



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (303) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. CUP-96-23

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			<i>Peach Tree</i>	<i>Commercial</i>	<i>Taco Bell</i>
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<i>NASCO INC</i>	<i>MOSS INC (TACO BELL)</i>	<i>MICHAEL SAELENS</i>
Name	Name	Name
<i>3032 I-70 B</i>	<i>715-HORIZON DR #380</i>	<i>715-HORIZON DR #380</i>
Address	Address	Address
<i>GRAND JCT, CO, 81504</i>	<i>GRAND JCT, CO, 81504</i>	<i>GRAND JCT, CO, 81504</i>
City/State/Zip	City/State/Zip	City/State/Zip
<i>(970) 434-2000</i>	<i>(970) 245-0899</i>	<i>(970) 245-0898</i>
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature *Michael Saebus* _____ Date *1/30/96*

Signature of Person Completing Application

Date

Signature of Property Owner(s) - attach additional sheets if necessary

Date

SUBMITTAL CHECKLIST

SITE PLAN REVIEW & *CONDITIONAL USE PERMIT*

Location: Peach Tree Shopping Center Project Name: Taco Bell

ITEMS		DISTRIBUTION																		TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> City Downtown Dev. Auth.	<input checked="" type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input checked="" type="checkbox"/> Irrigation District <i>Call Water Dept</i>	<input type="checkbox"/> Drainage District	<input checked="" type="checkbox"/> Water District - <i>Clifton</i>	<input checked="" type="checkbox"/> Sewer District - <i>Clifton</i>	<input checked="" type="checkbox"/> U.S.-West Clifton <i>for Sec 41 # 2</i>	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input checked="" type="checkbox"/> CDOT		<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input type="checkbox"/> Persigo WWT	<input type="checkbox"/> Mesa County Health	<input type="checkbox"/> State Environ. Health	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> School Dist #51	<input checked="" type="checkbox"/> <i>City Planning Comm. (8)</i>
Submittal deadline - 2/1 PC hearing - 3/5 Date Received <u>2-1-96</u>																												
Receipt # <u>3452</u>																												
File # <u>CUP-96-23</u>																												
● Application Fee <u>\$350</u>	VII-1	1																										
● Submittal Checklist *	VII-3	1																										
● Review Agency Cover Sheet *	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8
● Planning Clearance *	VII-3	1																										
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8
● Evidence of Title	VII-2	1			1			1																				
● Deeds <i>Legal description</i>	VII-2	1			1			1																				
● Easements <i>Names & addresses</i>	VII-2	1	1	1	1			1																				
● Avigation Easement <i>Application Form</i>	VII-1	1			1			1																				
○ ROW	VII-2	1	1	1	1			1																				
○ Improvements Agreement/Guarantee *	VII-2	1	1	1				1																				
○ CDOT Access Permit	VII-3	1	1																									
○ Industrial Pretreatment Sign-off	VII-4	1		1																								
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8
● Elevation Drawing	IX-13	1	1																									
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8
● Grading and Drainage Plan	IX-16	1	2										1							1								
○ Storm Drainage Plan and Profile	IX-30	1	2										1		1	1	1											
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1											
○ Roadway Plan and Profile	IX-28	1	2										1															
○ Road Cross-Sections	IX-27	1	2																									
○ Detail Sheet	IX-12	1	2																									
● Landscape Plan	IX-20	2	1	1																								
○ Geotechnical Report	X-8	1	1								1																	
● Final Drainage Report - <i>Rolland</i>	X-5,6	1	2										1															
○ Stormwater Management Plan	X-14	1	2										1							1								
○ Phase I and II Environmental Rerpot	X-10,11	1	1																									
○ Traffic Impact Study	X-15	1	2																	1								

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 12/27
Conference Attendance: Kathy P. Milce Szelenis
Proposal: Children's Place Bldg
Location: Beach Tree Shopping Center

Tax Parcel Number: 2943-112-00-222
Review Fee: \$350.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? _____
Parks and Open Space fees required? IF NOT PAID WITH ORIGINAL Estimated Amount: 5% of value
Recording fees required? _____ shopping center Estimated Amount: _____
Half street improvement fees/TCP required? TCP - Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? ?
On-site detention/retention or Drainage fee required? - to be determined

Applicable Plans, Policies and Guidelines _____
Located in identified floodplain? FIRM panel # _____
Located in other geohazard area? _____
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____
Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking Screening/Buffering Land Use Compatibility
- Drainage Landscaping Traffic Generation
- Floodplain/Wetlands Mitigation Availability of Utilities Geologic Hazards/Soils
- Other _____

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X _____ Signature(s) of Petitioner(s)
X Michael Szelenis Signature(s) of Representative(s)

McDonalds Corporation
2721 N. 12th ST STE 28
Grand Jct., CO. 81506

Hasco Inc.
3032 I-70 Business Loop
Grand Junction, CO.
81504-5722

Albertsons Inc.
250 Park Center BLVD.
Boise, ID.
83706

Rug Store Inc. PL.
Acquisition Corp.
9275 SW Peyton LN.
Wilsonville, OR.
97070-9200

Boice D. Donald
930 E. Navaho St.
Farmington, N.M.
87401-6962

Feather-Medsker-Smith
333 W. Hampden Ave.
Ste 500
Englewood, CO. 80110

D H Foods Inc.
569 32 Road
Grand Junction, CO.
81504-6095

Thunder Mountain Prop.
960 Lakeside Ct.
Grand Jct., CO.
81506

Denny N. Nielson
3228 I-70 Business Loop
Clifton, Colorado
81502-7605

Michael Saelens
Moss, Inc. / Taco Bell
715 Horizon Dr., Suite 380
Grand Junction, CO 81506

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

GENERAL PROJECT REPORT

Moss Inc. (Taco Bell) proposes to construct a Taco Bell drive-thru restaurant on the subject property located at 3234 I-70 Business Loop Clifton, Colorado. To do this we must obtain a conditional use permit for the drive-thru. Said Property is currently zoned commercial.

We are presently in the process of purchasing said property. We are scheduled to close on this property on or before March 5, 1996. We intend to begin construction of the restaurant in March of 1996. We will complete the project and be open for business in 60 days. When we complete this restaurant we will vacate our current Taco Bell located in Coronado Plaza. The present Coronado Taco Bell seats only 40 people, has no drive-thru, and has very tortured access.

The new Taco Bell will seat 70 people inside, and 24 on the outside covered patio. It will have excellent access and wide drive thru isles, making it much more convenient for the public. The new restaurant will be the most modern design used by Taco Bell Corporation. The new restaurant will allow us to utilize the newest equipment and operational updates.

The proposed new pad site is located in Peachtree Shopping Center. It is our intent to do extensive landscaping so the new restaurant will be a very attractive addition to the I-70 Business Loop corridor.

REVIEW COMMENTS

Page 1 of 2

FILE #CUP-96-23

TITLE HEADING: Drive-thru Restaurant - Taco Bell

LOCATION: 3231 I-70 Business Loop

PETITIONER: Moss Inc.

PETITIONER'S ADDRESS/TELEPHONE: 715 Horizon Drive #380
Grand Junction, CO 81506
245-0898

PETITIONER'S REPRESENTATIVE: Michael Saelens

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., FEBRUARY 23, 1996.

MESA COUNTY BUILDING DEPARTMENT 2/2/96
Bob Lee 244-1656

Building must be designed to the 1994 Uniform Building Code. Information submitted indicates otherwise. We need 2 sets of sealed plans for our review. Please allow 5-10 days for plan review.

CITY UTILITY ENGINEER 2/8/96
Trent Prall 244-1590

SEWER - CENTRAL GRAND VALLEY SANITATION DISTRICT

CLIFTON FIRE DISTRICT 2/8/96
D. Austin 434-5448

We request the installation of a fire hydrant on the east portion of the parking lot, preferably within one of the planter/islands in the area. This hydrant should be connected to the 10 inch water line that is located along the I-70B right-of-way. The hydrants that are in place are not within the required hose lay distance. No other concerns with site layout at this time.

GRAND JUNCTION FIRE DEPARTMENT 2/12/96
Hank Masterson 244-1414

1. The nearest existing fire hydrant is located in excess of 300' from required Fire Department access as measured along existing and proposed access roads. A new hydrant is required and it must be located within 150' of the building. The preferred location is the landscape island which is located about 120' northwest of the proposed restaurant.
2. Complete plans and specifications for the new building and hood extinguishing system must be submitted to the Clifton Fire District for their review and approval.

CLIFTON SANITATION DISTRICT

2/12/96

Frank Hyde

434-7422

We have been in contact with Michael Saelens - Moss, Inc. Taco Bell. There is a 4 inch sewer service installed for this lot. Mr. Saelens stated that they would install a 1,000 gallon grease interceptor below grade.

CITY DEVELOPMENT ENGINEER

2/14/96

Jody Kliska

244-1591

1. Transportation Capacity Payment is \$8,285.18.
2. Drainage report is acceptable.
3. Parking requires 31 spaces - this means two handicap spaces are required. Please revise the site plan accordingly.

GRAND VALLEY WATER USERS

2/15/96

Richard Proctor

Grand Valley Water Users Association has no comments to offer concerning this project since it is not located within our project area.

CITY PARKS & RECREATION

2/12/96

Shawn Cooper

244-3869

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT

2/15/96

Michael Drollinger

244-1439

See attached comments.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Mesa County Planning

Grand Valley Water Users

Colorado Department of Transportation

Clifton Water

WRITTEN RESPONSE TO REVIEW COMMENTS

FILE #CUP-96-23

LOCATION: 3231 I-70 BUSINESS LOOP

PETITIONER: MOSS INC.

**PETITIONER ADDRESS/TELEPHONE: 715 HORIZON DRIVE #380
GRAND JUNCTION, CO. 81506**

PETITIONER REPRESENTATIVE: MICHAEL SAELENS

STAFF REPRESENTATIVE: MICHAEL DROLLINGER

PETITIONER COMMENTS:

MESA COUNTY BUILDING DEPT. BOB LEE
THE BUILDING PLANS WERE SUBMITTED TO MESA COUNTY BUILDING DEPT.
ON FEBRUARY 20, 1996 FOR REVIEW AND APPROVAL.

CITY UTILITY ENGINEER TRENT PRALL
NO RESPONSE WAS NECESSARY.

CLIFTON FIRE DISTRICT/GRAND JUNCTION FIRE DISTRICT
DAVE AUSTIN/HANK MASTERSON
AFTER DISCUSSION WITH MR. AUSTIN AND MR. MASTERSON IT WAS AGREED TO
LOCATE FIRE HYDRANT IN THE PLANTER AREA TO THE NE OF BUILDING SITE
CLOSEST TO I-70 BUSINESS LOOP. (SEE UPDATED SITE PLAN)
A SET OF PLANS HAS BEEN SUBMITTED TO THE CLIFTON FIRE DEPARTMENT
FOR THEIR REVIEW AND APPROVAL.

CLIFTON SANITATION DISTRICT: FRANK HYDE
I HAVE BEEN IN CONTACT WITH MR. HYDE. THE BUILDING PLANS SHOW THAT WE
ARE INSTALLING A 1000 GAL GREASE TRAP. I AM ALSO AWARE OF THE FEES
THAT NEED TO BE PAID TO OBTAIN A BUILDING PERMIT.

CITY DEVELOPMENT ENGINEER JODY KLISKA
SITE PLAN HAS BEEN REVISED TO SHOW TWO HANDICAP SPACES FOR REQUIRED
PARKING.

GRAND VALLEY WATER USERS RICHARD PROCTOR
NO COMMENTS NECESSARY.

CITY PARKS AND RECREATION SHAWN COOPER
NO COMMENTS NECESSARY.

COMMUNITY DEVELOPMENT DEPARTMENT MICHAEL DROLLINGER

1) PARKING REQUIRED 32 SPACES REQUIRED
THERE ARE 16 SPACES ON SITE. PEACHTREE SHOPPING CENTER IS SET UP
IN THREE PHASES. ALL THREE PHASES HAVE INGRESS/EGRESS EASEMENTS TO
EACH OTHER. (SEE ENCLOSED COPIES OF RECORDED EASEMENTS).
ACCORDING TO HASCO INC., THE OWNER OF PEACHTREE CENTER, WHEN THEY
LEASED SPACE TO NORWEST BANK IN THE CENTER, THE FOLLOWING SPACES
WERE CALCULATED. THERE ARE 800 SPACES AVAILABLE IN PEACHTREE.
ACCORDING TO THE LEASED SQ. FT. AND CODE REQUIREMENTS, THE
REQUIRED SPACES ARE 290. THIS LEAVES AN EXCESS OF 510 SPACES.

THERE SHOULD BE NO ADVERSE EFFECT TO REMOVING ONE ROW OF PARKING. THIS IS ALSO NECESSARY TO ALLOW FOR A SUFFICIENT DRIVE ISLE. THIS SITE PLAN HAS BEEN APPROVED BY PEACHTREE, AND ALSO ALBERTSONS THE OWNER OF THE FOOD MART PROPERTY.

- 2) **REQUIRED BICYCLE PARKING MUST BE LOCATED ON SITE PLAN.**
BICYCLE RACK FOR 4 BICYCLES HAS BEEN ADDED TO REVISED SITE PLAN NEAR THE MAIN DOOR ENTRANCE. (SEE UPDATED SITE PLAN).
- 3) **DETAIL SHEET FOR PROPOSED LIGHTING.**
SEE UPDATED SITE PLAN AND DETAIL SHEET.

SIGNAGE PLANS:

- 1) **SIGN VARIANCE:**
A SIGN VARIANCE WAS SUBMITTED FOR A MONUMENT SIGN TO BE INSTALLED ON THE SITE. THE HEARING IS SCHEDULED FOR MARCH 15, 1996.
- 2) **PRIVATE TRAFFIC DIRECTION SIGNS.**
THE DIRECTION SIGNS WILL BE 2.7 SQ. FT. IN SIZE. THE TACO BELL LOGO WILL NOT BE ON THE SIGNS. (SEE ENCLOSED CUT SHEET).
- 3) **PROVIDE DETAIL FOR THE "PREVIEW BOARD".**
SEE ENCLOSED CUT SHEET.
- 4) **PROXIMITY AND READABILITY OF MENU BOARD AND PREVIEW BOARD.**
THE MENU BOARD AND PREVIEW MENU BOARD ARE EXACTLY ALIKE. ONLY FROM THE MENU BOARD AND SPEAKER POST CAN YOU PLACE AN ORDER. THE PRE MENU BOARD HELPS TO SPEED UP TIME OF SERVICE AT THE DRIVE-THRU.
THE MENU BOARDS ARE LOCATED APPROXIMATELY 80' FROM THE EAST BOUND LANE OF I-70 BUSINESS LOOP. YOU WILL NOTE THAT THE MENU BOARD IS ANGLED TO MAKE IT EASIER FOR THE DRIVE-THRU CUSTOMER TO READ THE BOARD. IT WOULD BE IMPOSSIBLE FOR EAST BOUND TRAFFIC TO SEE THE MENU BOARD. THE WEST BOUND TRAFFIC INCLUDING THE MEDIAN IS APPROXIMATELY ANOTHER 150' FOR A TOTAL OF 230' FROM THE MENU BOARDS. I FIND IT DIFFICULT TO READ THE BOARDS WHEN I AM SEATED WITHIN 4' OF THEM.
THE BOARDS ARE ALSO BACK LIT. THIS SMALL AMOUNT OF CANDLE POWER WILL NOT ILLUMINATE ACROSS THE WIDTH OF THE DRIVE-THRU (12'). I REALLY CANNOT BELIEVE THAT THESE BOARDS WILL POSE A PROBLEM.
- 5) **THE PERMITTED/PROPOSED SIGNAGE.**
THE AREA OF THE PROPOSED WALL SIGNAGE CONFORMS WITH CODE.

COMMENTS NOT RECEIVED FROM:

CITY ATTORNEY
MESA COUNTY PLANNING
GRAND VALLEY WATER USERS
COLORADO DEPARTMENT OF TRANSPORTATION
CLIFTON WATER

010-03-23

**DRAINAGE REPORT
FOR
TACO BELL
I-70 BUSINESS LOOP
AT
PEACH TREE SHOPPING CENTER**

PREPARED FOR:
MOSS INC./ SIERRA BELLS INC.
C/O Mike Saelens
715 HORIZON DRIVE, SUITE 380
GRAND JUNCTION, CO 81506

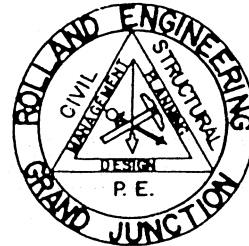
PRESENTED TO:
THE CITY OF GRAND JUNCTION

ROLLAND ENGINEERING

405 RIDGES BLVD., SUITE A
GRAND JUNCTION, CO 81503
(970)243-8300

ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81503
(970) 243-8300



January 29, 1996

Ms. Jody Kliska
Development Engineer
City of Grand Junction
Department of Public Works & Utilities
Engineering Division
250 North 5th Street
Grand Junction, CO 81501


RE: DRAINAGE REPORT FOR TACO BELL I-70 BUSINESS LOOP AT PEACH TREE
SHOPPING CENTER.

Dear Jody,

Enclosed you will find the Drainage Report for TACO BELL I-70 Business Loop at Peach Tree Shopping Center. Drainage Calculations for 2-Year and 100-Year design storms were performed for this report.

If you have any questions or need additional information, please call our office. Thank you for your time and consideration regarding this report.

Respectfully submitted,


ROLLAND Engineering
Mark D. Young, P.E.

Enclosures

cc: Mike Saelens, Director of Real Estate and Development,
Moss Inc./Sierra Bells Inc.

file: C:\user\letters\wp\tacorpt.wpd

DRAINAGE REPORT

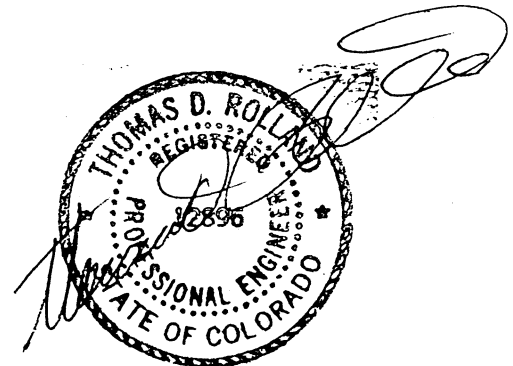
PREPARED FOR:

TACO BELL
Moss Inc./Sierra Bells Inc.
C/O Mike Saelens
Director of Real Estate and Development
715 Horizon Drive, Suite 380
Grand Junction, CO 81506

PREPARED BY:

ROLLAND ENGINEERING
405 Ridges Blvd.
Suite A
Grand Junction, CO 81503

JANUARY 1996



TABLES OF CONTENTS

General Locations and Description
Existing Drainage Conditions
Proposed Drainage Conditions
Design Criteria and Approach
Summary

Vicinity Map (Figure. 1)
Soil Map (Figure. 2)

Appendix A:
2-Year and 100-Year Design Storm Calculations

Appendix B:
Pre-development Drainage Map for Taco Bell (I-70 Business Loop)
Post -development Drainage Map for Taco Bell (I-70 Business Loop)

Supplement:
Hydrological Soil Groups (SCS)
Soil Description(SCS)

References:
Intensity Duration Frequency Table "A-1"
Rational Method Recommended Average Runoff Coefficients Table "B-1"
Determination of "Ts" Figure "E-3"

DRAINAGE REPORT

General Location and Description

The proposed TACO BELL Restaurant will be located in Clifton between 32 Road and F Road south of the I-70 Business Loop at the Peach Tree Shopping Center commercial development area (See Vicinity Map Fig. 1). The proposed site is the lot to the immediate east of the main entrance to the Peach Tree Shopping Center (The entrance referred to is the first one to the east of McDonald's).

The surrounding development in the vicinity consists of existing commercial development on all four sides of the site.

The site consists of approximately 0.6 acres which is located in the existing parking lot of Peach Tree Shopping Center. The existing ground cover is made up of asphalt pavement, hard packed bare ground, and a small landscaped strip with some trees and shrubs. The hydrologic soil type is Billings Silty Clay Loam (Bc) of the Hydrologic Soil Group D (High runoff potential). The soils in this group have very slow infiltration rates when thoroughly wetted.

Existing Drainage Conditions

The general topography of the surrounding area slopes to the south and west at mild grades in the 0% to 2% range. The drainage in this area mainly consists of surface runoff collected and conveyed by a network of pipe and ditch systems to Lewis Wash which drains to the Colorado River. The site is not within the 100-year floodplain of the Colorado River.

The site is defined on the north by a large drainage swale that drains to the west and runs parallel to the I-70 Business Loop which is separated from the drainage swale by a concrete curb. Asphalt paved parking exists to the east and to the south of the site. These asphalt parking areas drain in a southwest direction. The main entrance to the Peach Tree Shopping Center is located along the western property boundary. The entrance consists of asphalt pavement and concrete curbing which drains to the south and west. Therefore, the off-site runoff contribution to the site is very minimal and thus has not been taken into consideration.

The runoff from all of the surrounding commercial development within the Peach Tree Shopping Center sheet flows on the existing asphalt pavement surface into an existing drainage system that runs through the Peach Tree Shopping Center.

TACO BELL (I-70 Business Loop)

Proposed Drainage Conditions

Based on the results of a hydrologic evaluation of the site, which involved performing historic and developed runoff calculations, it was determined that the developed runoff rate will essentially be the same as the historic runoff rate. (See enclosed runoff calculations). Therefore, no on-site retention or detention is planned for this site. This proposed runoff practice will coincide with existing conditions. The proposed site improvements will be constructed to insure positive drainage away from new improvements. The runoff from the site will sheet flow across the existing community parking lot to the south and be collected and conveyed by the existing drain tile system located within the Peach Tree Shopping Center development. This method of runoff release will be the same as the runoff release practices of the surrounding developments.

TACO BELL (I-70 Business Loop)

Design Criteria & Approach

The hydrology computations performed for this project site utilized the STORMWATER MANAGEMENT MANUAL (June 1994) for the City of Grand Junction, Colorado. The Rational Method was used to perform the analysis for the 2-Year and 100-Year design storm events.

TACO BELL (I-70 BUSINESS LOOP)

SUMMMARY

Summarized below are the drainage calculations for this project:

Project Area = 0.57 acres

Total Drainage Area = 0.57 acres

Drainage Calculation Method: Rational Method

Design Storm Events: 2-Year and 100-Year Storms

Pre-development Runoff Rates:

2-Year Historic Storm:

$$Q_{2h} = 0.88 \text{ cfs}$$

100-Year Historic Storm:

$$Q_{100h} = 2.39 \text{ cfs}$$

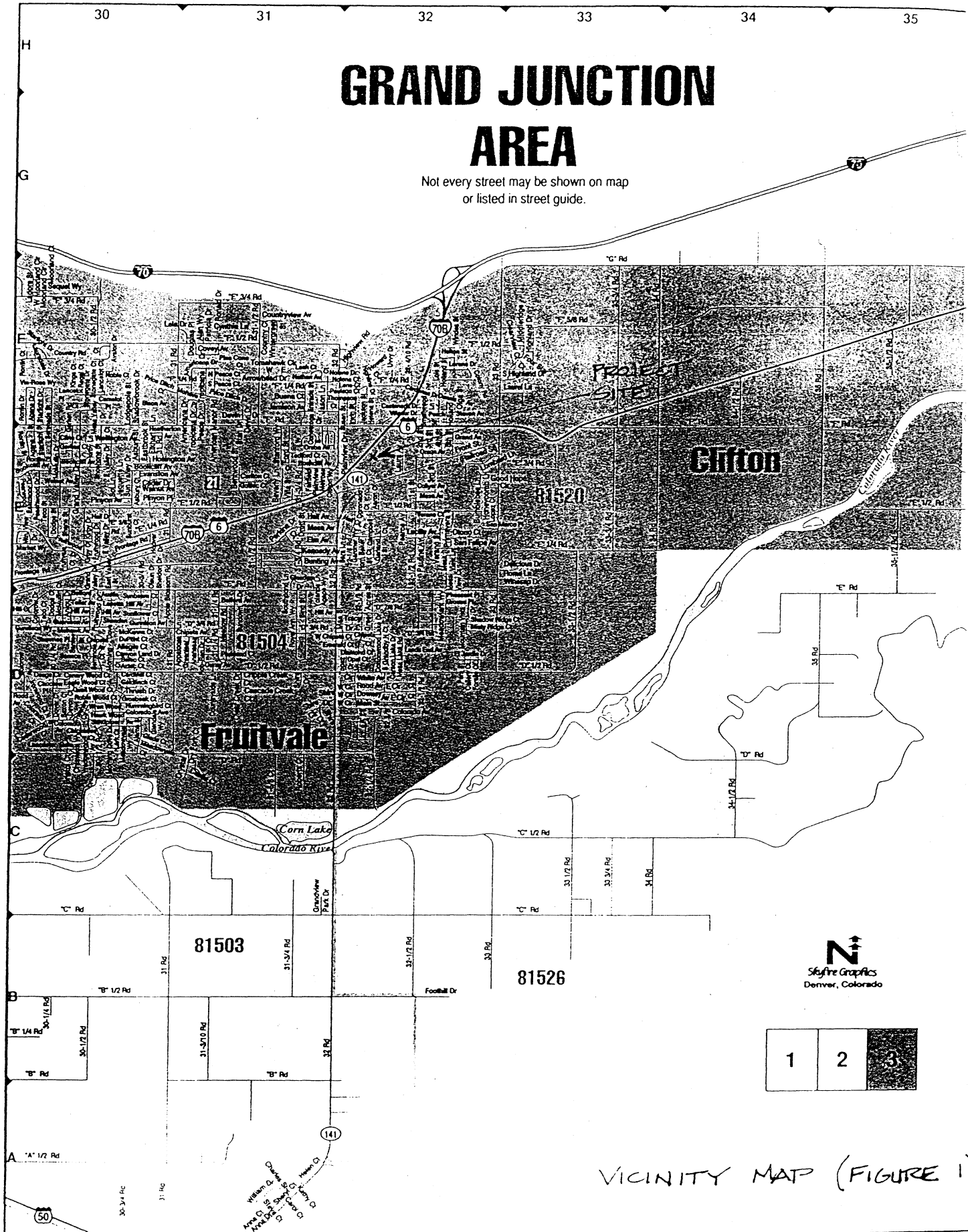
Post-development Runoff Rates:

2-Year Developed Storm:

$$Q_{2d} = 0.80 \text{ cfs}$$

100-Year Developed Storm:

$$Q_{100d} = 2.14 \text{ cfs}$$



APPENDIX A

TACO BELL (I-70 Business Loop)

D) Hydrology Calculations:

A. Historic Runoff - 100 Year Design Storm

1. Runoff Area :

$$A_{100h} = 131.48 (190.00) / 43560 = 0.57 \text{ ac.}$$

2. Runoff Coefficient: (Hydrologic Soil Group D - Billings Silty Clay Loam)

$$\overline{C}_{100h} = \frac{0.95((8 \times 190) + 15(131.48 + 190)) + 0.79((190 - 15) \times (131.48 - (8 + 15)))}{0.57(43560)}$$

= 0.85 Where C = 0.95 (Misc. Surfaces for pavement at S = 0-2%)

C = 0.79 (Misc. Surfaces for Traffic areas (soil and gravel) at S = 0-2%)

3. Runoff Time of Concentration

$$T_{C_h} = 5 \text{ min.} \quad (\text{Use } T_c = 5 \text{ min. minimum value since actual } T_c < 5 \text{ min.})$$

4. Storm Intensity

$$I_{100h} = 4.95 \text{ in/hr at } T_c = 5 \text{ min.}$$

5. Storm Runoff:

$$Q_{100h} = CIA = 0.85(4.95)(0.57) = 2.39 \text{ cfs}$$

TACO BELL (I-70 Business Loop)

B. Developed Runoff - 100 Year Design Storm

1. Runoff Area :

$$A_{100d} = A_{100h} = 0.57 \text{ ac.}$$

2. Runoff Coefficient:

$$\overline{C}_{100d} = \frac{0.95(0.57 - (7520 \div 43560)) + 0.30(0.17)}{0.57} = 0.76$$

3. Runoff Time of Concentration

Assume $T_{C_d} = 5 \text{ min. (Minimum)}$

4. Storm Intensity

$$I_{100d} = 4.95 \text{ in/hr}$$

5. Storm Runoff

$$Q_{100d} = CIA = 0.76(4.95)(0.57) = 2.14 \text{ cfs}$$

TACO BELL (I-70 Business Loop)

C. Historic Runoff - 2 Year Design Storm

1. Runoff Area :

$$A_{2h} = 131.48 (190.00) / 43560 = 0.57 \text{ ac.}$$

2. Runoff Coefficient: (Hydrologic Soil Group D - Billings Silty Clay Loam)

$$\overline{C}_{2h} = \frac{0.93((8 \times 190) + 15(131.48 + 190)) + 0.72((190 - 15) \times (131.48 - (8 + 15)))}{0.57(43560)}$$

= 0.79 Where C = 0.93 (Misc. Surfaces for pavement at S = 0-2%)

C = 0.72 (Misc. Surfaces for Traffic areas (soil and gravel) at S = 0-2%)

3. Runoff Time of Concentration

$$T_{C_h} = 5 \text{ min.}$$

(Use $T_C = 5$ min. minimum value
since actual $T_C < 5$ min.)

4. Storm Intensity

$$I_{2h} = 1.95 \text{ in/hr at } T_C = 5 \text{ min.}$$

5. Storm Runoff:

$$Q_{2h} = CIA = 0.79(1.95)(0.57) = 0.88 \text{ cfs}$$

TACO BELL (I-70 Business Loop)

D. Developed Runoff - 2 Year Design Storm

1. Runoff Area :

$$A_{2d} = A_{2h} = 0.57 \text{ ac.}$$

2. Runoff Coefficient:

$$\overline{C}_{2d} = \frac{0.93(0.57 - (7520 \div 43560)) + 0.24(0.17)}{0.57} = 0.72$$

3. Runoff Time of Concentration

Assume $T_{C_d} = 5 \text{ min. (Minimum)}$

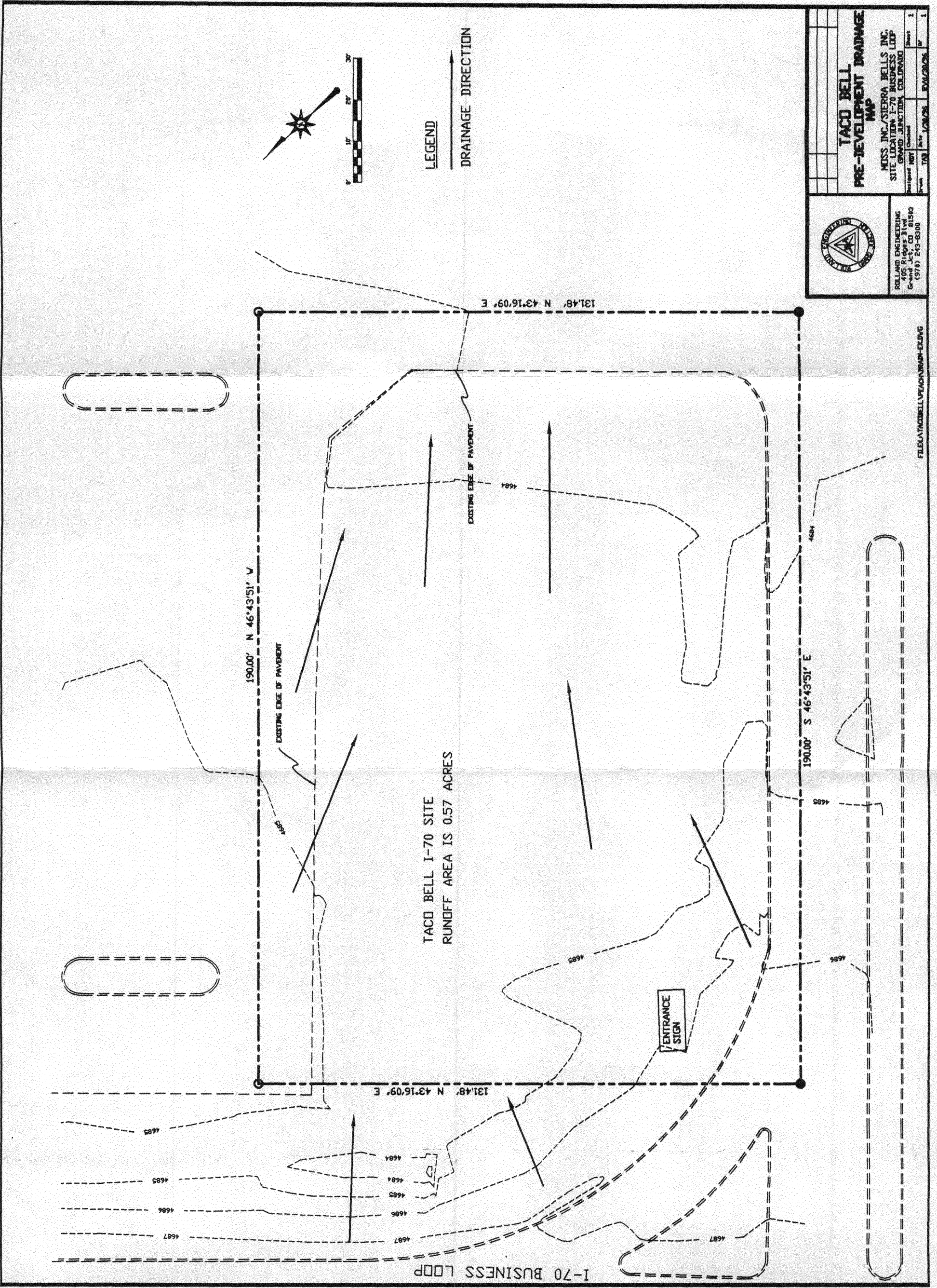
4. Storm Intensity

$$I_{2d} = 1.95 \text{ in/hr}$$

5. Storm Runoff

$$Q_{2d} = CIA = 0.72(1.95)(0.57) = 0.80 \text{ cfs}$$

APPENDIX B



TACO BELL PRE-DEVELOPMENT DRAINAGE MAP

SIERRA BELLS INC.
 SITE LOCATION I-70 BUSINESS LOOP
 GRAND JUNCTION COLORADO


ROLLAND ENGINEERING
 406 Ridgely Blvd
 Grand Jct., CO 81503
 (970) 243-8300

Project No.	178	Sheet	1
Date	1/28/96	Drawn	RJM/2006

FILE:ATACOBELL\PEACH\DRAIN-EX.DWG

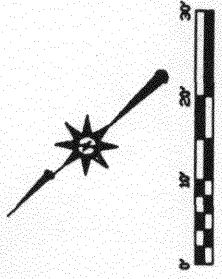
I-70 BUSINESS LOOP

FILE:TACOBELL\PEACH\DRAIN-PD.DWG

		<p>TACO BELL POST-DEVELOPMENT DRAINAGE MAP</p> <p>MISS INC./SIERRA BELLS INC. SITE LOCATION: I-70 BUSINESS LOOP GRAND JUNCTION, COLORADO</p>
<p>ROLLAND ENGINEERING 405 Ridge Road Grand Jct., CO 81543 (970) 243-8300</p>	<p>Drawn: TBR Checked: TBR Date: 9/27/95 Scale: 1" = 20'</p>	<p>Sheet: 1 of: 1</p>

LEGEND

- TC = TOP OF CONCRETE
- FS = FINISHED SURFACE
- CS = GRADE BREAK
- NP = HIGH POINT
- FF = FINISHED FLOOR



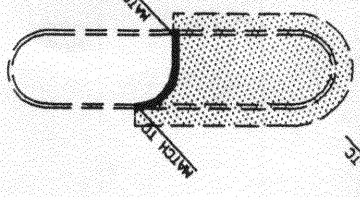
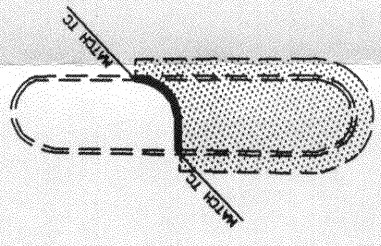
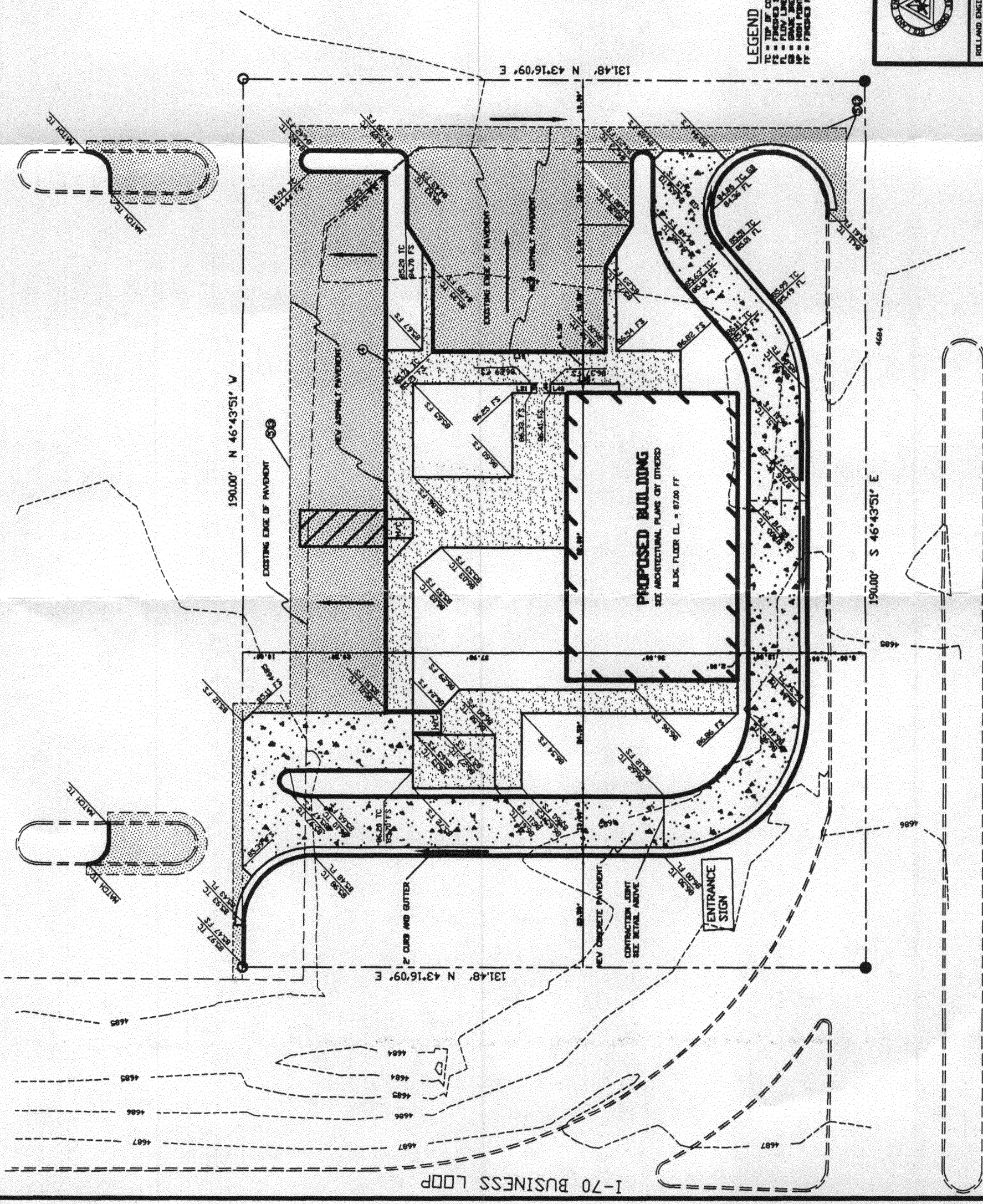
DRAINAGE SUMMARY

PROJECT AREA = 4.87 ACRES
 OFFSITE AREAS NOT CONTRIBUTING TO THIS SITE

PRE-DEVELOPMENT RUNOFF RATES
 2-YEAR HISTORIC STORM R_{2Y} = 4.88 CFS
 10-YEAR HISTORIC STORM R_{10Y} = 8.09 CFS

POST-DEVELOPMENT RUNOFF RATES
 2-YEAR HISTORIC STORM R_{2Y} = 4.88 CFS
 10-YEAR HISTORIC STORM R_{10Y} = 8.14 CFS

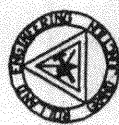
FOR DETAILS SEE THE DRAINAGE REPORT FOR THIS SITE AND THE DRAINAGE MAPS, AT THE PROJECT THESE SHOPPING CENTERS.



DRAINAGE SUMMARY

PROJECT AREA - SEE SITE
 EXISTING AND NEW CONCRETE TO THIS SITE
 PRE-DEVELOPMENT SURFACE DRAINAGE
 2-YEAR HISTORIC STORM $Q_p = 4.88 \text{ CFS}$
 10-YEAR HISTORIC STORM $Q_p = 8.59 \text{ CFS}$
 POST-DEVELOPMENT SURFACE DRAINAGE
 2-YEAR HISTORIC STORM $Q_p = 4.88 \text{ CFS}$
 10-YEAR HISTORIC STORM $Q_p = 8.59 \text{ CFS}$
 FOR DETAILS SEE THE IMPROVEMENT REPORT FOR
 TACO BELL, 1-70 BUSINESS LOOP, AT THE
 PEACH TREE SHOPPING CENTER

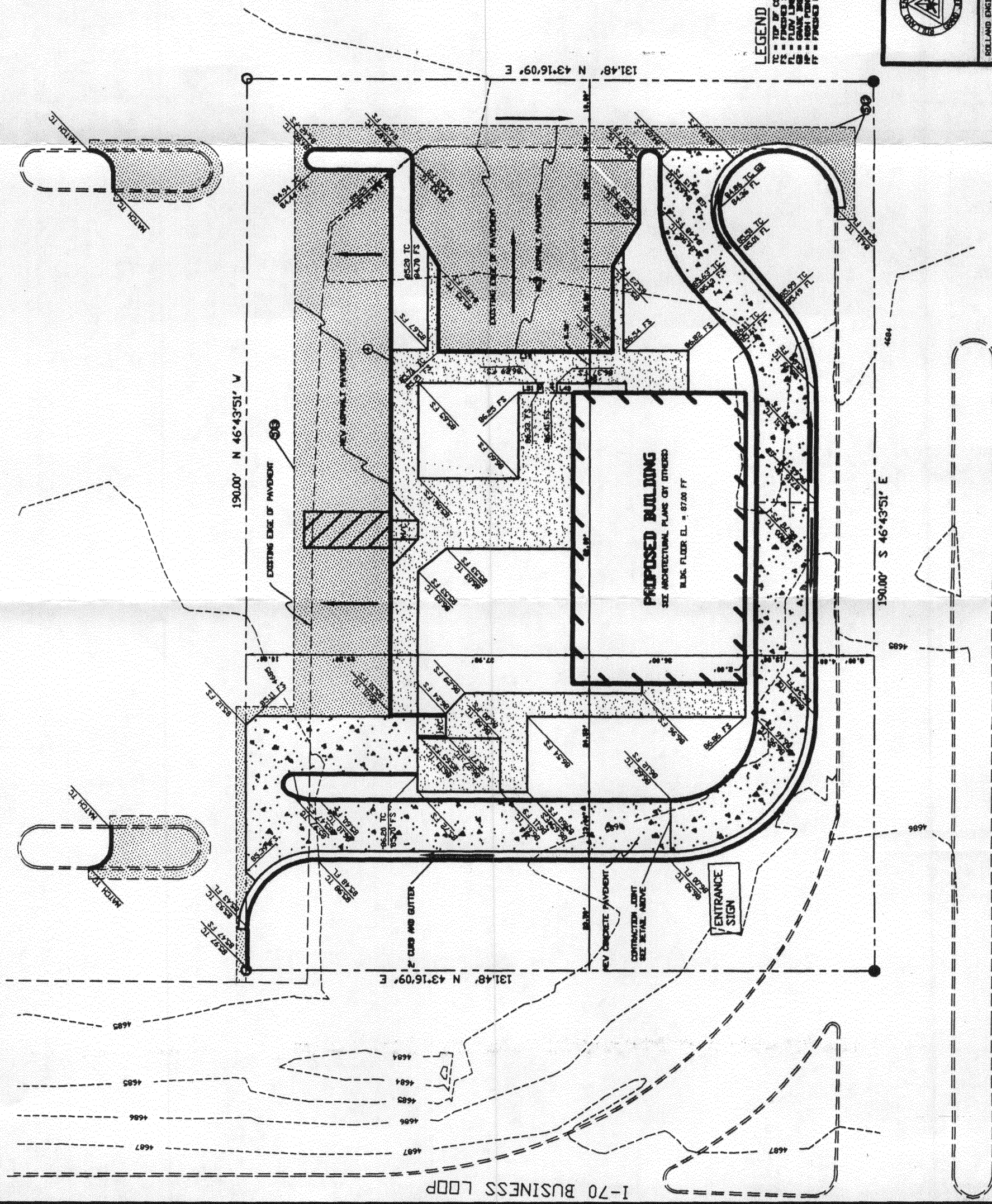
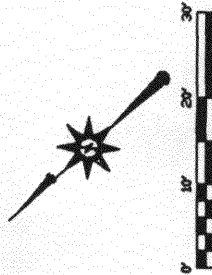
**TACO BELL
 POST-DEVELOPMENT
 DRAINAGE MAP**
 MISS, INC./SIERRA BELLS, INC.
 SITE LOCATION - 1-70 BUSINESS LOOP
 GRAND JUNCTION, COLORADO



ROLLAND ENGINEERING
 405 Ridge 31st
 Grand Junction, CO 81503
 (970) 243-6300

Drawn: MHT Date: 9/27/95
 Checked: TRM Date: 9/27/95
 Project: 9527208
 Sheet: 1 of 1

LEGEND
 TC = TOP OF CONCRETE
 FS = FINISHED SURFACE
 FL = FLOW LINE
 GS = GRADE BREAK
 HP = HIGH POINT
 PF = FINISHED FLOOR



FILE:ATACOBELL\PEACH\DRAIN-PD.DWG

SUPPLEMENT

SECTION 3

HYDROLOGIC SOIL GROUPS

This section gives definition of four soil groups that are used in determining hydrologic soil-cover complexes, for estimating runoff from rainfall.

Definitions

The hydrologic soil groups, according to their infiltration and transmission rates, are:

- A. (Low runoff potential). Soils have high infiltration rates even when thoroughly wetted. These consist chiefly of deep, well to excessively drained sands or gravel. These soils have a high rate of water transmission in that water readily passes through them.
- B. Soils having moderate infiltration rates when thoroughly wetted. These consist chiefly of moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.
- C. Soils having slow infiltration rates when thoroughly wetted. These consist chiefly of soils with a layer that impeded downward movement of water or soils with moderately fine to fine texture. These soils have a slow rate of water transmission.
- D. (High runoff potential). Soils having very slow infiltration rates when thoroughly wetted. These consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very slow rate of water transmission.

Source of Data

Local Soil Conservation Service field offices have soil survey data for their respective areas. Much of this existing data was mapped with soil symbols or with soil series names that may not be current. These symbols or soil series names may be converted to current names with assistance from respective SCS offices. The 1979 publication, "Soils of Colorado" has current soil series names and hydrologic groups. This information is included in Table S-2 of this publication.

Billings silty clay loam, 0 to 2 percent slopes (Bc).—This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It covers nearly one-fifth of the Grand Junction Area. The areas occur on the broad flood plains and very gently sloping coalescing alluvial fans along streams. Many large areas are north of the Colorado River.

The soil is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

The color and texture of the soil profile vary from place to place. The 8- to 10-inch surface soil normally consists of gray, light-gray, light olive-gray, or light brownish-gray silty clay loam. This layer grades into material of similar color and texture that extends to depths of 3 or 4 feet. Below this depth the successive depositional layers show more variation. Although the dominant texture is silty clay loam, the profile may have a loam, clay loam, fine sandy loam, or a very fine sandy loam texture.

Where there are fairly uniform beds of Mancos shale and where the soil is not influenced by materials deposited by adjoining drainage courses, the profile varies only slightly within the upper 3 or 4 feet. In areas bordering drainage courses, however, the soil varies more in texture and color from the surface downward.

One small area about 1½ miles southeast of Loma consists of light grayish-brown or pale-brown heavy silty clay loam that shows only slight variation in texture to depths of 4 to 6 feet. The underlying soil material is more variable. Below depths of 6 to 10 feet the layers generally are somewhat thicker and have a higher percentage of coarse soil material.

Also included with this soil are several small areas totaling about 3 square miles that are dominantly pale yellow. These are located 2½ to 3½ miles northeast of Fruita, 5 miles north of Fruita, 2½ miles northeast of Loma, 3 to 5 miles north of Loma, 1½ miles northwest of Loma, and 4 miles northwest of Mack. In these areas the 8- or 10-inch surface soil is pale-yellow silty clay loam, and the subsoil is a relatively uniform pale-yellow silty clay loam to depths of 4 to 8 feet. The accumulated alluvial layers are difficult to distinguish, but in a few places transitional to Fruita soils there are small areas having a pale-brown to light-yellowish brown color. These transitional areas are included with Billings silty clay loam because they have a finer textured subsoil than is characteristic of the Ravola soils.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter

tration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Use and management.—About 80 percent of this soil is cultivated. The chief irrigated crops are alfalfa, corn, dry beans, sugar beets, small grains, and tomatoes and other truck crops. Where the soil is located so as to avoid frost damage, tree fruits are grown.

Most of the field crops are grown in the central and western parts of the valley, or from Grand Junction westward. The entire acreage in tree fruits—approximately 3 square miles—lies between Grand Junction and Palisade. Because the climate is more favorable near Palisade, the acreage in orchard fruits is greater there. A few small orchards are located northeast of Grand Junction in the direction of Clifton. The main fruit acreage is between Clifton and Palisade. Peach orchards predominate, but a considerable acreage is in pears, especially near Clifton. Yields depend on the age of the trees and other factors, including management, but the estimated potential yield is somewhat less on this soil than on Mesa soils. This takes into account the slower internal drainage of this soil and its susceptibility to salinity if overirrigated. Yields of other crops vary according to the length of time the land has been irrigated, internal drainage or subdrainage, salt content of the soil, management practices, and local climate.

The uncultivated areas of this soil are mostly inaccessible places adjoining the larger washes, which occur mainly in the western part of the area, and those places that cannot be cropped profitably because they have inadequate drainage and a harmful concentration of salts. The uncultivated land supports a sparse growth of greasewood, saltbush, shadscale, rabbitbrush, ryegrass, peppergrass, and saltgrass. From 70 to 90 acres are required to pasture one animal during a season.

A number of places shown on the map by small marsh symbols are low and seepy. They could be ditched, but their acreage is likely too small to justify the expense. Left as they are, their salt content makes them worthless for any use except pasture.

Sizeable acreages of this soil apparently were overirrigated in the past. Irrigation water applied at higher levels to the north seeps upward in this soil where it occurs in low areas toward the river. Even now, new saline areas are appearing, and existing areas are getting larger. The total acreage affected by salts has remained more or less the same for the last two decades, but affected areas will continue to change in size and shape because of seepage.

Most fields are ditched where necessary. Some uncultivated areas require both leveling and ditching. In places subdrainage is inadequate because irregularities in the underlying shale tend to create pockets and prevent underground water from flowing into the drainage ditches. Also, in some areas where the alluvial mantle is 30 to 40 feet thick, the ditches are not always deep enough to drain the soil. Some areas are seepy because there are no ditches running in an east-west

REFERENCES

TABLE "A-1"
INTENSITY-DURATION-FREQUENCY (IDF) TABLE

Time (min)	2-Year Intensity (in/hr)	100-Year Intensity (in/hr)	Time (min)	2-Year Intensity (in/hr)	100-Year Intensity (in/hr)
5	1.95	4.95	33	0.83	2.15
6	1.83	4.65	34	0.82	2.12
7	1.74	4.40	35	0.81	2.09
8	1.66	4.19	36	0.80	2.06
9	1.59	3.99	37	0.79	2.03
10	1.52	3.80	38	0.78	2.00
11	1.46	3.66	39	0.77	1.97
12	1.41	3.54	40	0.76	1.94
13	1.36	3.43	41	0.75	1.91
14	1.32	3.33	42	0.74	1.88
15	1.28	3.24	43	0.73	1.85
16	1.24	3.15	44	0.72	1.82
17	1.21	3.07	45	0.71	1.79
18	1.17	2.99	46	0.70	1.76
19	1.14	2.91	47	0.69	1.73
20	1.11	2.84	48	0.68	1.70
21	1.08	2.77	49	0.67	1.67
22	1.05	2.70	50	0.66	1.64
23	1.02	2.63	51	0.65	1.61
24	1.00	2.57	52	0.64	1.59
25	0.98	2.51	53	0.63	1.57
26	0.96	2.46	54	0.62	1.55
27	0.94	2.41	55	0.61	1.53
28	0.92	2.36	56	0.60	1.51
29	0.90	2.31	57	0.59	1.49
30	0.88	2.27	58	0.58	1.47
31	0.86	2.23	59	0.57	1.45
32	0.84	2.19	60	0.56	1.43

Source: Mesa County 1991

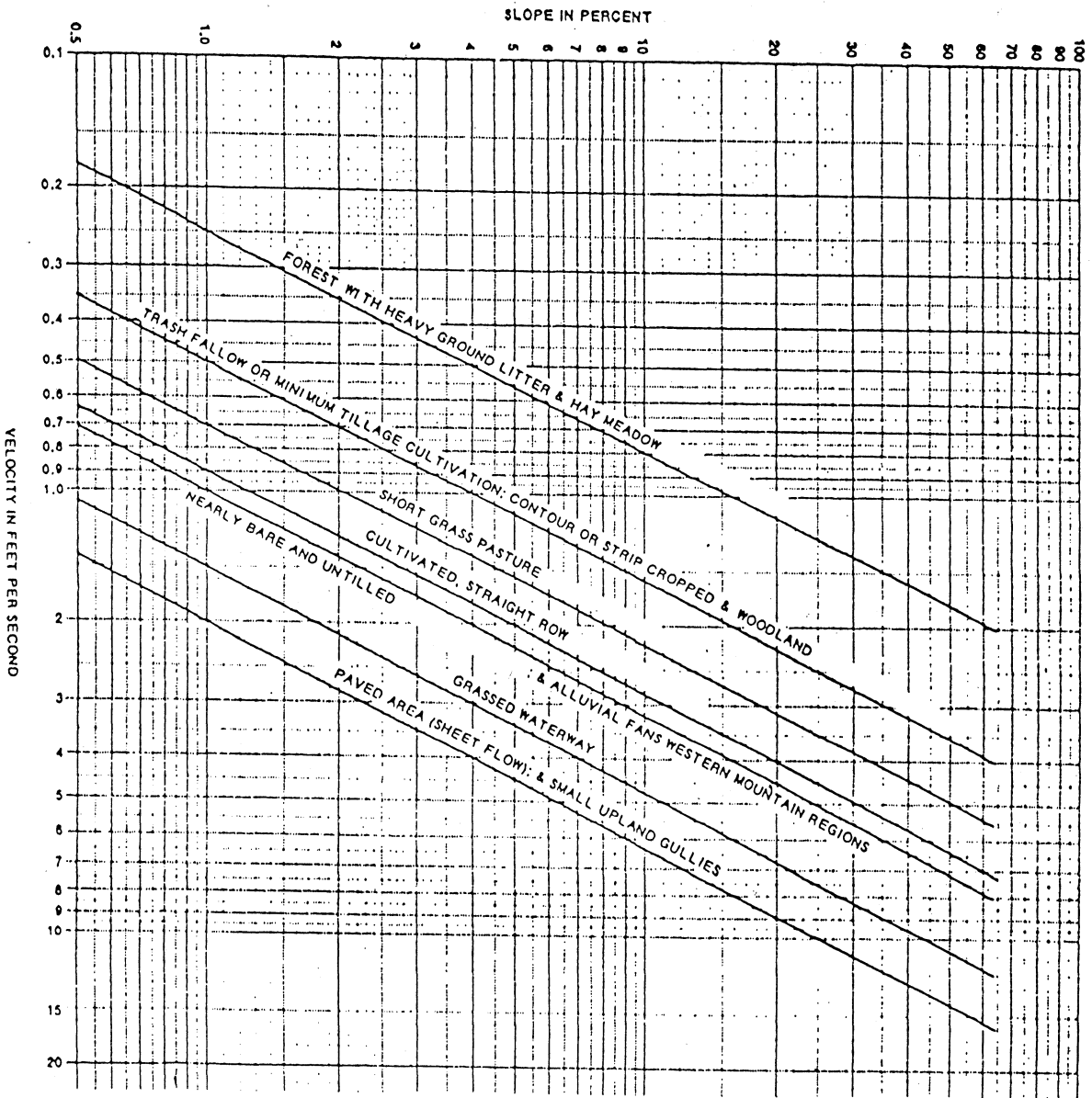
LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS												
Bare ground	10 - 20 14 - 24	16 - 26 22 - 32	25 - 35 30 - 40	14 - 22 20 - 28	22 - 30 28 - 36	30 - 38 37 - 45	20 - 28 26 - 34	28 - 36 35 - 43	36 - 44 40 - 48	24 - 32 30 - 38	30 - 38 40 - 48	40 - 48 50 - 58
Cultivated/Agricultural	.08 - .18 .14 - .24	.13 - .23 .18 - .28	.16 - .26 .22 - 32	.11 - .19 .16 - 24	.15 - .23 .21 - .29	.21 - .29 .28 - 36	.14 - .22 .20 - 28	.19 - .27 .25 - 33	.26 - .34 .34 - 42	.18 - .26 .24 - 32	.23 - .31 .29 - 37	.31 - .39 .41 - 49
Pasture	.12 - .22 .15 - .25	.20 - .30 .25 - 35	.30 - 40 .37 - 47	.18 - .26 .23 - 31	.28 - 36 .34 - 42	.37 - 45 .45 - 53	.24 - .32 .30 - 38	.34 - 42 .42 - 50	.44 - 52 .52 - 60	.30 - 38 .37 - 45	.40 - 48 .50 - 58	.50 - 58 .62 - 70
Meadow	10 - 20 14 - 24	16 - 26 22 - 32	25 - 35 30 - 40	14 - 22 20 - 28	22 - 30 28 - 36	30 - 38 37 - 45	20 - 28 26 - 34	28 - 36 35 - 43	36 - 44 44 - 52	24 - 32 30 - 38	30 - 38 40 - 48	40 - 48 50 - 58
Forest	.05 - .15 .08 - .18	.08 - .18 .11 - 21	.11 - 21 .14 - 24	.08 - 16 .10 - 18	.11 - 19 .14 - 22	.14 - 22 .18 - 26	.10 - 18 .12 - 20	.13 - 21 .16 - 24	.16 - 24 .20 - 28	.12 - 20 .15 - 23	.16 - 24 .20 - 28	.20 - 28 .25 - 33
RESIDENTIAL AREAS												
1/8 acre per unit	40 - 50 48 - 58	43 - 53 52 - 62	46 - 56 55 - 65	42 - 50 50 - 58	45 - 53 54 - 62	50 - 58 59 - 67	45 - 53 53 - 61	48 - 56 57 - 65	53 - 61 64 - 72	48 - 56 56 - 64	51 - 59 60 - 68	57 - 65 69 - 77
1/4 acre per unit	27 - 37 35 - 45	31 - 41 39 - 49	34 - 44 42 - 52	29 - 37 38 - 46	34 - 42 42 - 50	38 - 46 47 - 55	32 - 40 41 - 49	36 - 44 45 - 53	41 - 49 52 - 60	35 - 43 43 - 51	39 - 47 47 - 55	45 - 53 57 - 65
1/3 acre per unit	22 - 32 31 - 41	26 - 36 35 - 45	29 - 39 38 - 48	25 - 33 33 - 41	29 - 37 38 - 46	33 - 41 42 - 50	28 - 36 36 - 44	32 - 40 41 - 49	37 - 45 48 - 56	31 - 39 39 - 47	35 - 43 43 - 51	42 - 50 53 - 61
1/2 acre per unit	16 - 26 25 - 35	20 - 30 29 - 39	24 - 34 32 - 42	19 - 27 28 - 36	23 - 31 32 - 40	28 - 36 36 - 44	22 - 30 31 - 39	27 - 35 35 - 43	32 - 40 42 - 50	26 - 34 34 - 42	30 - 38 38 - 46	37 - 45 48 - 56
1 acre per unit	14 - 24 22 - 32	19 - 29 26 - 36	22 - 32 29 - 39	17 - 25 24 - 32	21 - 29 28 - 36	26 - 34 34 - 42	20 - 28 28 - 36	25 - 33 32 - 40	31 - 39 40 - 48	24 - 32 31 - 39	29 - 37 35 - 43	35 - 43 46 - 54
MISC. SURFACES												
Pavement and roofs	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
Traffic areas (soil and gravel)	.55 - .65 .65 - 70	.60 - 70 .70 - 75	.64 - 74 .74 - 79	.60 - 68 .68 - 76	.64 - 72 .72 - 80	.67 - 75 .75 - 83	.64 - 72 .72 - 80	.67 - 75 .75 - 83	.69 - 77 .77 - 85	.72 - 80 .79 - 87	.75 - 83 .82 - 90	.77 - 85 .84 - 92
Green landscaping (lawns, parks)	10 - 20 14 - 24	16 - 26 22 - 32	25 - 35 30 - 40	14 - 22 20 - 28	22 - 30 28 - 36	30 - 38 37 - 45	20 - 28 26 - 34	28 - 36 35 - 43	36 - 44 42 - 52	24 - 32 30 - 38	30 - 38 40 - 48	40 - 48 50 - 58
Non-green and gravel landscaping	30 - 40 34 - 44	36 - 46 42 - 52	45 - 55 50 - 60	45 - 55 50 - 60	42 - 50 48 - 56	50 - 58 57 - 65	40 - 48 46 - 54	48 - 56 55 - 63	56 - 64 64 - 72	44 - 52 50 - 58	50 - 58 60 - 68	60 - 68 70 - 78
Cemeteries, playgrounds	20 - 30 24 - 34	26 - 36 32 - 42	35 - 45 40 - 50	35 - 45 40 - 50	32 - 40 38 - 46	40 - 48 47 - 55	30 - 38 36 - 44	38 - 44 45 - 53	46 - 54 54 - 62	34 - 42 40 - 48	40 - 48 50 - 58	50 - 58 60 - 68

NOTES: 1. Values above and below pertain to the 2-year and 100-year storms, respectively.
 2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms ($T_c \leq 10$ minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms ($T_c > 30$ minutes), use a "C" value in the higher range.
 3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.

RATIONAL METHOD RUNOFF COEFFICIENTS
 (Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"

REPRODUCED FROM FIGURE 15.2, SCS 1972



DETERMINATION OF "Ts"

FIGURE "E-3"

STAFF REVIEW

FILE: #CUP-96-023
DATE: February 15, 1996
STAFF: Michael Drollinger
REQUEST: Conditional Use Permit/Site Plan Review - Taco Bell
LOCATION: 3231 I-70B (Clifton)
ZONING: C (County)

STAFF COMMENTS:

Site Plan

1. Parking required for use is as follows: Parking requirement: 1 space/3 seats
Total number of seats (inside/outside): 94
SPACES REQUIRED: 32

The site plan indicates 16 spaces to be provided on-site. Please indicate how additional spaces will be provided. If a parking agreement with shopping center is proposed, please supply copy to this Department for review. Please refer to Section 5-5-1D of the Zoning and Development Code regarding City requirements for shared parking facilities.

Data must be provided which indicates that the Peachtree Shopping Center has parking above Code requirements to use in a shared parking arrangement. This proposal includes the removal of a row of parking spaces in the shopping center. How does this affect the Center's parking requirement?

2. Required bicycle parking must be located on the Site Plan. Also, provide a detail of the bicycle rack provided. At a minimum, the rack must be designed to accommodate four bicycles to meet Code requirements.
3. Please supply detail sheet for proposed lighting.

Signage Plans

1. Existing freestanding sign for shopping center exists on parcel; a variance will be required to erect the proposed Taco Bell freestanding sign.
2. Section 5-7-3D of the Zoning and Development Code permits "Private Traffic Direction" signs not to exceed three square feet in area while the proposed private direction signs for this project are four square feet; the signs must be reduced in size to conform to zoning requirements. The Taco Bell logo is not permitted on the traffic direction signs.

3. Please provide a detail for the "preview board."
4. Section 5-7-3I permits menu signs at drive-in restaurants "which are not readable from the nearest public right-of-way" and are "not visible beyond the boundaries of the lot or parcel upon which they are located or from any public right-of-way." The proximity of the menu board and the preview board to the project boundary may not permit compliance with this section.
5. The permitted/proposed signage for the Taco Bell project is summarized below:

TACO BELL - PERMITTED/PROPOSED SIGNAGE (1)		
	<i>Permitted</i>	<i>Proposed</i>
Freestanding Sign	197 ft ²	97 ft ² (2)
Freestanding Sign height	40 ft.	30 ft.
Wall Signs	72 ft ²	67.6 ft ²
TOTAL	197 ft²	164.6 ft²
NOTES: 1. Assumptions in calculation of sign allowances: street frontage - 131 ft. bldg frontage - 36 ft. 2. Freestanding sign already exists on parcel. A variance to permit a second freestanding sign is required.		

The area of the proposed wall signage conforms with Code requirements.

Miscellaneous

REVISED PLANS ARE REQUIRED which address the items in the review comments. Please submit four sets of stamped drawings for review.

PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.
2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CONSTRUCTED IN

ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING AND/OR WITH REVISED PLANS, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC.) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

h:\cityfil\1995\96-023.rvc

STAFF REVIEW

FILE: #CUP 96-023

DATE: February 28, 1996

STAFF: Michael T. Drollinger

REQUEST: Conditional Use Permit - Taco Bell Drive-Thru Restaurant

LOCATION: 3231 I-70 Business Loop

APPLICANT: Moss, Inc.
715 Horizon Drive #380
Grand Junction CO 81506

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Drive-Thru Restaurant

SURROUNDING LAND USE:

NORTH: Commercial (Peachtree Shopping Center)
SOUTH: Commercial (Peachtree Shopping Center)
EAST: Commercial (Peachtree Shopping Center)
WEST: Commercial (Clifton Inn)

EXISTING ZONING: C (County)

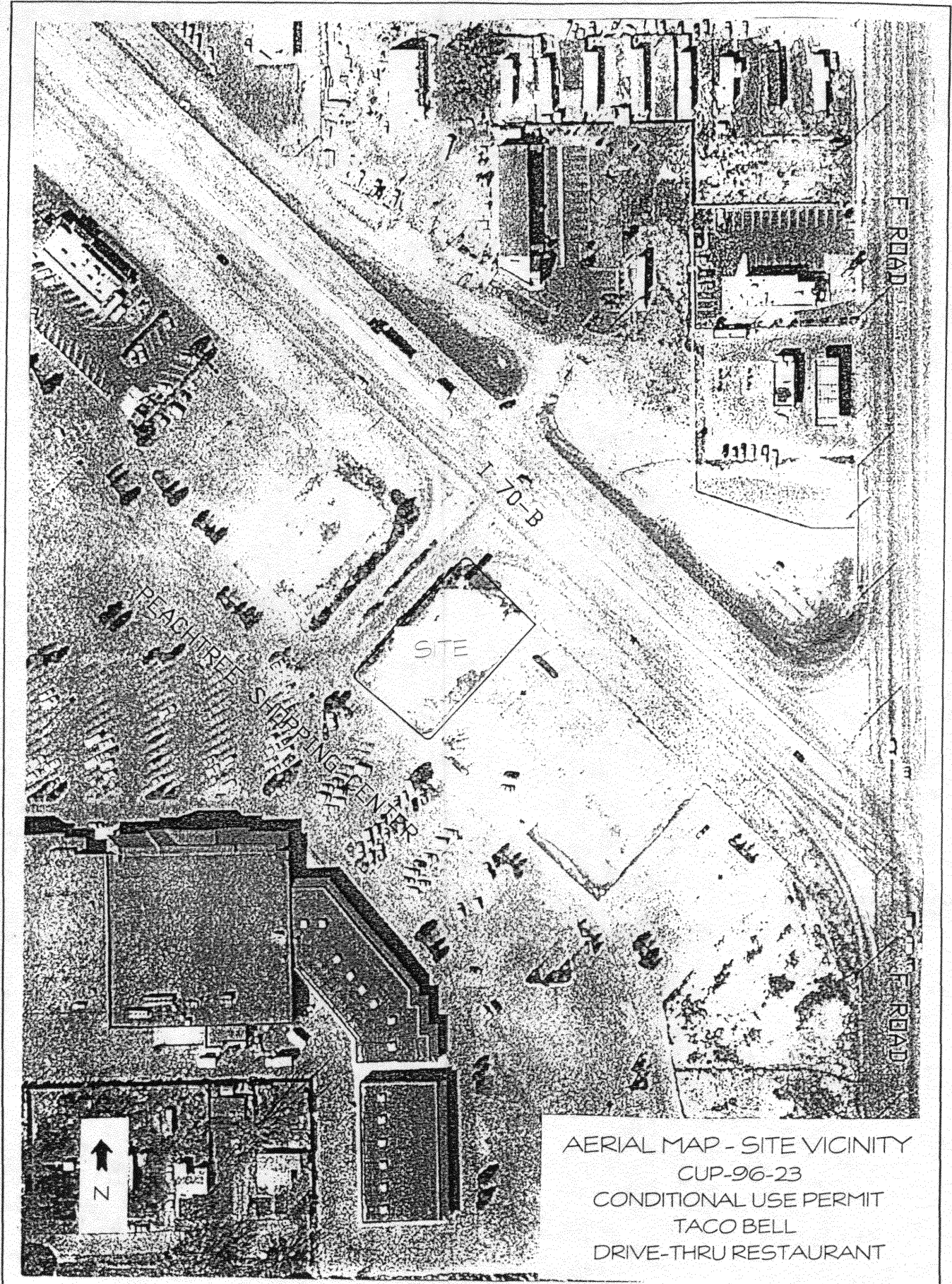
PROPOSED ZONING: HO (City)

SURROUNDING ZONING:

NORTH: C (County)
SOUTH: C (County)
EAST: C (County)
WEST: C (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area.



AERIAL MAP - SITE VICINITY
CUP-96-23
CONDITIONAL USE PERMIT
TACO BELL
DRIVE-THRU RESTAURANT



AERIAL MAP
CUP-96-23
CONDITIONAL USE PERMIT
TACO BELL
DRIVE-THRU RESTAURANT

STAFF ANALYSIS:

The staff analysis is divided into three sections: (1) an overview of the proposal; (2) planning analysis of conditional use permit criteria and (3) staff findings and recommendations. Because of the level of detail of the application submitted, the project is being processed simultaneously through the Conditional Use and Site Plan Review processes.

The Development Proposal

The proposal calls for the development of a "Taco Bell" drive-thru restaurant facility located on an 0.60 acre parcel in Clifton between 32 Road and F Road south of the I-70 Business Loop in the Peachtree Shopping Center.

The proposed building contains approximately 2300 square feet and has a total of 94 seats (inside/outside combined). A drive-thru facility is located on the southern portion of the building. Parking provided consists of 16 spaces on-site with the remainder of the required 31 spaces provided as part of a cross-access and shared parking arrangement with the Peachtree Shopping Center. Site access is from the south utilizing existing shopping center driveways.

Planning Analysis of Conditional Use Permit Criteria

Section 4-8 of the Zoning and Development Code specifies the criteria used to evaluate all uses requiring a special and conditional use permit. The proposed project falls in the use category of "drive-through restaurants" which require a conditional use permit in the HO zoning district. This section contains staff's evaluation of the conditional use criteria based on the proposed project.

It is important to note that a conditional use is not a use by right. In general terms, the Planning Commission must evaluate whether the use proposed can function satisfactorily at the subject site without creating significant adverse impacts on surrounding properties or public services. Staff analysis of the specific Code criteria are as follows:

1. The proposed use must be compatible with adjacent uses.

The uses proposed are compatible with those existing in the I-70B corridor.

2. The use shall be approved only if the design features of the site, such as service areas, pedestrian and vehicular circulation, safety provisions, accessory uses, accessways to and from the site, buffering, etc. are sufficient to protect adjacent uses.

Based on staff's review of the proposal, provisions are being made to accommodate the applicable design features.

3. Proposed accessory uses must demonstrate that they are necessary and desirable.

No accessory uses are proposed at this time.

4. Adequate public services (e.g. sewage and waste disposal, domestic and irrigation water, gas, electricity, police and fire protection) must be available without the reduction of services to other existing uses.

The petitioner is required to accommodate the concerns of City and other review agencies regarding sewage, waste disposal, and police and fire protection. The petitioner proposes to provide sufficient public services and based on review agency comments on the design, review agency concerns are being met.

5. Other uses complimentary to, and supportive of, the proposed project shall be available including schools, parks, hospitals, business and commercial facilities, transportation facilities, etc.

Availability of support facilities is good. Transportation facilities will require some modification as detailed on the Site Plan and are subject to City and CDOT approval.

6. The use shall conform to adopted plans, policies and requirements for parking and loading, signs and all other applicable regulations of this Code.

The use and design as proposed appears to conform with City requirements regarding landscaping, circulation and drainage. The signage plan and site plan are acceptable to staff with the conditions as noted in the next section.

Staff Recommendation

Based on staff's review of the design and supporting documentation and based on the analysis of the conditional use criteria contained in the Zoning and Development Code, staff recommends approval of the conditional use permit for the Taco Bell restaurant if the items listed below are satisfactorily addressed prior to issuance of a Planning Clearance.

1. The petitioner has indicated that they will close on the property on March 5, 1996. Adequate documentation regarding ownership of the parcel must be submitted to Community Development prior to issuance of a Planning Clearance.
2. The proposed signage as detailed on the Site Plan and Sheet SN (both attached to this staff report) conform with City requirements with the exception of the following:
 - an existing shopping center freestanding sign is located on the subject parcel. The petitioner is required to obtain a variance to permit a second freestanding sign on the

parcel.

The proposed freestanding sign is a monument-style sign (proposed size 32 square feet), not a pole sign as indicated in Sheet SN.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit with the conditions detailed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #95-62, I recommend that we approve this item subject to conditions #1 & #2 as detailed in the staff report.

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Exhibit "A"

A parcel of land situated in the NW1/4 of Section 11, Township 1 South, Range 1 East of the Ute Meridian, more particularly described as follows:

Beginning at a point from which the North Quarter corner of said Section 11 bears North 62°10'18" East a distance of 1,142.93 feet and considering the North line of NW1/4 of said Section 11 to bear South 89°48'00" West with all bearings contained herein relative thereto;

thence South 43°16'09" West 131.48 feet;

thence North 46°43'51" West 190.00 feet to a point on the Southerly right-of-way of U.S. Highway 6 and 24;

thence North 43°16'09" East along said Southerly highway right-of-way 131.48 feet;

thence South 46°43'51" East 190.00 feet to the Point of Beginning.

TOGETHER WITH ingress, egress and utility easements as set forth in Declaration of Restrictions and Grant of Easements recorded November 18, 1982, in Book 1400 at Page 852, amended and restated in instrument recorded December 23, 1982, in Book 1406 at Page 752,

AND TOGETHER WITH easements as set forth in Alternate Access Agreement recorded November 18, 1982, in Book 1400 at Page 950,

AND ALSO TOGETHER WITH ingress, egress and utility easement granted in instrument recorded March 25, 1983, in Book 1423 at Page 236.

MESA COUNTY, COLORADO