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File 1982-0039  
Date 7/1/02

Project Name: Rodeway Inn – 2790 Crossrds Blvd – Conditional Use – Liquor License

**P S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some  
**r e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**s e** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**n e** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**t d** guide for the contents of each file.  
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.

X		<b>*Summary Sheet – Table of Contents</b>
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X		Review Sheets
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		<b>*Submittal checklist</b>
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		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

X	X	Action Sheet		
X	X	Review Sheet Summary		
X		Review Sheets		
X		Public Notice Posting – 5/10/82		
X	X	Planning Commission Minutes - ** - 5/25/82		
X		Deed		
X		Development Application – 5/3/82		
X	X	Impact Statement		
X	X	Location and Vicinity Map		
X	X	List of Property Owners within 300 feet		
X	X	City Council Minutes - ** - 4/15/81		
X		Roadway Pamphlet with floor plans		
X		Lounge Seating Capacity		
X	X	Letter from Environmental Developers Inc. to Alex Candelaria, Staff Planner re: Conditional Use Permit approved with conditions – 5/27/82		

(17) H.O. - HIGHWAY ORIENTATED ZONING DISTRICT

INTENT

The HO Highway Orientated Zoning district is established as a district in which the principal use of land is for establishments offering accommodations, supplies, or services to motorists, and for certain specialized uses such as retailed outlets, extensive commercial amusements, and service establishments which although serving the entire city and its trading area do not and should not locate in the central business district or neighborhood district. The HO Highway Orientated Zoning District will ordinarily be located along numbered state or federal highways designated as major streets.

For the HO Highway Orientated Zoning District, in promoting the general purposes of this ordinance, the specific intent of this section is:

- A. To encourage the development or redevelopment of, and the continued use of land for commercial, service, and amusement uses serving both local and long distance travelers.
- B. To provide for orderly development and concentration of such uses within the HO Highway District as designated on the zoning map.
- C. To provide appropriated space, and in particular sufficient depth from the street, to satisfy the needs of modern commercial developments where access is primarily dependent on the automobile.
- D. To minimize pedestrian and vehicular conflicts by providing adequate separation of the two movements.
- E. To encourage the development of the district with such uses and in such a manner as to minimize traffic hazards and interference from highway-oriented businesses.

PERMITTED USES

Automobile Orientated Uses. Free-standing business activities which function relatively independent of intensive pedestrian traffic and proximity of other firms and cater to customers who come by automobile.

USE GROUPS

1. Residential Use

- 1.5 Multi-family dwellings ... consists of five or more apartment units with complete living facilities for each family.

2. Assembly Use

- 2.1 Community Facilities, open area ... consists of

publicly owned and operated facilities such as a cemetery, regional park, lake, golf course and other public recreation area.

2.3 Swimming pool, semi-public ...

2.4 Community Facilities, non-commercial ... consists of a publicly-owned recreational structures and community buildings, except places of worship, parochial schools, kindergarten, public nuseum, art centers, and libraries.

2.5 Community Facilities, commercial ... consists of transportation terminal, railroad station, airport, passenger station, funeral home, mortuary, private college.

2.6 Membership club ...

3. Institutional Use

3.1 Service Establishment, public ... consists of colleges, municipal fire and police station and facilities for electrical, gas, telephone, water and sewer except public schools and sanitary fill necessary for safe or efficient operations for the benefit of the public.

4. Business Use

Example

4.1 Service business limited, inside

professional office, clinic.

4.2 Parking lot

4.3 Service business, personal, inside.

barber shop, beauty shop, massage parlor

4.4 Retail business, limited, inside

enclosed buildings for selling of goods

4.5 Commercial residence, unlimited

motels, hotels, tourist homes.

4.6 Restaurant business, limited, inside.

4.7 Amusement business, inside

bowling alleys, night clubs.

4.8 Amusement business, outside

drive-in theatres, miniature golf.

4.9 On premisis consumption of liquor or fermented malt beverage licensed premisis

SEE TEXT, SECTION 3 FOR ADDITIONAL USES.

<u>5. Commercial Use</u>	<u>Example</u>
5.1 Drive-in Business	Restaurant, laundry
5.2 Gas stations	
5.3 Retail Business, unlimited outside	new and used car, boat, camper sales.
5.4 Repair Shops	locksmith, electrical repair
5.5 Retail Business, unlimited	inside bakeries, building materials
5.6 Used Goods Business	Second hand store
5.7 Service Business, unlimited	Kennels, auction houses
5.8 Automotive Maintenance Business.	car wash, repair shops
5.9 Wholesale Business	storage buildings and wholesale business

SEE TEXT, SECTION 3, FOR ADDITIONAL USES

Provided, assembly use 2.5 and uses in groups (4) through (5) inclusive are a part of a unit development plan as defined, processed, and approved according to Section (15) of this ordinance.

#### 6. Dimensional Standards

These requirements are desirable to permit adequate space for parking, loading, landscaping, and expansion. In addition to clearly affecting the density of HO uses, they will have a direct effect on the traffic-carrying capacity of the major streets.

- A. Lot frontage, minimum ..... 50 ft.
- B. Lot area, minimum ..... 5,000 sq. ft.
- C. Maximum lot coverage ..... 35 percent
- D. Maximum height of buildings 35 ft.
- E. Minimum setback 65 ft. from centerline of the right of way, but not less than 15 ft. inside the property line.
- F. Side yard minimum
  - Principal building ... 15 ft
  - Accessory building ... 15 ft.
- G. Rear yard minimum ..... 15 ft.

Further provided, all portions of any required front yard or sideyard on the street side of a corner lot shall be used only as a landscaped planting area. In addition, where a use in this district sides or rears upon property in any residential zoning district, such yard shall be used and maintained only as a landscaped planting and screening strip which shall be properly maintained to screen the view on a year round basis.

7. Off-street Parking and Loading Area Requirements.

- (1) Standards ... The following are minimum standards for parking spaces and loading areas to be maintained in connection with the buildings and uses indicated:
  - (a) Auditoriums, assembly halls, dance halls, gymnasiums, theatres, skating rinks -- 1 space for each 4 seats or 1 space for each 100 square feet of gross floor area, whichever is the greater.
  - (b) Bowling alleys -- 4 spaces per lane.
  - (c) Educational institutions -- for colleges, one (1) parking space for every four (4) persons in the faculty and student body.
  - (d) Hotels boarding and rooming houses, clubs, lodges, fraternities and sororities -- 1 space for each 2 guest rooms or an area equal to the gross ground floor area of the building, whichever is greater.
  - (e) Industrial and/or manufacturing -- 1 space per each 3 employees, but in no event less than an area equal to one-fourth the floor area of the building.
  - (f) Offices, business, professional agencies and banks -- 1 space per each 300 square feet of floor area.
  - (g) Residential uses -- (Multi-family) 1½ spaces per each dwelling unit.
  - (h) Indoor restaurants, bars, taverns -- 1.6 spaces per each 100 square feet or part thereof of floor area.
  - (i) Drive-in and carry-out restaurants -- 16 spaces for the first 500 square feet of floor area or part thereof, plus 3.2 spaces per each additional 100 square feet of floor area or part thereof in excess of 500 square feet.
  - (j) Retail business -- up to 7,500 square feet of floor area, an area equal to one-half the floor area; 7,500 square feet and above, an area equal to the floor area.

- (k) Tourist courts, motels -- 1 space per each unit.
- (l) Warehousing and wholesale business -- 1 space per each 3 employees but in no event less than an area equal to one-fourth the floor area of the building.

Provided 10 percent of the gross parking area shall be devoted to landscaping to minimize its impact and define on site traffic patterns.

2. Minimum service line requirements:

- (1) For each drive-in or drive-through service bay, there shall be provided a minimum of four (4) spaces on the entrance side and one (1) space on the exit side.
- (2) Where the bay can be entered from either direction, the entrance requirements shall control for each direction.
- (3) In any case, parking, automobile storage or service lines shall not be permitted in the street right-of-way.

3. Off-Street Loading Area Requirements.

Each use shall provide at least one (1) off-street loading area subject to the following minimum requirements.

- 1. Tractor-Trailer berth minimum 14 feet wide and 60 feet deep.
- 2. Delivery Trucks berth minimum 14 feet wide and 30 feet deep.

8. Access and Traffic Controls

Accessways: Each lot shall have not more than two accessways to any one street or highway which shall comply with the following requirements:

- A. Width of Accessway. The width of any accessway leading to or from a street or highway shall not exceed thirty (3) feet nor be less than fifteen (15) feet in width at the right-of-way line. The alignment of accessways and curb return dimensions shall be determined through site approval.

In cases where driveways exceed twenty-five (25) feet in width, a six (6) foot raised divider strip shall be provided to reduce vehicular conflicts.

- B. Spacing of Accessways. At its intersection with the lot line, no part of any accessway shall be nearer than twenty (20) feet to any accessway on the same lot, nor shall any part of the accessway be nearer than (10) feet to any side or rear property line at its intersection with

a right-of-way line. The use of common accessway by two or more permitted uses shall be encouraged in order to reduce the number and closeness of access points along highways. Further, the use of directional accessways and acceleration, deceleration lanes shall be encouraged.

- C. Traffic Hazards: The location and number of accessways shall be so arranged that they will reduce the possibilities of traffic hazards as ~~much~~ as possible.

Ordinance No. 1503

EDI - PARKMOUNT GJ JOINT VENTURE  
dba  
RODEWAY INN  
2790 Crossroads Boulevard  
Grand Junction, Colorado 81501  
(303) 241-8411

IMPACT STATEMENT

The Rodeway Inn is less than a mile from the Grand Junction airport, and just a few blocks off Interstate 70. The Rodeway Inn is the cornerstone of "Crossroads Energy Park", the premier office complex in Grand Junction. The hotel is bordered by Horizon Drive, the major arterial leading from the Airport to the Downtown Business District, the site for many Government and energy related offices.

The Rodeway Inn will consist of a six-story tower structure containing 160 rooms plus the public rooms consisting of 3 lounges with a total seating capacity of 117 and a dining room with a capacity of 142.

For conventions and luncheons the ballroom seating can range from 250 to 350.

Within the building will be a swimming pool and whirlpool.

Extensive landscaping and off-street parking for 210 spaces will be provided.



Roy Dimond  
2784 Crossroads Blvd.  
Grand Jct. CO 81501  
#3982

Crossroads Square Invest.  
1000 N. 9th St.  
Grand Junction, CO 81501  
#3982

Crossroads Plaza Venture  
601 Valley Federal Plaza  
Grand Junction, CO 81501  
#3982

Fennell, Bruce  
620 Canyon Creek Rd.  
Grand Junction, CO 81501  
#3982

Bruce C. Currier  
2260 H. Rd. Route 5  
Grand Junction, CO 81501  
#3982

EDI - Paramount G.J.H. Venture  
c/o Frank Meeks  
13693 E. Tiff Ave.  
Aurora, CO 80014 #3982

EDI - PARKMOUNT GJ JOINT VENTURE  
dba  
RODEWAY INN  
2790 Crossroads Boulevard  
Grand Junction, Colorado 81501  
(303) 241-8411

PROPERTY OWNERS WITHIN 300 FEET

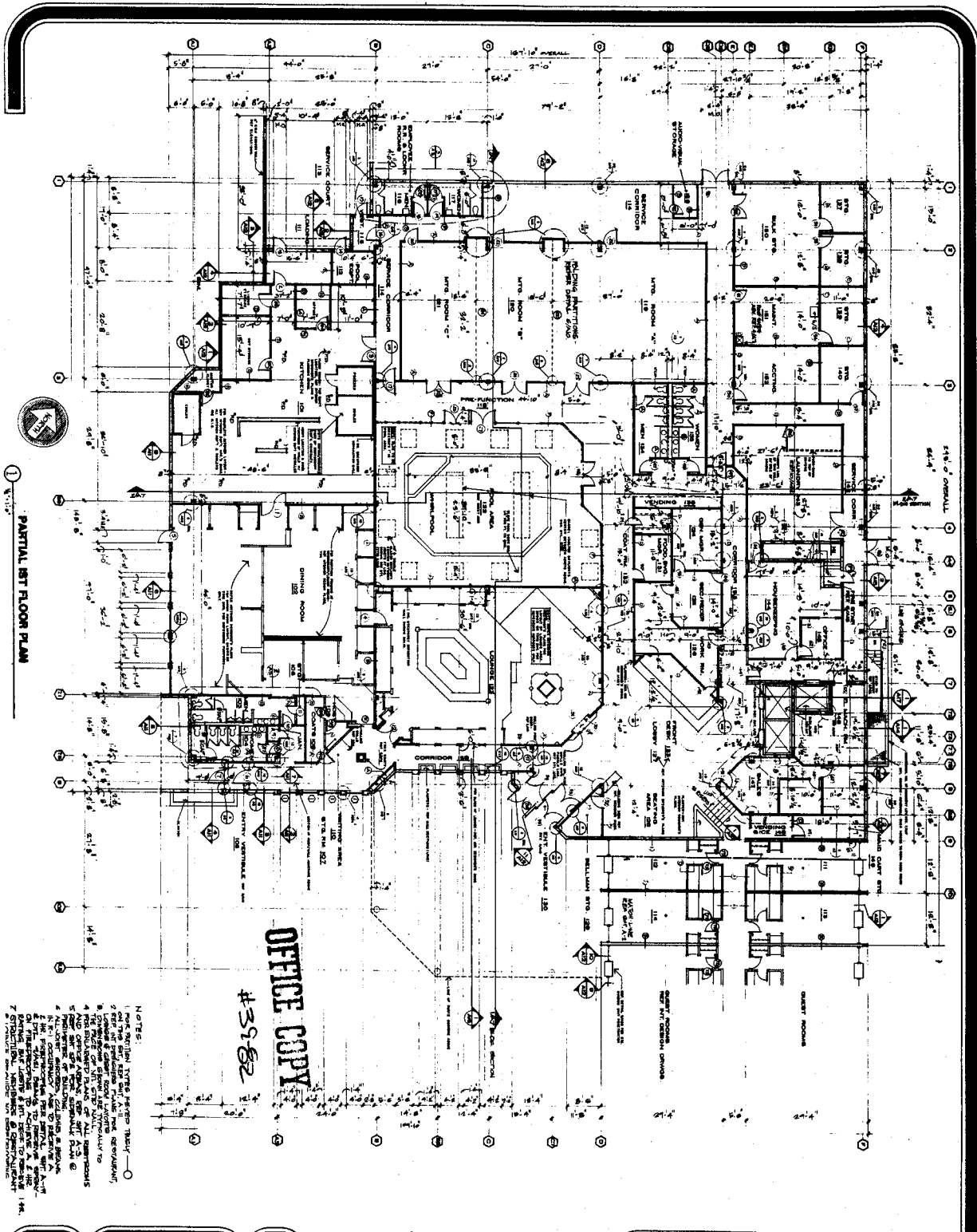
Crossroads Sq. Investments  
1000 N. 9th Street  
Grand Junction, CO 81501

Crossroads Plaza Venture  
601 Valley Federal Plaza  
Grand Junction, CO 81501

Ferrell, Bruce Jr., Norma Ann  
620 Canyon Creek Road  
Grand Junction, CO 81501

Currier, Bruce C.  
2760 H Road, Route 5  
Grand Junction, CO 81501

EDI - Parkmount GJ Joint Venture  
c/o Mr. Frank Meeks  
13693 East Iliff Avenue  
Aurora, CO 80014



1 PARTIAL 1ST FLOOR PLAN

OFFICE COPY  
#3582

- NOTES:
1. SEE ANNOTATED TITLE SHEET FOR REVISIONS.
  2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  3. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
  4. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
  5. ALL CEILING ARE 8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
  6. ALL ROOF ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
  7. STRUCTURAL, MECHANICAL, & ELECTRICAL WORK TO BE SHOWN ON SEPARATE SHEETS.



**RODEWAY INN**

GRAND JUNCTION, COLORADO

Environmental Developers, Inc.

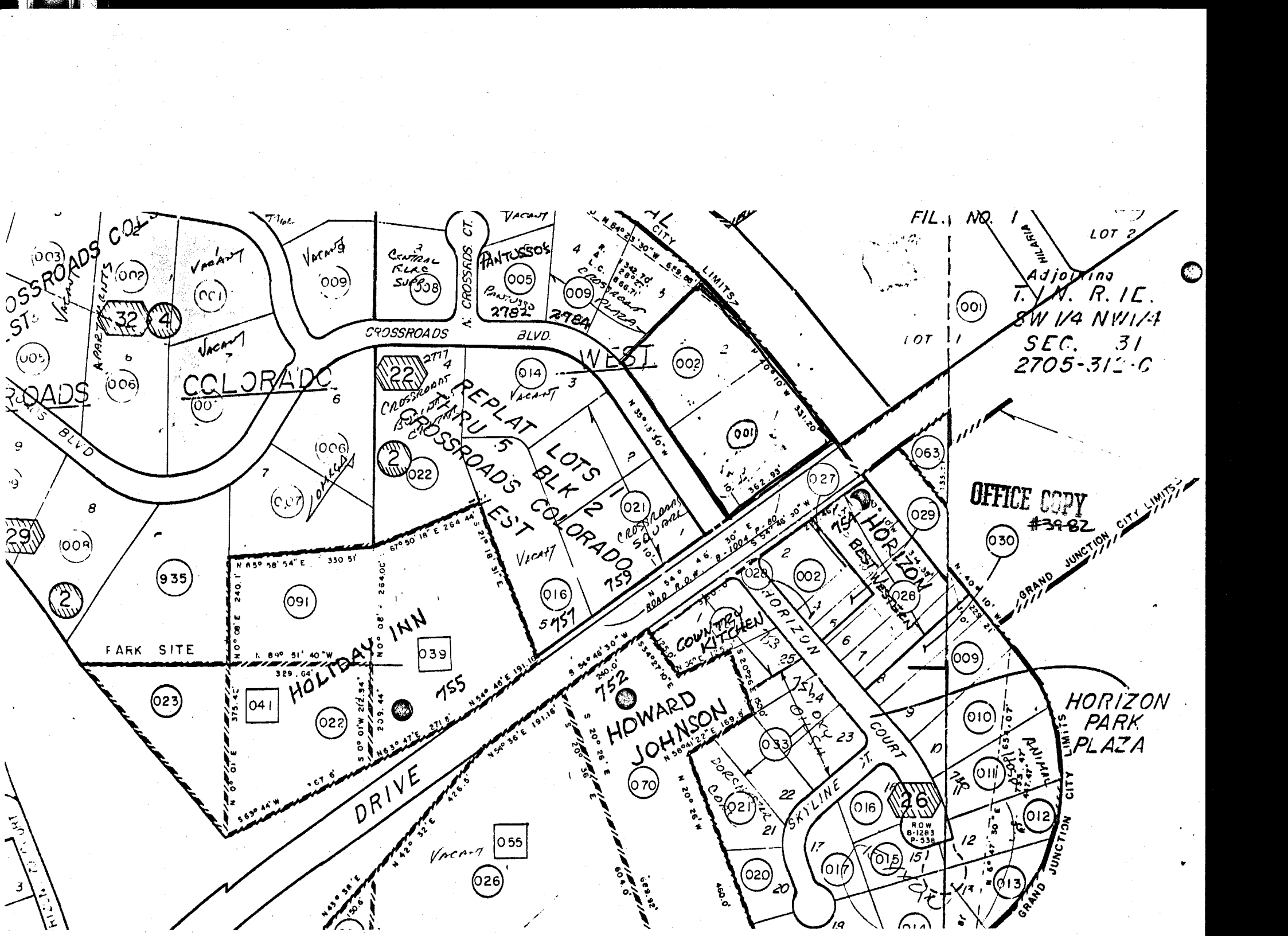
**CONSTRUCTION**

REVISIONS

NO.	DATE	DESCRIPTION

SEAL & SIGN HERE

REGISTERED ARCHITECT



FILE NO. 1  
Adjoining  
T. 1 N. R. 1 E.  
SW 1/4 NW 1/4  
SEC. 31  
2705-31-C

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#3982

COLORADO

REPLAT LOTS  
BLK 2  
WEST COLORADO

HORIZON  
WEST

HORIZON  
PARK  
PLAZA

HOLIDAY INN  
755

HOWARD  
JOHNSON  
752

COUNTRY  
KITCHEN

DRIVE

COURT

SKYLINE

GRAND JUNCTION CITY LIMITS

CITY LIMITS

GRAND JUNCTION CITY LIMITS

CROSSROADS  
BLVD

CROSSROADS  
BLVD

WEST

LOT 1

LOT 2

29

FARK SITE

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016

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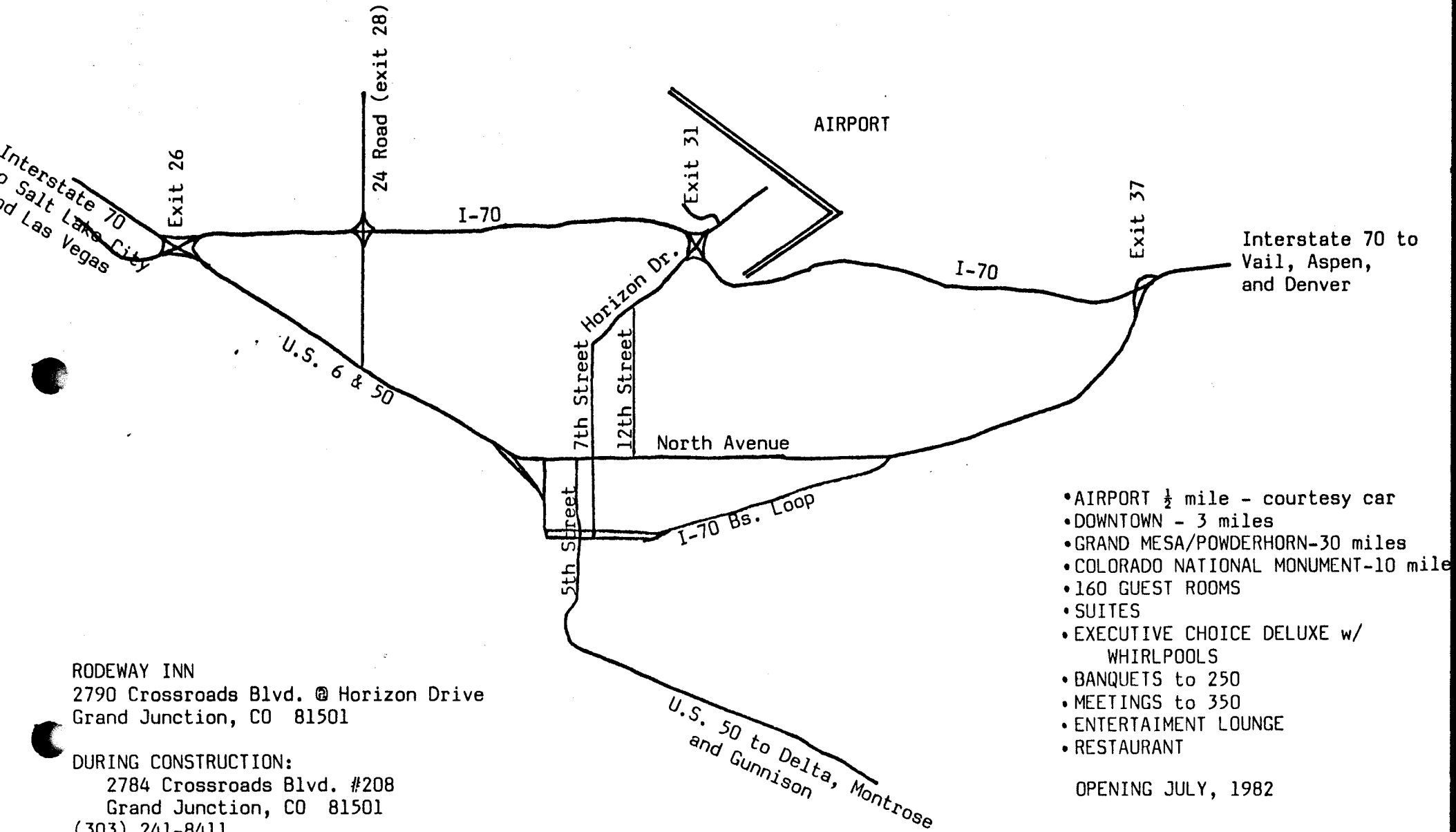
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RODEWAY INN  
 2790 Crossroads Blvd. @ Horizon Drive  
 Grand Junction, CO 81501

DURING CONSTRUCTION:  
 2784 Crossroads Blvd. #208  
 Grand Junction, CO 81501  
 (303) 241-8411

Mr. Roy Dimond, Project Director  
 Mrs. Char Hudson, Sales Director

LOCATION AND VICINITY MAP

# REVIEW SHEET SUMMARY

FILE NO. 39-82 TITLE HEADING Conditional Use-Liquor License DUE DATE 5/14/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Conditional Use. Petitioner: Roy Dimond. Location: 2790 Crossroads Boulevard (The Roadway Inn). A request for a conditional use for a liquor license on 2.93 acres in a highway-oriented zone.

Consideration of conditional use for a liquor license.

PETITIONER ADDRESS 2784 Crossroads Blvd., Suite 208, Grand Junction, CO 81501

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/10/82	G.J. Fire	This office has no objections to this conditional use.
5/12/82	Planning Staff Comments	1) Were the conditional use intentions included in the approved site plan for the hotel? If not, need to verify adequate parking is available. 2) Resolve and satisfy all other review agency comments. 3) Any increase in seating capacity or area will require an expansion of conditional use review.

DATE: May 24, 1982  
TO: Grand Junction Planning Commission  
FROM: Roy Dimond  
SUBJECT: File #39-82  
Conditional Use - Liquor License  
Rodeway Inn, 2790 Crossroads Blvd.

1. Early in 1981 Kathy Ackerman met with a representative of the planning department and determined in accordance with p. 71 of the ordinance for "Highway Oriented" zoning for the following parking requirements:

1 Space/2 Rooms  
160 Rooms = 80 Spaces

1.6 Spaces/100 sq. ft Restaurant/Lounge  
3600 + 3400 sq. ft. = 70 Spaces

1. Spaces/100 sq. ft. Meeting Rooms  
2500 sq. ft. = 25 spaces

Required	175
Provided	<u>210</u>
EXCESS	35

2. No other answers to Review Agency Comments required
3. Hotel not designed to provide for additional facilities or seating capacity



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*Review Sheet Summaries mailed 5/17/82*

6/8/82 GJPC Minutes  
of 5/25/82

MOTION: (COMMISSIONER O'DWYER) "MADAM CHAIRMAN, I SUGGEST WE TABLE THIS ITEM UNTIL THE PARKING PROBLEM IS RESOLVED. MR. DIMOND HAS THE OPPORTUNITY TO INVESTIGATE OTHER ALTERNATIVES; STAFF NEEDS TO CHECK WITH MR. KEATING, ETC."  
COMMISSIONER LITTLE SECONDED THE MOTION.  
DISCUSSION ENSUED. COMMISSIONER O'DWYER WITHDREW HIS MOTION.  
MOTION: (COMMISSIONER LITTLE) "MADAM CHAIRMAN, I MOVE ON ITEM #39-82, CONDITIONAL USE -- LIQUOR LICENSE FOR THE RODEWAY INN, 2790 CROSSROADS BLVD, THAT WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, CONTINGENT UPON THE RESOLUTION OF THE PARKING PROBLEMS EITHER THROUGH SECURING SHARED PARKING OR ACQUIRING ADDITIONAL PARKING TO STAFF REQUIREMENTS, PRIOR TO FORWARDING TO CITY COUNCIL."  
COMMISSIONER DUNIVENT SECONDED THE MOTION. CHAIRWOMAN QUIMBY READ THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 4-1 (COMMISSIONER O'DWYER OPPOSED).







**Environmental  
Developers  
Inc.**

creators of  
planned  
communities

13693 East Iliff Avenue  
Aurora, Colorado 80014  
(303) 755-3377

May 27, 1982

Alex Candelaria  
Staff Planner  
City County Development Department  
559 White Ave. Rm 60  
Grand Junction, Colorado 81501

RE: Rodeway Inn Grand Junction

Dear Mr. Candelaria:

On May 25, 1982 the City of Grand Junction Planning Commission approved the Rodeway Inn's Liquor License conditional use permit subject to the Planning Staff's verifying that adequate parking exists for the intended use. This letter should resolve any confusion which exists since the project was approved April 15, 1981 by the City Council. (copy of Council minutes enclosed)

The hotel now being constructed complies with the Zoning Ordinance in existence at the time the site plan and zoning was approved, and I have enclosed a copy of the H.O. Zoning Ordinance that applied. The parking computation follows and refers to Section 7 of Ordinance 1503.

Sec. 7 (1) (d) - Hotel 1 space for each 2 rooms	
160 rooms x .5 =	80 spaces
Sec. 7 (1) (h) - Restaurants - Lounge	
1.6 spaces per 100 sq. ft. -	
4333 sq. ft. x 1.6 ÷ 100 =	<u>70</u> spaces
Total Required Parking Per Ordinance	150 spaces
Total Provided on Approval Plan	<u>210</u> spaces
Excess Parking Provided	<u>60</u> spaces

The excess spaces are adequate to handle employee parking and other needs which could develop out of the ordinary course of business.

It is very clear to us that some confusion existed since a new ordinance was adopted May 20, 1981 which redefined the parking requirements in an H.O. Zone, after the hotel being constructed was approved as submitted on April 15, 1981.

I believe this substantiates that the parking requirements were satisfied when the project was approved by the City Council. If further clarification is required please contact Roy Dimond or myself so this issue can be finally resolved.

Alex Candelaria  
May 27, 1982  
Page Two

Please acknowledge the receipt and agreement to the above in the space provided below and advise the City Council in time for the hearing on June 16, 1982 of the Rodeway Inn's compliance.

Sincerely,

ENVIRONMENTAL DEVELOPERS, INC.



Frank M. Meeks  
Vice President

Received and Agreed to:

By: \_\_\_\_\_  
Alex Candelaria

\_\_\_\_\_ Date