of-way). Currier has indicated (by letter of agreement with the Authority) that this would not be a problem once drainage is addressed. *RF*

We met.

I will let you know the specifics of scheduling on the Corn project access road and the results of my conversation with Penner regarding hotel site drainage. Please call if there are any other questions.

Sincerely,

Paul D. Bowers
Paul D. Bowers

PDB/sum

CC: Newton
Loudner
Patterson
Wysocki
Goldin

Ron 7-15-82

Met 7-13-82 w/ Bowers et al.

Requested road plans for north & east legs of H & Horizon intersection so we know what to tie into since Corn construction will precede ours. Promised to work with Penner on grades along hotel frontage if they will give us their plans when resolved



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

]

This is to inform you that your project File # 12-82
Project Name Hotel at Airport - Conditional Use
approved on 3/3/82 by the Grand Junction City Council,
is now in violation of the Grand Junction Zoning and Development Code.
It violates the development schedule process as indicated below:

Sec. 4-6-2G
(Conditional Use)

Developments and uses granted by the approval of a conditional use permit shall be developed or established in accordance with the approved development schedule, within one year of the date of Governing Body approval if no development schedule is established. Failure to develop such or establish such development or uses accordingly shall cause the permit to be revoked.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.

Hotel at Airport, File #12-82

Required Submittal Information for Review
by Grand Junction Planning Commission

- a) The project is located at the northwest corner of Horizon Drive and H Street.

Eight (8) acres are under a 50 year lease from Walker Field Airport Authority to Air Travel Center, a Joint Venture (which is now Allied Enterprises, a General Partnership).

Representatives for the Partnership are:

Paul H. Penner
Norman D. Frantz

- b) This project has been delayed due to inability to obtain satisfactory financing. We have, at several stages, anticipated receiving a firm commitment to proceed with the project. However, in each case, the financing was not completed. On February 1, 1984, we received from the City of Grand Junction an Inducement Resolution to obtain funding with Industrial Revenue Bonds. Once we receive the Inducement Resolution, it takes approximately 90-120 days to accomplish all the paperwork and legal documents to complete the work necessary for funding this project.

It is our position that we will be building this project. We do not foresee any significant changes in the approved plan.

- c) We anticipate that construction will start in four to six months from this date. Completion of the project will occur approximately one year after start of construction.
- d) Some of the site fill required for the project has been accomplished. Survey work for establishing location of the building and installation of monuments for locating key corners of the building have been installed.
- e) We request a one year extension for the approval of this project, identified as 12-82.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 03 1984

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

July 1, 1982

To: (From:) Bob Goldin

From: (To:) Ron Rish *RRR*

Subject: Air Travel Center - Stormwater Retention

Don Newton and I met this afternoon with the City Manager, Airport Manager, Public Works Director and Traffic Engineer to discuss the proposed intersection improvements at H Road and Horizon Drive. We now have a 1"=20' scale map showing the proposed layout of the intersection. The sidewalk on the north side of H Road will be 46½ ft. northerly from the road centerline.

On May 19, 1982, you transmitted a Grading Plan and Detention Ponding report to me from Loren Funk of Penner/Frantz & Co. This plan and report were revised to attempt to address concerns raised in my memo to you of April 16, 1982, about a previous report and plan which had been transmitted to me on April 5, 1982. The May 19, 1982, plan shows a retaining wall along the south edge of the hotel parking lot with a series of "basins" along the north edge of H Road. The basins extend well into the designated road right-of-way and are about 6½ ft. deeper than the H Road pavement and about 8 ft. deeper than the hotel parking lot. The proposed retaining wall centerline scales to be 3 ft. north of an 18 inch waterline and 6 ft. south of a 30 inch waterline.

Concerns expressed at the meeting were:

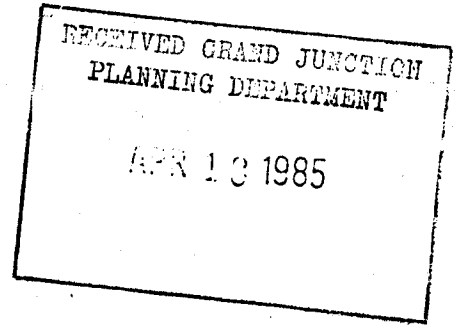
1. The proposed detention basin grading within the designated road right-of-way area conflicts with the need for 46½ ft. of half right-of-way for the proposed intersection improvements.
2. The wall footing and/or basin excavation may conflict with the waterlines. These are large lines and relocation would probably be expensive.
3. The aesthetics of the 8 ft. basins at the front entrance to the hotel is questioned. Debris may also collect in these "basins".

In light of the above, the proposed solution can't physically work. I suggest you give Loren Funk a copy of this memo and suggest that Penner/Frantz meet with someone from Isbill Associates who authored the airport master plan which calls for 76,000 cubic feet of storm water detention to be detained at this site. Perhaps they can together develop some alternative proposal for detaining 76,000 cubic ft. of storm runoff. It seems to me that amount of volume should be able to be accommodated in a relatively shallow depressed parking lot area on the site or perhaps on the ground to the west of the hotel to avoid 8 ft. walls, relocating major waterlines, encroaching into an arterial street and having an 8 ft. "trench" at the front entrance to a major hotel.

cc - Paul Bowers
Jim Bragdon
Don Newton
Jim Patterson
Jim Wysocki
File



PENNER
Construction Management, Inc.



April 17, 1985

Grand Junction Planning Commission
559 White Avenue, Room 60
Grand Junction, CO 81501-2643

Attn: Mr. Bob Golden
RE: Air Travel Center

Dear Mr. Golden:

We received your notice of view of development schedules. We wish to request that you place our present approved site development plan for the above reference project into a reversion status. Due to the current local economic conditions interference by local businesses in the city of Grand Junction. We are unable to proceed to develop this property.

Sincerely,

ALLIED ENTERPRISES

Paul H. Penner - Partner

PHP/da

