Table of Contents

File **1993-0036** Name: 811 S. 7th Street - Special Use Permit - Restaurant in I-2 Zone

Present	Scanned	
		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. 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.
X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
X		Review Sheets
X		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, 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**
		***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		Quit Claim Deed - Bk 1549/Pg 304 - 8/6/83			
X		Personal Property Lease - not signed			
X	X	Warranty Deed - Bk 1878 / Pg 997 - **			
X	X	Impact Statement			
X	X	Correspondence			
X	X	Drainage Study			
X	X	Letter of Credit - 5/6/93			

INPACT STATEMENT:

Los Reyes Restaurant Inc. is planing to enlarge the restaurant. The location is at 811 South 7th Street. The project will start at the time the building permit is issued. If every thing goes well it will start on March 30, 1993.

The addition will be 36'x38' and added on the west of the existing building. The lot south is being bought and will be turned into a parking area. The lot will be striped and handicaped parking will be provided to meet the city code. Drainage and landscaping will also meet the city code.

The area surounding the restaurant is zoned industrial. I am putting in a small lounge and moving the entrance around to the south side of the building, leaving the ramp and old entrance for handicap and a fire door.

With 7th street being a main line for the Riverfront Project and the park thats suppose to be built, the restaurant will be a start to help bring 7th street a place to go. The restaurant has been these at the same location for 25 years.

The special use permit should have been done in 1988 when we added the front area. With the fire at the restaurant. I thought this would be the time to do this.

We are open 7 days a week and the hours of operation are 11:00 to 2:00 and 5:00 to 10:00. Our seating capacity is 108 people.

Thank You,

Juilo Reyes
Los Reyes Restaurant, Inc.

Umetco Minerals Corporation

39 OLD RIDGEBURY ROAD • DANBURY, CONNECTICUT 06817-0001

VIA FAX and MAIL

March 12, 1993

Mr. Julio Reyes
811 South 7th Street
Grand Junction, CO 81501

RE: UMETCO Minerals Co.
South 7th Street
Sale of Parcel #2
Grand Junction, Colorado

Dear Mr. Reyes:

In response to your telephone proposal yesterday afternoon, March 11, 1993, regarding the purchase by you of a parcel of our land adjoining your property on South 7th Street I would like this correspondence to constitute our Letter of Intent.

Subject to a more formal contract to be executed within days from this date, we are agreeable to sell such parcel consisting of 20,000 ± s.f. of land to you for cash in the amount of $30,000 or $1.50 per square foot.

Of course, you need to satisfy yourself that your intended use meets all governmental rules and regulations. Any title search you may perform would probably address this.

We would be agreeable to a closing to take place no later than May 15, 1993, subject of course to your completing all necessary arrangements.

I have attached a drawing No. 6-99 which identifies the property marked in red as the parcel you propose to purchase.

REVIEW COMMENTS

FILE NO. #36-93 **TITLE HEADING:** Special Use Permit - Restaurant in I-2 Zone District

LOCATION: 811 South 7th Street

PETITIONER: Julio Reyes

PETITIONER'S ADDRESS/TELEPHONE: 588 Kirby Lane
Grand Junction, CO
245-8392

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 6, 1993.

MESA COUNTY BUILDING DEPARTMENT **4/14/93**
Bob Lee **244-1656**

All required building permits have been issued and the project is in compliance with our rules and regulations at this time. The stated seating capacity of 108 may vary based on an occupant load calculation we will do at the time of Certificate of Occupancy.

U.S. WEST **4/14/93**
Leon Peach **244-4964**

No comments at this time.

CITY UTILITIES ENGINEER **4/15/93**
Bill Cheney **244-1590**

SEWER - Los Reyes Restaurant is billed for 10.08 E.Q.U. The addition will increase the E.Q.U. rating to 15.12 based on a seating capacity of 108. Consequently, an additional $3,780 in Plant Investment Fees will be required prior to re-opening the business. The monthly service charge will be $156.49 for sewer.

An Industrial Pretreatment Application is required to be filled out and an approved grease trap installed. Applications can be obtained by calling 244-1489, Persigo Treatment Facility.

CITY POLICE DEPARTMENT **4/16/93**
Mark Angelo **244-3587**

1. Recommend eliminating parking spaces on south side building.
2. Driveway width shows 26' parking spaces 20' deep, no room left for cars to pass by or safely back out.

3. Confirming, you are adding an additional exit on the south side, so there are 2 exits, not one??
4. What type of bushes are you using? Confirming bushes to be installed into the parking lot near south entrance? Not a safe place, bushes could block view of pedestrians before they walk out into the parking lot.
5. Suggest NE entrance to be one-way off 7th Street, and south exits be one-way out.
6. Need transitional lighting near main entrance. Handicap entrance should be per the main entrance, south side. To allow for cars entering a chance to slow down or stop for handicap persons entering business. Existing entrance is close to parking lot entrance.
7. Need additional lighting in middle, or south side of middle of parking lot. Need additional lighting for the 3 parking spaces near dumpster.
8. Are you going to leave the 10'-12' fence along North 7th Street? I don't feel it would blend in with the landscaping plan of the City for South 7th Street. A 4' fence, I feel, would be adequate in keeping individuals out along the 7th Street side.

PUBLIC SERVICE COMPANY **4/15/93**
Dale Clawson **244-2695**

Electric & Gas: No objections.

CITY ENGINEER **4/20/93**
Don Newton **244-1559**

Petitioner will need to submit a grading and drainage plan for the proposed parking lt. All drainage should outlet into 7th Street unless easements are obtained from adjacent property owners. Storm water detention/retention could be located in landscaped area.

Property lines are required to be shown on site plan. The driveway along the south side of the parking lot should be paved and included in the grading plan.

FIRE DEPARTMENT **4/23/93**
George Bennett **244-1400**

The trash dumpster is not allowed within 5 feet of the building or building overhang.

A minimum of 20 foot clear and unobstructed access is required. Please be sure that **ALL** areas meet this requirement.

DOWNTOWN DEVELOPMENT AUTHORITY **4/21/93**
Barbara Creasman **245-2926**

No objection.

48-93 SPECIAL USE PERMIT - LOS REYES RESTAURANT
REVIEW COMMENTS - COMMUNITY DEVELOPMENT DEPARTMENT 4/27/93
KRISTEN ASHBECK 244-1437

The following comments are based upon the revised site plan submitted by Western Engineers 4/26/93:

1. Will there be gates or just openings in the fence for driveways exiting to the south?

2. Show landing on new entrance on the south side of the building.

3. Indicate types of plants and groundcover in the landscaping strip along 7th Street (i.e. 5 street trees, shrubs, grass, etc.)

4. Signs indicating one-way circulation through the parking area are required (for example: "Exit Only - No Entrance" at driveways on the south and "Entrance Only - No Exit" on 7th Street entrance). Revise site plan to show where these signs will be placed.

5. Show dumpster location.

6. Is existing ramp on east side of building to remain? If so, show on site plan.

7. Irrigation to landscaped area is required. Please indicate on the site plan that this will be provided.

8. An improvements agreement and guarantee (escrow money or provide a Letter of Credit from a local bank) are required for any improvements not constructed prior to issuance of a Certificate of Occupancy (C.O.).

Grand Valley National Bank

925 NORTH SEVENTH STREET • (303) 241-4400
P.O. BOX 4090 GRAND JUNCTION, COLORADO 81502

May 6, 1993

City of Grand Junction
Planning Department
250 N. 5th Street
Grand Junction, Co. 81501

Gentlemen:

This letter is to confirm that the Grand Valley National Bank is lending Los Reyes Restaurant, Inc. funds to acquire the property to the south of the current restaurant, improve the property and renovate the restaurant.

There are funds in the budget to provide for the necessary landscaping.

Sincerely,

John W. Frederick
President

"Letter of Credit"

JWF/kn

Sheet 1 of 5
3426
4/27/93
LRG

Drainage Study
809 South Seventh
Los Reyes Restaurant

UNDEVELOPED CONDITIONS

SCS Soils Map ⇒ Billings silty clay, Classification "C"

2yr, C=0.25 100yr, C=0.35

Avg-Slope 0.007, Area = 18,499 sqft, 0.425 Ac.

2 YEAR RUNOFF

Sheet flow, $T_c = \frac{1.8(1.1-0.25)(147)^{\frac{1}{2}}}{(0.7)0.333} = 21 \text{ min}, i = 1.08 \text{ in/hr}$

$Q = CiA = (0.25)(1.08)(0.425) = 0.115 \text{ cfs}$

100 YEAR RUNOFF

Sheet flow, $T_c = \frac{1.8(1.1-0.35)(147)^{\frac{1}{2}}}{(0.7)^{\frac{1}{3}}} = 18. \text{ min}, i = 2.99 \text{ in/hr}$

$Q_{100YR} = CiA = (0.35)(2.99)(0.425) = 0.445 \text{ cfs}$

DEVELOPED CONDITIONS

Runoff Coefficient

DESC	AREA	2YR	100YR	FACTOR	2YR WT.	100YR WT
LANDSCAPE	1,949	0.25	0.35	0.105	0.026	0.037
ASPHALT	16,550	0.90	0.95	0.895	0.805	0.850
	18,499.			1.00	0.831	0.887

DEVELOPED CONDITIONS (Total Basin)

$T_{c\,2YR} = \frac{1.8(1.1 - 0.831)(93)^{1/2}}{(1.88)^{0.333}} < 5\,min$

$Q_o = 0.67(0.115) = 0.077$

$T_{d\,2YR}\left[\frac{(633.2)(0.831)(0.425)}{(0.077) - \frac{(0.077)^2(5)}{81.2(0.831)(0.425)}}\right]^{1/2} - 15.6 = 54.3 - 15.6 = 38.7\ min$

$I_d = 40.6/54.3 = 0.75\ in/hr.$

$Q_{d\,2YR} = (0.831)(0.75)(0.425) = 0.265\ cfs.$

$k = 21/5 = 4.2$

100 YEAR.

$T_c = \frac{1.8(1.1 - 0.887)(93)^{1/2}}{(1.88)^{.333}} < 5\,min$ $Q_o = 0.67(0.445) = 0.298\ cfs$

$T_{d\,100YR}\left[\frac{2925(0.887)(0.425)}{0.298 - \frac{(0.298)^2 5}{234(0.887)(0.425)}}\right]^{1/2} - 25 = 61.3 - 25 = 36.3\ min.$

$I_{d\,100YR} = 106.5/(36.3 + 17.2) = 1.99\ in/hr$

$Q_{d\,100\,YR} = (0.887)(1.99)(0.425) = 0.750\ cfs$

$k = 18/5 = 3.6$

Total Volume Required as a single basin $V_{100YR} = 1{,}181\ cf.$

SUB-BASINS RUNOFF.

Sub-basin I (Direct Runoff.)

Coefficient.

DESC.	AREA	2YR	100YR	FACTOR	WT 2YR	WT 100YR
Landscape	481 sqft	0.25	0.39	0.173	0.043	0.061
Asphalt.	2,293 sqft	0.90	0.95	0.827	0.744	0.785
	2,774 sqft (0.064Ac)			1.000	0.787	0.846

$Q_{d\,2YR} = (0.787)(0.75)(0.064\,Ac) = 0.0378\ cfs$

$Q_{d\,100YR} = (0.846)(1.99)(0.064\,Ac) = 0.1077\ cfs.$

Sub-basin II (to be detained)

Runoff Coefficient

Desc	AREA	2YR	100YR	FACTOR	WT 2YR	WT 100YR
Landscape	1,468 sqft	0.25	0.35	0.093	0.023	0.033
Asphalt	14,257 sqft	0.90	0.95	0.907	0.816	0.861
	15,725 sqft (0.361 Ac)			1.000	0.839	0.894

$Q_{d\ 2YR} = (0.839)(0.75)(0.361) = 0.227$

$Q_{d\ 100YR} = (0.894)(1.99)(0.361) = 0.642$

Check:

	Subbasin I	+ Subbasin II	=	Total
2YR	0.038 cfs	+ 0.227 cfs	= 0.265 cfs	= 0.265 cfs
100YR	0.108 cfs	+ 0.642 cfs	= 0.750 cfs	= 0.750 cfs

Allowable Rate of Discharge

	Undeveloped	- Subbasin I (Direct)	= Allowable for Subbasin II
2YR	0.115 cfs	- 0.038 cfs	= 0.077 cfs
100YR	0.445 cfs	- 0.108 cfs	= 0.337 cfs

Required Detention Volume Subbasin II

2YR $\Rightarrow$ $Q_d = 0.227$ $Q_o = (0.077)(0.67) = 0.052$ $L = 4.2$

$T_{cd} = 5$ min $T_{d\ 2YR} = 38.7$ min

$$V = 60\left[(38.7)(0.227) - (38.7)(0.052) - (0.052)(5) + \frac{(4.2)(5)(0.052)}{2} + \frac{(0.052)^2 5}{2(0.227)}\right]$$

$60[(8.78 - 2.01 - 0.26 + 0.55 + 0.03) = 60(7.09) = 467.9$ cf.

LOS REYES

5/17/93

WEI 3426

100 YR $\Rightarrow$ $Q_d = 0.642$ cfs $Q_o = (0.337)(0.67) = 0.226$ cfs $L = 3.6$

$T_{cd} = 5$ $T_{d/100} = 36.3$ min

$$V = 66\left[(0.642)(36.3) - (0.226)(36.3) - (0.226)(5) + \frac{(0.226)(3.6)(5)}{2} + \frac{(0.226)^2 5}{2(0.642)}\right]$$

$= 66(23.30 - 8.20 - 1.13 + 2.03 + 0.19) = 66(16.20) = 1{,}069.4$ cf.

DETENTION AREA VOLUMES.

El.	AREA	VOLUME Incremental	Total
67.0	0	0	0
67.2	676.4	45.09	45.09
67.4	2,514.1	299.64	344.73
67.6	5,496.6	781.87	1,126.60
67.65	6,226.8	292.90	1,419.50

2YR water surface elev. $\Rightarrow$ 67.45 EL. = 506. cf.

100YR water surface elev $\Rightarrow$ 67.61 EL. = 1,182 cf.

2 YEAR DISCHARGE

High water 67.29 Allowable discharge 0.08 cfs

Top of orifice 66.12 C = 0.64

Depth 1.17'

$$A = \frac{Q}{C(2gH)^{1/2}} = \frac{0.08}{(0.64)(64.4(1.17))^{1/2}} = \frac{0.08}{5.555} = 0.0144 \text{ ft}^2 \sim 2.07 \text{ in}^2$$

$2.07 \text{ in}^2 \sim$ Dia. = 1 - 5/8" ⇐

100 YEAR DISCHARGE

High Water 67.48 Allowable 0.337 cfs.

TWO YR 67.29

0.19

2YR Orifice @ 67.48, $Q = (0.64)(0.0144)[64.4(1.36)]^{1/2} = 0.09$ cfs

100YR Orifice 0.34 cfs - 0.09 cfs = 0.25 cfs

$$A = \frac{Q}{C(2gH)^{1/2}} = \frac{0.25}{(0.64)(64.4(0.19))^{1/2}} = \frac{0.25}{2.2387} = 0.1117 \text{ ft}^2 \sim 16.08 \text{ in}^2$$

$16.08 \text{ in}^2 \sim$ Dia = 4 1/2" (4.52")

Check Outfall Pipe ⇒ Low Pt on berm 67.82

1-5/8" discharge $Q = 0.64(0.0144)(64.4(1.7))^{1/2} = 0.10$ cfs

4-1/2" discharge $Q = 0.64(0.1117)(64.4(0.53))^{1/2} = 0.42$ cfs

0.52 cfs

12" ϕ PVC @ 2% slope = 0.6 cfs > 0.52 cfs OK

Master Petroleum & Development Co.,Inc.
814 South 7th St.
Grand Junction, CO., 81501

May 17, 1993

Los Reyes Restaurant/ Julio Reyes
811 South 7th St.
Grand Junction, CO., 81501

RE: Parking Lot usage

Dear Julio,

As per our telephone conversation this morning I am forwarding this letter authorizing you and your business to use our parking lot for a two week period ending ~~June~~ July 2, 1993 under the following terms and conditions;

1.) You accept full responsibility and liability for any and all damages which may arise from your business usage of our lot. Including, but not limited to, any damages which may occur to your customer vehicles, any vehicles which our tenants may have parked there and our building and grounds as a result of your usage.

2.) Your customers will not park or block our tenants overhead or entrance doors. It shall be your responsibility to police this condition.

3.) You shall police the lot daily to assure that no broken glass or other potential liability causing conditions exist.

4.) You shall hold us and our tenants harmless from any legal action which may arise out of your usage of this lot, including but not limited to any legal fees which may be incurred as a result of defending ourselves from any such action.

Agreed to and Accepted this 17th day of May, 1993 by;

Julio Reyes
Los Reyes Restaurant

Thomas A. Kucel, pres.
Master Petroleum & Development Co., Inc.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 17 1993

The Daily Sentinel
Established in 1893
A COX NEWSPAPER

George Orbanek
Editor and Publisher

May 17, 1993

Mr. Julio Reyes
Los Reyes Restaurant
811 S. Seventh St.
Grand Junction, CO 81501

Dear Julio:

Per our discussion this morning, you and your patrons are welcome to use The Daily Sentinel's visitor parking lot as the need arises during your reopening. We are particularly able to help you accommodate your dinner-time patrons.

All of us here at The Daily Sentinel are eagerly anticipating your reopening. I'm in need of a meat sopapilla and margarita fix.

Sincerely yours,

go/jr

WESTERN ENGINEERS, INC. SINCE 1952
CONSULTING ENGINEERS / LAND SURVEYORS
2150 Hwy. 6 & 50, Grand Junction, CO 81505-9422 • 303/242-5202 • FAX 242-1672

DRAINAGE STUDY

Prepared For

Mr. Julio Reyes
809 South Seventh Street
Grand Junction, Colorado 81501

June 1993
Revised: November 1993

LOCATION: Los Reyes Restaurant, 809 South Seventh Street, Grand Junction, Colorado

EXISTING CONDITIONS:
The property is a former storage yard consisting of 0.425 acres with a gravel surface within a 10' high chainlink fence. Existing runoff primarily sheet flows to the northwest corner. The undeveloped property is considered one basin with an average slope of 0.7% and a maximum reach of approximately 147'.

Undeveloped conditions:

2 year runoff	0.12 cfs
100 year runoff	0.45 cfs

DEVELOPED CONDITIONS:
The site improvements will consist of landscaping and asphalt parking. The hydrology calculations are based on one storm event for the entire lot. Within the lot basin, two sub-basins were generated. Sub-basin I is direct runoff and sub-basin II is detained. The storm intensity for the developed basin was used to calculate the runoff and detention volumes for the individual sub-basins. Runoff discharge is controlled by two circular orifices located in catch basins. The proposed outlet is connected to the City storm system in 4th Avenue.

Developed Conditions:

DESCRIPTION	DETENTION	DISCHARGE 2 Year	DISCHARGE 100 Year
Basin I (Direct Runoff)	0	0.04 cfs	0.11 cfs
Basin II	1,192 cf	0.08 cfs	0.34 cfs

WESTERN ENGINEERS, INC.

Prepared By:

L.R. Gebhart
Staff Engineer

WEI 3426

Reviewed By:

Bruce D. Marvin, P.E.
President

BRUCE D. MARVIN REGISTERED 14856 PROFESSIONAL ENGINEER STATE OF COLORADO

11-15-93

OR
11/15/93

Umetco Minerals Corporation

39 OLD RIDGEBURY ROAD • DANBURY, CONNECTICUT 06817-0001

July 30, 1993

Mr. Julio Reyes
588 Kirby Lane
Grand Junction, CO. 81504

Re: Grand Jct., CO
Umetco Minerals
South 7th Street
(Parcel No. 2)

Dear Mr. Reyes:

This refers to our correspondence and telephone calls since last March regarding the Umetco Minerals land located on South 7th Street just south of your restaurant in Grand Junction, CO. Umetco is still holding the Purchase Agreement that you and your wife signed on April 13, 1993. Also, as you requested, Umetco is also still holding your earnest money deposit in the amount of $3,000.

The purpose of this letter is to confirm again to you that the delay by Umetco in signing your proposed purchase agreement has been caused by the internal completion of Union Carbide's required environmental investigations and any possible required remediation. As this delay continues, Umetco is considering the possibility of an interim lease arrangement with you, pending completion of the environmental work.

In accordance with our telephone conversation today, it is my understanding that a possible lease pending the sale of the land to you is acceptable with you. In fact, such a lease would help you with your parking requirements with the City of Grand Junction.

Garland G. Warren, Manager of Real Estate, at Danbury, CT. now has responsibility for this project. I will be preparing a proposed lease agreement with you, and I anticipate mailing the proposed document to you next week. In the mean time, if you need any more information, please feel free to call me as you have been doing or Mr. Warren at 203-794-5261.

Yours very truly,

George B. Pruden

George B. Pruden
Consultant

cc: R. E. Baumann
G. G. Warren

DEVELOPED CONDITIONS

APPROXIMATE Storm Intensity for the parking Lot as one BASIN.

Allowable runoff for entire site

2YR = 0.115 cfs

100YR = 0.445 cfs.

ASSUME Outlet control by orifice.

$Q_{o2} = 0.75\, Q_{max} = 0.75(0.115) = 0.09$ cfs

$Q_{o100} = 0.75(0.445) = 0.33$ cfs.

2YR INTENSITY

$$T_{d\,2YR} = \left[\frac{(633.4)(0.831)(0.425)}{(0.09) - \frac{(0.09)^2 5}{(81.2)(0.83)(0.425)}}\right]^{\frac{1}{2}} - 15.6 = 503 - 15.6$$

$$= 34.7 \text{ min}$$

$$I_{d\,2YR} = \frac{40.6}{34.7 + 15.6} = 0.81 \text{ in/hr}$$

100YR INTENSITY

$$T_{d\,100YR} = \left[\frac{1830.7(0.887)(0.425)}{0.33 - \frac{(0.33)^2(5)}{(113.0)(0.887)(0.425)}}\right]^{\frac{1}{2}} - 17.2 = 46.6 - 17.2$$

$$= 29.4 \text{ min}$$

$$I_{d\,100YR} = \frac{106.5}{29.4 + 17.2} = 2.29 \text{ in/hr}$$

Los Reyes. 11/7/93

Apply intensity to individual sub basins

SUB-BASIN I - Direct Runoff

Runoff Coefficient

Desc.	Area	2YR	100YR	Factor	Wt 2YR	Wt 100YR
Landscape	481 sqft	0.25	0.39	0.173	0.043	0.061
Asphalt	2,293 sqft	0.90	0.95	0.827	0.744	0.785
	2,774 sqft (0.064)			1.000	0.787	0.846

$Q_{2YR} = (0.787)(0.81)(0.064) = 0.04$ cfs

$Q_{100YR} = (0.846)(2.29)(0.064) = 0.12$ cfs

Allowable Discharge Rate for Sub basin II

2YR. $Q_A = 0.115 - 0.04 = 0.08$ cfs.

100YR $Q_A = 0.45 - 0.12 = 0.33$ cfs

SUB BASIN II - Detention

Runoff Coefficient.

Desc.	Area	2YR	100YR	Factor	Wt 2YR	Wt 100YR
Landscape	1,468 sqft	0.25	0.35	0.093	0.023	0.033
Asphalt	14,257 sqft	0.90	0.95	0.907	0.816	0.861
	15,725 sqft (0.361 Ac)			1.000	0.839	0.894

$Q_{2YR} = (0.839)(0.81)(0.361) = 0.25$ cfs

$Q_{100YR} = (0.894)(2.29)(0.361) = 0.74$ cfs

REQUIRED DETENTION VOLUME

2YR ⇒ $Q_d = 0.25$ cfs

$Q_o = 0.75\, q_{max} = (0.75)(0.08) = 0.06$ cfs

$T_{cD} = 5$ min $T_c = 34.7$ min

$K = 34.7/5 = 6.94$

$$V = 60\left[Q_d T_d - Q_o T_d - Q_o T_{cd} + \frac{\sum Q_o T_{cd}}{2} + \frac{(Q_o)^2 T_{cd}}{2 Q_d}\right]$$

$$= 60\left[(0.25)(34.7) - (0.06)(34.7) - (0.06)(5) + (6.94)(0.06)(5)/2 + \frac{(0.06)^2 5}{2(0.25)}\right]$$

$60(8.68 - 2.08 - 0.30 + 1.04 + 0.04)$

$= 60(7.37) = 486\ ft^3$

100 YR ⇒ $Q_d = 0.75$ cfs

$Q_o = 0.75(0.33) = 0.25$ cfs

$T_{cD} = 5$ min $T_c = 29.4$ m

$K = 29.4/5 = 5.88$

$$V = 60\left[(0.75)(29.4) - (0.25)(29.4) - (0.25)(5) - \frac{(5.88)(0.25)5}{2} + \frac{(0.25)^2 5}{2(0.75)}\right]$$

$60(22.05 - 7.35 - 1.25 + 3.68 + 0.21)$

$= 60(17.33) = 1{,}144\ ft^3$

DETENTION AREA VOLUMES

EL.	AREA $(ft)^2$	Vol. Incr. (ft^3)	Total $(ft)^3$
66.8	0	0	0
67.0	728.4	48.56	48.56
67.2	4,969.3	259.69	308.25
67.4	3,670.2	555.20	1,863.45
67.6	5,874.2	945.84	1,809.29 ft^3

Los Reyes

11/7/93

2YR Water Surface elev. => 67.28 ~ 492 cf

100YR Water Surface elev. => 67.47 ~ 1,147 cf

2YR Discharge

High Water 67.28 — Allowable Q = 0.08 cfs

Top of orifice 66.12 — C = 0.64

1.16'

$A = Q/C(2gH)^{1/2} = \frac{0.08}{0.64(8.4 \cdot 1.16)^{1/2}} = \frac{0.08}{5.532} = 0.0145 ft^2 = 2.08 in^2$

~ Dia = 1 - 5/8"

100YR Discharge

High WSE 67.47 — Allowable q = 0.33 cfs

Two YR. 67.28 — C = 0.64

0.19

2YR orifice @ 67.47'

$Q = (0.64)(0.0144 sqft)[(64.4(.135)]^{1/2} = 0.09 cfs$

100YR Design = 0.33 - 0.09 = 0.24 cfs.

High Water 67.47

Orifice Elev 65.59

1.88'

$A = \frac{Q}{C(2gH)^{1/2}} = \frac{0.24}{0.64[64.4(1.88)]^{1/2}} = 0.034 \sim 4.91 sq in$

4.91 sq in ~ 2-1/2" ϕ

11/7/93

Discharge Pipe

Max water elev (spillway) 67.82'

2YR orifice $Q = (0.64)(0.0145)[64.4(1.70)]^{\frac{1}{2}} = 0.10$ cfs

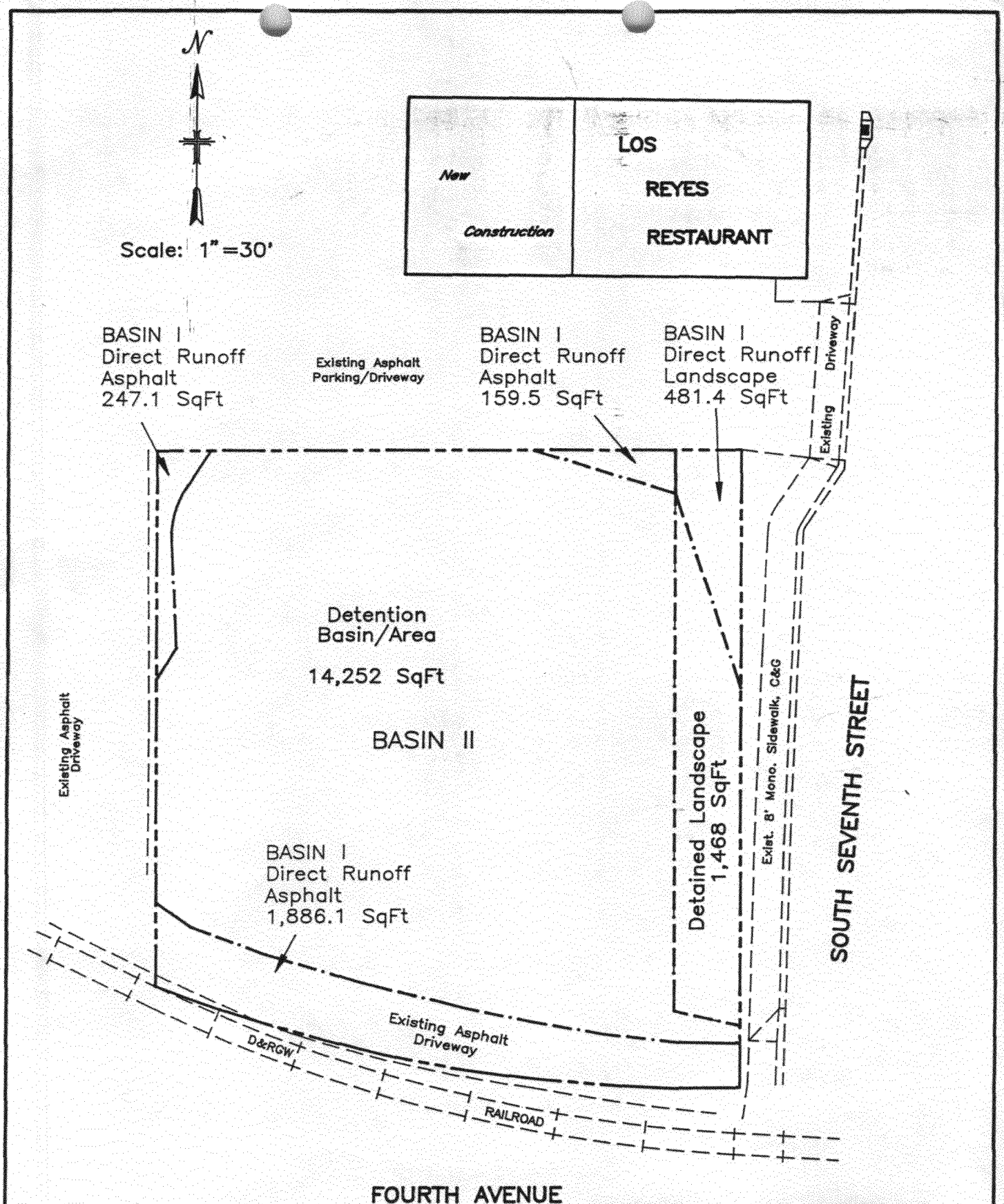
100YR orifice $Q = (0.64)(0.034)[64.4(2.23)]^{\frac{1}{2}} = 0.26$ cfs

0.36 cfs

6" ϕ @ 0.02 slope

$$Q = \frac{0.463\, d^{2.67}}{n}(S_f)^{0.5} = \frac{(0.463)(0.5)^{2.67}}{0.013}(0.02)^{\frac{1}{2}} = 0.79 \text{ cfs.}$$

OK.



DRAINAGE BASINS

LOS REYES RESTAURANT
809 South Seventh Street
Grand Junction, Colorado

Design:	lrg	Date:	06/08/93
Drawn:	lrg	WEI No.:	3426
Checked:	BDM		

WESTERN ENGINEERS, INC.
CONSULTING ENGINEERS / LAND SURVEYORS
2150 Hwy 6 & 50, Grand Junction, CO (303)242-5202

LANDSCAPE PLAN

SHRUBS

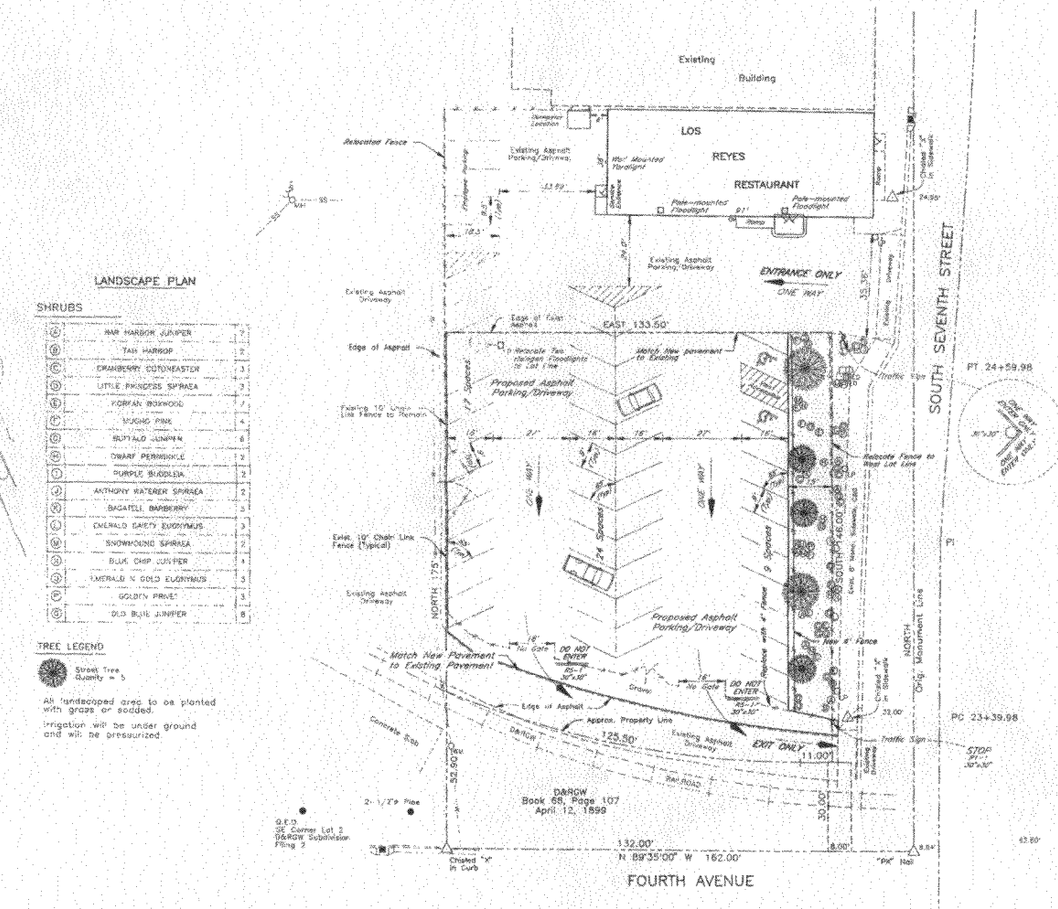
⊛	NAR HARBOR JUNIPER	7
⊛	TAN HARBOR	2
⊛	CRANBERRY COTONEASTER	3
⊛	LITTLE PRINCESS SPIRAEA	3
⊛	KOREAN BOXWOOD	7
⊛	MUGHO PINE	4
⊛	BUFFALO JUNIPER	8
⊛	DWARF PERIWINKLE	2
⊛	PURPLE BUDDLEIA	2
⊛	ANTHONY WATERER SPIRAEA	2
⊛	BAGATELL BARBERRY	3
⊛	EMERALD GAIETY EUONYMUS	3
⊛	SNOWMOUND SPIRAEA	2
⊛	BLUE CHIP JUNIPER	4
⊛	EMERALD N GOLD EUONYMUS	3
⊛	GOLDEN PRIVET	3
⊛	OLD BLUE JUNIPER	8

TREE LEGEND

Street Tree Quanty = 5

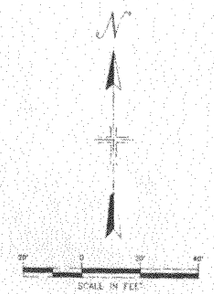
All landscaped area to be planted with grass or sodded.

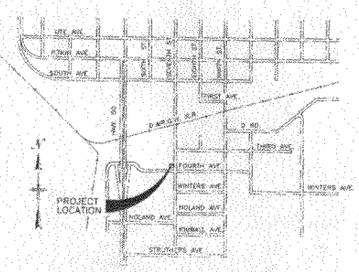
Irrigation will be under ground and will be pressurized.



PARKING LOT PLAN

Scale: 1"=20'





VICINITY MAP
NOT TO SCALE

LEGEND

- Survey Lines
- Survey Control
- Power Pole
- Power Pole Guy Wire
- Overhead Power Line
- GM Gas Meter
- WM Water Meter
- Buried Water Line
- TELE Telephone Pedestal
- Chainlink Fence
- BT Buried Telephone
- SS Sanitary Sewer Line
- Light Pole
- Traffic Flow Direction

LAND USE SUMMARY

Total Lot (New)	18,497 SqFt
Existing Asphalt	1,852 SqFt
Proposed Asph/Conc	14,101 SqFt
Proposed Landscape	2,525 SqFt

PARKING SUMMARY

Standard Parking	50 Spaces
Handicap Parking	2 Spaces
Total Parking	52 Spaces
Required Parking	36 Spaces

△ Bench Mark
SW Nut Transmission Pole
Northeast Corner of South Seventh & Fourth Avenue
Elev. 4569.85 (City Datum)

UTILITY LOCATIONS

Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance, 1-800-922-1987.

NOTES:

1. All construction shall conform and adhere to the City of Grand Junction, Department of Public Works and Utilities, Engineering Section, "Standard Specifications for Construction of Water Lines, Sanitary Sewers, Storm Drainage, and Irrigation Systems", "Detailed Street Construction Specificatons" and "Standard Details."
2. Pavement design by others.

Approved MJW 4/15/93

Date of Survey: 4/7/93

WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS
2599 Hwy 6 & 50, Grand Junction, CO 81503-5059

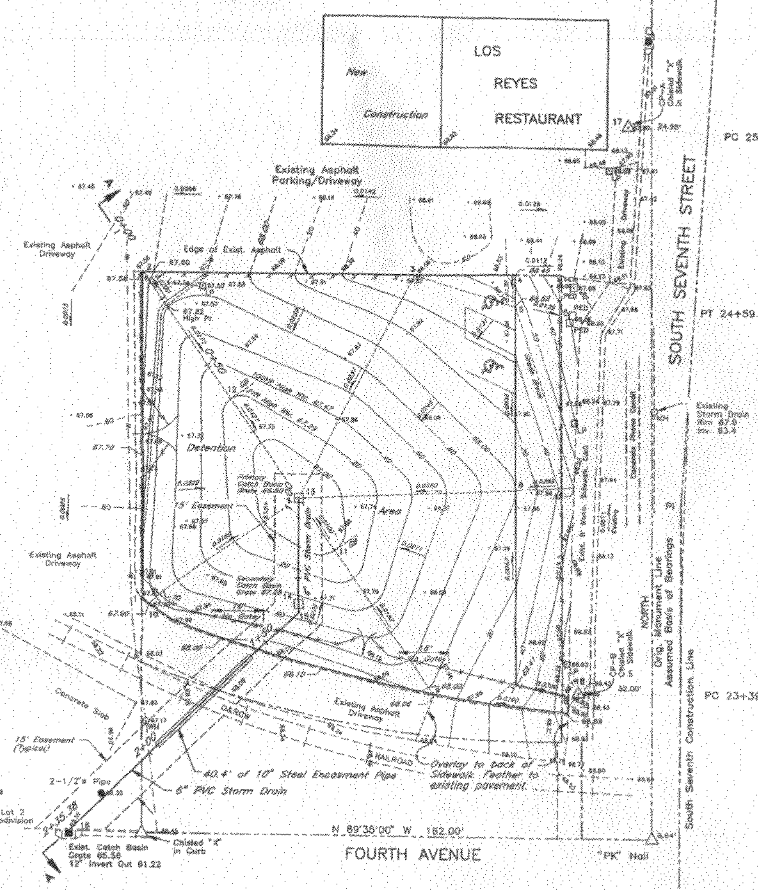
BRUCE D. MANN REGISTERED PROFESSIONAL ENGINEER STATE OF COLORADO
4-15-93

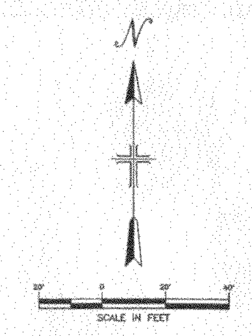
PREPARED FOR
JULIO REYES
SITE PLAN
LOS REYES RESTAURANT
809 SOUTH SEVENTH STREET
GRAND JUNCTION, COLORADO

NO.	DATE	REVISION

DESIGN	trg	DRAWN	trg
CHECKED	W.E.I.	APPROVED	W.E.I.
DATE	04/12/93	WES DWG. NO	3426

SHEET 1 OF 2

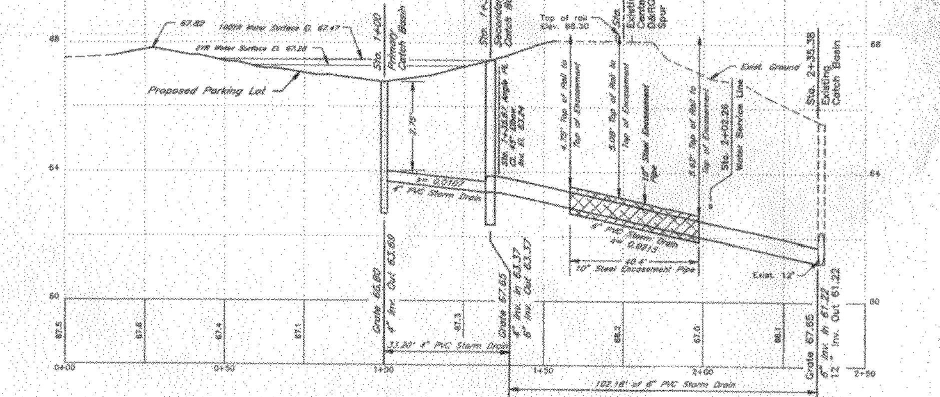




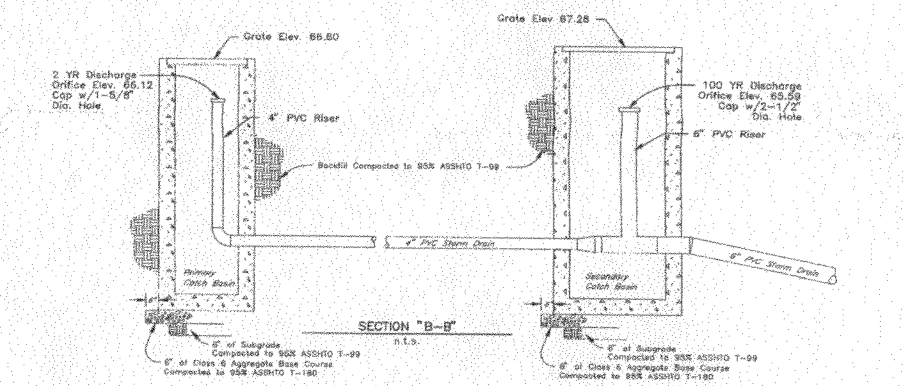
LEGEND

- Survey Lines
- Survey Control
- Power Pole
- Power Pole Guy Wire
- Overhead Power Line
- Gas Meter
- Water Meter
- Buried Water Line
- Telephone Pedestal
- Chainlink Fence
- Buried Telephone
- Sanitary Sewer Line
- Light Pole
- Storm Water Flow
- Finish Asphalt Elevation
- Existing Spot Elevation

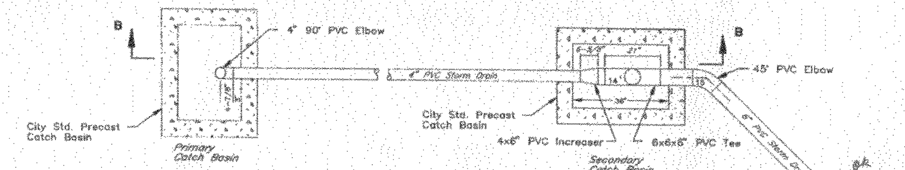
Bench Mark
SW Nut Transmission Pole
Northeast Corner of South
Seventh & Fourth Avenue
Elev. 4569.85 (City Datum)



SECTION "A-A"
Horiz. 1"=20'
Vert. 1"=2'



SECTION "B-B"
n.t.s.



OUTLET PLAN
n.t.s.

COORDINATE DATA

PT	NORTHING	EASTING	DESC
1	2359.0393	868.5043	EDGE
2	2471.1913	868.5043	EDGE
3	2470.9260	934.3770	GB
4	2471.0494	985.6297	EDGE
5	2461.0680	986.5043	EDGE/GB
6	2403.8767	986.5043	EDGE/GB
7	2362.7106	986.5043	EDGE/GB
8	2336.9773	1003.6689	EDGE/BOW
9	2339.7524	959.9201	GB
10	2367.3510	970.1650	GB
11	2384.5034	926.7047	GB
12	2431.5895	898.0987	GB
13	2400.8034	917.2574	SD/GB
14	2367.7634	917.2574	SD/GB
15	2365.0333	917.2574	AP
16	2296.5360	845.0730	SD
17	2517.0700	1023.6630	CP-A
18	2340.0860	1006.8400	CP-B

LEGEND
AP - Angle Point
CP - Control Point
BOW - Back of Walk
EDGE - Edge of Asphalt
GB - Grade Break
CB - Catch Basin
SD - Storm Drain

UTILITY LOCATIONS

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NOTES:

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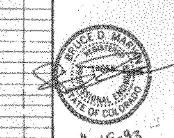
2. Pavement design provided by others.
3. All construction and installation of steel encasment pipe shall conform and adhere to the requirements as specified by the Denver and Rio Grande Railroad. Contact:

   Mr. Olando Meira
   D&RGW Engineering Department
   650 Davis
   Salt Lake City, Utah 84119
   (801) 974-9253

ok
4/15/93

Date of Survey: 4/7/93

NO.	DATE	REVISION – DESCRIPTION	BY
1	11/9/93	Outlet configuration	lrg



4-15-93

WESTERN ENGINEERS, INC. — CONSULTING ENGINEERS / LAND SURVEYORS

PREPARED FOR
JULIO REYES
GRADING AND DRAINAGE PLAN
LOS REYES RESTAURANT
809 SOUTH SEVENTH STREET
GRAND JUNCTION, COLORADO

DESIGN	lrg	DRAWN	lrg	SHEET 2 of 2
CHECKED	W.E.I.	APPROVED	W.E.I.	
DATE	04/12/93	WEI DWG. NO.	3428	