





PROJECT NARRATIVE

TOURIST INFORMATION CENTER

The Tourist Information Center will be a staffed facility providing hospitality, information, and services for travelers. The purpose is to generate longer stays and repeat visits to Grand Junction and Western Colorado.

The center will be located between the Howard Johnsons motel and Zarlingos service station along Horizon Drive, just across from the Holiday Inn. The center will be open a minimum of eight hours each day, summer hours extended into early evening, 7 days a week, year round.

Volunteers staff will include students, senior volunteers, homemakers, service clubs, and government agency volunteers and staff from the BLM, Colorado National Monument, State Dept. of Wildlife, and the U.S. Forest Service.

The State Highway Department will install signs on I-70 directing travelers to the center. This is probably the major reason why the location on Horizon Drive was determined because of its easy access from and off I-70.

Coordinating the volunteers and making sure all runs smoothly will be the Visitor and Convention Bureau of Grand Junction.

We plan to begin all operations as soon as all approvals have been met. The facility will be housed in a mobile home type building that was previously used by Valley Federal Savings and Loan as branch location.

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## GRAND JUNCTION AREA CHAMBER of COMMERCE

The Visitors & Convention Bureau (VCB) will be using the front part of the building Avis Rent A Car currently uses for their service center. The front part is approximately 280 square feet, which is about 1/5 of the total building. This space is currently being used to store a minimal of things for Avis, all of which can be stored in another part of their building, a separate storage room.

The VCB will remodel the front office by painting it and possibly replacing the floor covering. We will have a desk and counter in this area along with brochure racks. The center will be staffed by volunteers who have been through an orientation program on distributing information to a visitor. These are the same people we utilized last summer in the Dinosaur Valley building meeting and greeting visitors to Grand Junction and also manning the brochure rack.

The VCB will also paint the exterior of the building and we will have landscaping in the form of large pots around the property with flowers and plants.

The restrooms will be available to the visitor also. They do not appear to be in any great need of repair but we will remodel where we see a need.

There is plenty of space for parking along the south side of the building, with additional space under the car port at the front of the building.

Trash containers will be available, along with one large, BFI type at the south end, which is already there. We will enlarge the size used if we see it necessary.

Signage will along the side of the rim creating the "car port" (see diagram) they will naturally conform to sign codes. They will say "VISITORS INFORMATION CENTER". This will be both sides of the car port. We will also have one sign over the front of the building, this would be smaller than the those over the car port area, this sign would say "VISITOR CENTER PARKING →" directing the visitor to the south end of the area.

## LANDSCAPE PLANS FOR THE GRAND JUNCTION VISITOR'S CENTER AND TRAVELER'S STOP

The purpose of this landscape plan (see attachment) is to show the sincere intentions of the people involved with the Visitor and Convention Bureau. With the majority of this total project being volunteer/donation in nature, it is most difficult to assure the City of Grand Junction that this specific plan will be installed on a known schedule. Therefore we will attempt to provide enough information to support the credibility of the plan and its implementation. The plan is not 'overdone'... and is within reason in regards to potential donations of materials and labor. However, specific species, quantities, and sizes are subject to change due to the reliability of donations. In particular, timing of the project completion is difficult to assure, but the plan is phased to better allow its implementation in small, related stages. To date, all indications are that we will be able to implement the majority of the Phase 1 area before this winter.

The following goals and objectives are the foundations of this landscape plan:

- Overall Impact Of This Visitor Information Center
  - being an entrance to this community it must be attractive.
  - it should display an "image" of the Grand Valley.
  - it must provide a reprieve from desert travel (shade, lawn).
  - it must be inviting to the passer-by.
- Specifics Of This Visitor Information Center
  - to minimize high maintenance areas (lawn), while recognizing the desirability of these areas. Lawn areas will be irrigated.
  - to provide an 'orchard' like impression to reinforce the agricultural foundations of the area.
  - to capitalize on low maintenance items/techniques/design. Group shrubs in beds separate from lawn areas; maximize the use of drip irrigation (feasible with Ute Water); use edgers, mulch top dressings, and filter fabrics in and around the shrub areas.
  - to respect the plant materials which will tolerate the conditions of this region, the particular site, and the design intentions. Only plant materials listed within Plants for the Grand Valley Area (Grand Junction Parks and Recreation Department) will be considered. Specific plant materials will be contingent on soil analysis of soluble salt levels.

We hope that this narrative along with the attached plan will display the honest intentions of this submittal. Understanding the nature of volunteer efforts such as this we will notify the City Planning Department of any major deviations from the concept shown.

HOWARD JOHNSONS CO.  
1 MONARCH DRIVE  
NORTH QUINCY, MASS  
02269-9102

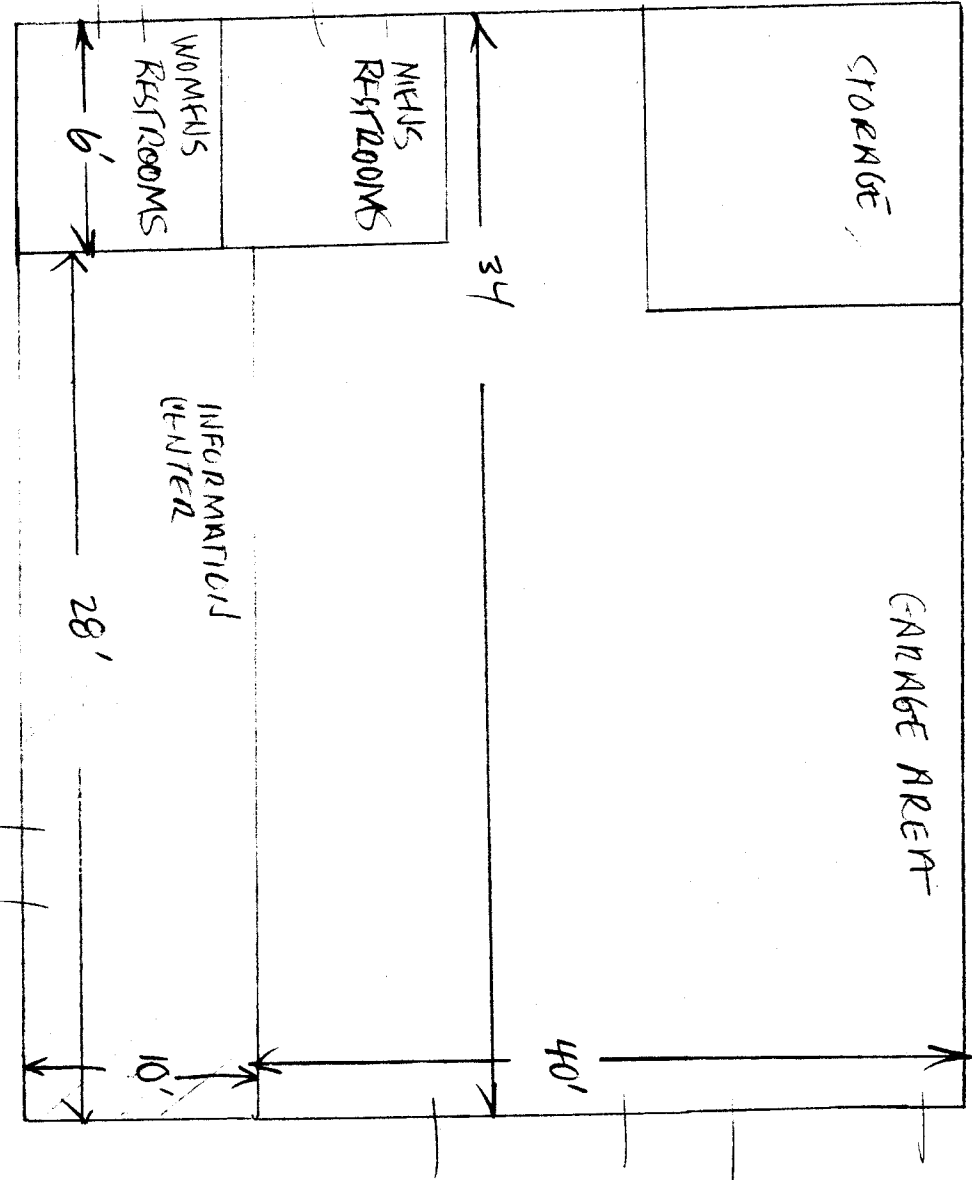
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2760 H ROAD  
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VISITOR INFORMATION CENTER



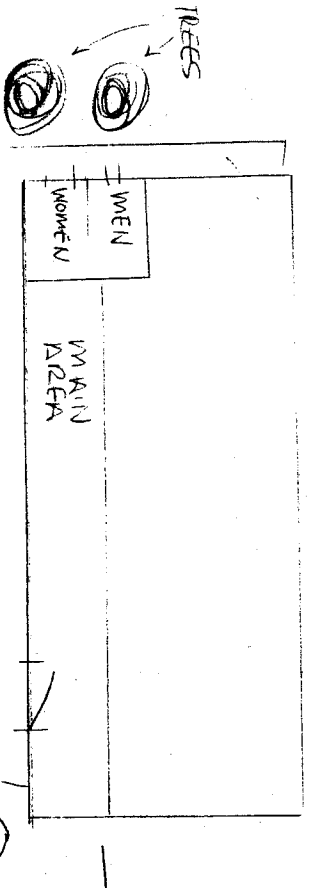
AVIS WILL BE  
USING 1360 SQ FT

VEB WILL USE  
APPROX 280 SQ FT

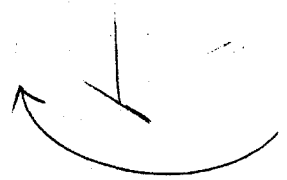
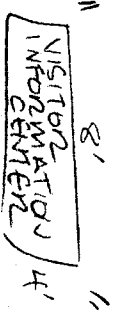
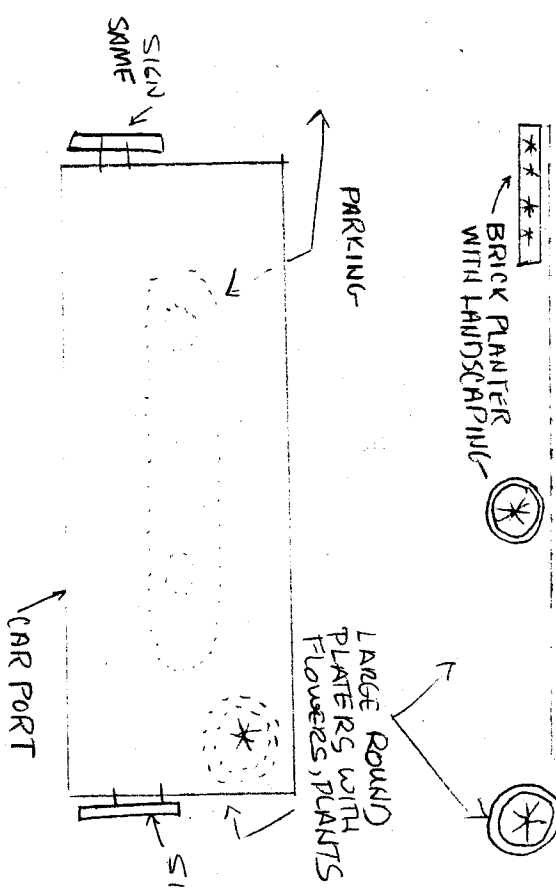
TRASH BIN

PAVED PARKING

VISITOR INFORMATION CENTER - 711 HORIZON DRIVE



VISITOR CONVENTION BUREAU WILL USE ONLY FRONT OFFICE AREA ABOUT 1/2 OF BUILDING



DRIVEWAY OUT TO HORIZON DRIVE

HORIZON DRIVE



DRIVEWAY FROM HORIZON DRIVE



# development summary



File # 19-85 Name Visitor's Center Date 8/2/85

## PROJECT LOCATION:

**PROJECT DESCRIPTION:** This is a request for a tourist information center to be located within a highway oriented zone. The facility proposed is a mobile home type trailer. The property is owned by Bruce Currier and is being developed by the Grand Junction Visitor's Convention Bureau.

## REVIEW SUMMARY (Major Concerns)

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

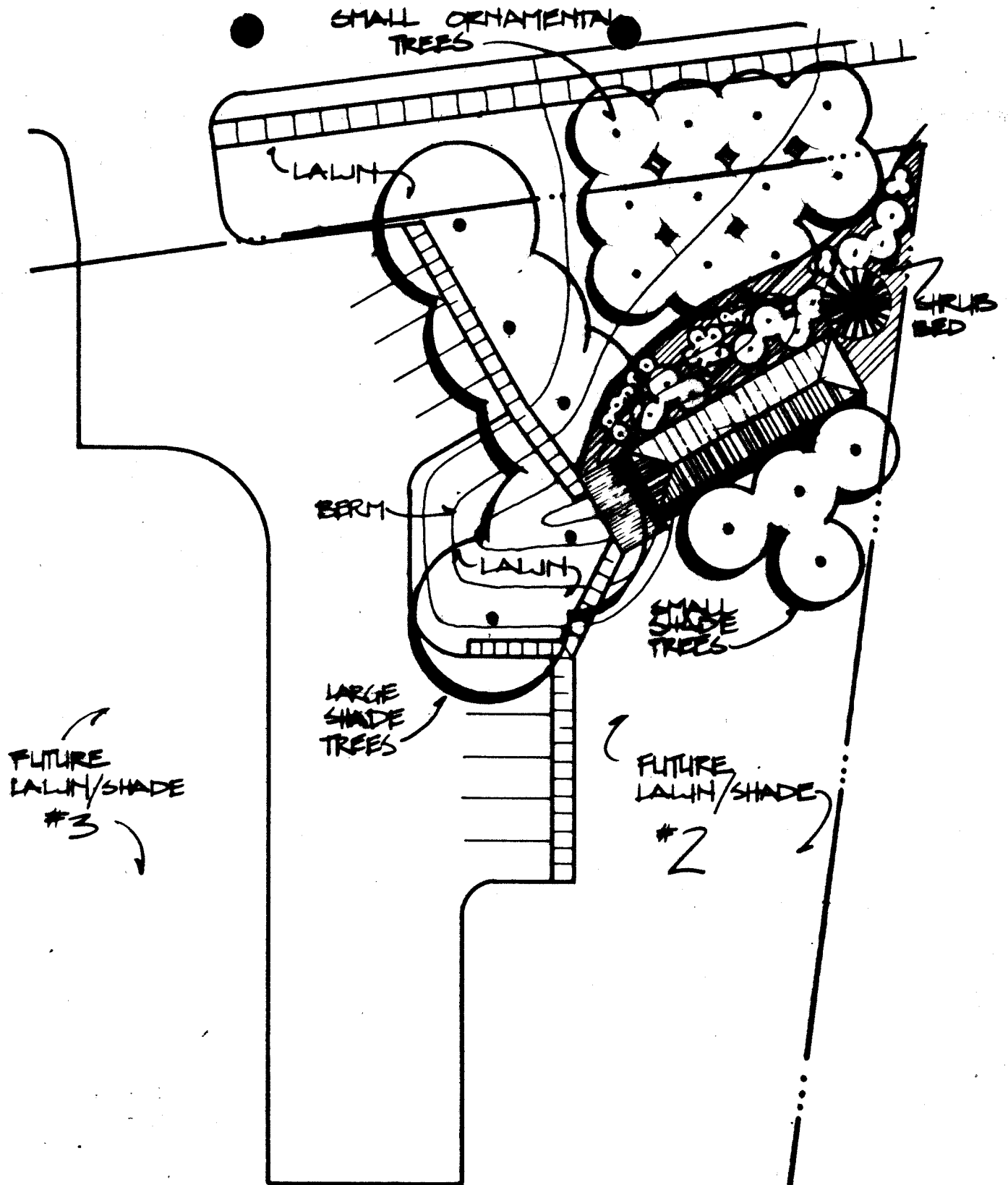
\* See explanation below This application has met all the city's requirements and has addressed all the technical concerns. The visitor's center has requested the application fee of \$420 be reimbursed to them. This is the only outstanding issue.

## STATUS & RECOMMENDATIONS:

Members of the Chamber of Commerce spoke in favor of this. We have not received any adverse comments.

## Planning Commission Action

On July 30, 1985, the Grand Junction Planning Commission recommended to City Council for approval subject to staff and review agency comments.



VISITOR'S CENTER &  
TRAVELER'S STOP

**CIAVONNE & ASSOCIATES, INC.**  
 SITE PLANNING • LANDSCAPE ARCHITECTURE  
 430 TELLER AVE., GRAND JUNCTION, CO.  
 970-241-0945 81801



# REVIEW SHEET SUMMARY

FILE NO. 19-85 TITLE HEADING Development in HO Grand Junction Visitor's Center DUE DATE 7/22/85

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: 750 $\frac{1}{2}$  Horizon Drive Grand Junction, CO Petitioner: Bruce Currier

PETITIONER ADDRESS 2760 H Road Grand Junction, CO 81501

ENGINEER Bryan Sims P.O. Box 2983 Grand Junction, CO 81502

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/22/85	Building Dept.	No problems with proposal. Structure to be used may be approved for temporary use only. Maximum time of permit shall be two years as has been past practice. Building permit is required for placement of mobile unit.
7/22/85	Ute Water	No objections.
7/22/85	Fire Dept.	The Grand Junction Fire Department has no objections to this development in H.O. Trailer must meet Uniform Building Code and HUD requirements.
7/22/85	City Planning	<p><u>Project Narrative:</u> This is a request for a trailer to house the visitor's center. Your lease is for 3 years, however, this will be considered a temporary structure. Thus, the City has <u>not</u> allowed these types of facilities to remain any longer than two years. Please understand the City will ask for the removal of this structure at the end of the two year time period and you will be obligated to remove it or make it permanent according to the UBC regulations. This department can't waive any fee requirements. The City Council will hear your request for waiving the fees and we will take the appropriate action depending on their decision.</p> <p><u>Site Plan:</u></p> <ol style="list-style-type: none"><li>1) The area for future parking will require a dust free surface.</li><li>2) All drainage has been addressed.</li><li>3) We do need a detailed landscape plan prior to Planning Commission and also how it will be maintained.</li><li>4) Any signage (although none is shown) is approved as part of the plan. If any is proposed, we do need sign details prior to the Grand Junction Planning Commission.</li><li>5) Will the "possible 15' return drive" be constructed, and if so, when?</li><li>6) Any trash pickup bins on site? If so, need to coordinate location with the City Public Works Department.</li><li>7) No utilities composite is shown. We need details to be approved by Public Works as to location, type, etc. to ensure accessibility, easements, etc.</li></ol>

MOTION: "MR. CHAIRMAN, I MOVE THAT ITEM #19-85 BE SUBMITTED TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE TWO YEAR STIPULATED ALLOWANCE OF THE TEMPORARY STRUCTURE AND REVIEW AGENCY COMMENTS."

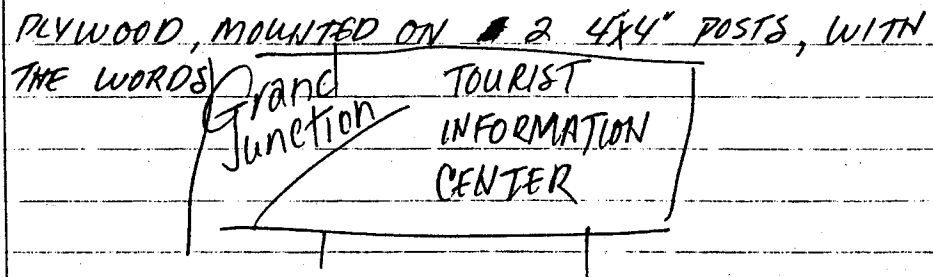
## REVIEW SUMMARY RESPONSE:

### CONCERNING LEASE AGREEMENT:

AT THE END OF TWO YEARS WE WILL EITHER REMOVE THIS STRUCTURE OR WILL CONSTRUCT A PERMANENT BUILDING.

### SITE PLAN RESPONSE:

1. ROAD BASE WILL BE UTILIZED ON THE FUTURE PARKING AREA, IN ORDER TO KEEP IT DUST FREE.
3. A DETAILED LANDSCAPE DRAWING HAS BEEN PROVIDED. CURRENT MAINTENANCE FOR THE GROUNDS WILL BE PROVIDED BY VOLUNTEERS and THROUGH THE COMMUNITY SERVICE PLAN FROM THE MESA COUNTY COURT SYSTEM. A PLAN IS BEING DISCUSSED TO HIRE A SERVICE TO DO ALL MAINTENANCE AT THE CHAMBER OF COMMERCE and AT THE VISITOR CENTER.
4. SIGNAGE WILL BE A 4'x8' DOUBLE FACED M.D.O. PLYWOOD, MOUNTED ON 2 4x4" POSTS, WITH THE WORDS



THE SIGN WILL BE LOCATED ON THE LANDSCAPED PORTION OF THE SITE. IT WILL FACE SO AS TO BE READ TRAVELING EITHER DIRECTION ON HORIZON DRIVE, EXACT SIGN DETAILS ARE BEING PLANNED WITH GRAND JUNCTION NEDIN SIGN CO.

5. THE 15' RETURN DRIVE WILL NOT BE CONSTRUCTED AT THIS TIME. AS FUNDS ARE PROVIDED WE WILL FINISH THAT AREA.

6. AT THIS TIME THERE WILL BE NO TRASH BINS ON SITE.

7. A DRAWING DESCRIPTION OF PUBLIC SERVICES' LOCATED SOURCE HAS BEEN PROVIDED. WE WILL WORK WITH THEM TO ARRANGE ALL HOOK-UPS.

UTE WATER - IN PLANNING FOR UTE WATER HOOK-UP AND TAPS IT LOOKS AS THOUGH WE WILL HAVE TO TRENCH FROM ACROSS HORIZON DRIVE TO OBTAIN WATER. WE ARE INVESTIGATING THIS AND LOOKING FOR ALTERNATIVES. RAY SPARKMAN WITH UTE WATER IS WORKING CLOSELY WITH US. WE WILL PROVIDE FURTHER INFORMATION AS WE RECEIVE IT. <sup>7/25</sup> THIS WILL NOT HAVE TO BE TRENCHED ACROSS HORIZON.

SEWER TAP - IN WORKING WITH CITY ENGINEERING WE LOCATED SEWER LINE. IT PASSES ALONG THE SITE AND APPEARS TO BE NO PROBLEM, WE HAVE NOTICED IT MAY PASS DIRECTLY UNDER OUR BUILDING AND IF SO WE WILL BE RESPONSIBLE FOR MOVING OR REMOVING TEMPORARY BUILDING TO OBTAIN PASSAGE TO LINE IF PROBLEMS ARISE.  
~~MINOR~~

