Table of Contents

File SUP-1996-233 Name: La Quinta Hotel – 2761 Crosssroads Blvd.

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**
X	X	***General project report**
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or 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	X	Correspondence			
X	X	Final Drainage Analysis – 10/1/96			
X		Commitment to Insure – Commitment to Insure – 7/16/96			
X	X	DIA – not recorded – Release 4/2/98			
X	X	Certificate of Occupancy – 1/26/98, 2/5/98			
X	X	File Close-out Summary – 12/24/96			
X	X	Site, Grading, Drainage and Utility Plan			
X	X	Courtyard and Entry Plan			
X	X	Courtyard and Landscape Plan			
X	X	Courtyard Perimeter Irrigation Plan/			
X	X	Planning Clearance – issued 12/24/96 – to be scanned			

DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970) 244-1430

Receipt _____
Date _____
Rec'd By _____
File No. SUP-96-233

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
☐ Subdivision Plat/Plan	☐ Minor ☐ Major				
☐ Rezone				From: To:	
☐ Planned Development	☐ ODP ☐ Prelim ☐ Final				
☐ Conditional Use					
☐ Zone of Annex					
☐ Variance					
☒ Special Use		2.861A	Crossroads Blvd.	HO	
☐ Vacation					☐ Right-of Way ☐ Easement
☐ Revocable Permit					
☒ Site Plan Review					
☐ Property Line Adj.					

La Quinta	(same)	Bill Kraft
Property Owner Name	Developer Name	Representative Name
112 East Pecan Street		
Address	Address	Address
San Antonio, TX 78205		
City/State/Zip	City/State/Zip	City/State/Zip
210-302-6000		
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 of Person Completing Application — Date: 10/18/96

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

2701-361-00-091
B C CURRIER
W M C/O HOLIDAY INN
PO BOX 1725
GRAND JUNCTION, CO 81502-1725

2701-361-29-010
DAVID P FISHER
2621 EL CORONA DR
GRAND JUNCTION, CO 81501-6898

2701-361-29-011
DAVID P FISHER
2621 EL CORONA DR
GRAND JUNCTION, CO 81501-6898

2701-361-29-012
ROCKY MOUNTAIN HEALTH MAINTENANCE ORGANI
PO BOX 60129
GRAND JUNCTION, CO 81506-8758

2701-361-29-018
WESTERN STATES MOTEL OPERATIONS INC
PO BOX 2188
GRAND JUNCTION, CO 81502-2188

2701-361-32-008
CONTINENTAL DIVIDE CO
418 E COOPER ST STE 206
ASPEN, CO 81611-1892

2701-361-32-009
CONTINENTAL DIVIDE CO
418 E COOPER ST STE 206
ASPEN, CO 81611-1892

2701-362-00-043
BOOKCLIFF COUNTRY CLUB

2730 G RD
GRAND JUNCTION, CO 81506-8364

2701-364-00-023
WESTERN STATES MOTEL OPERATIONS INC
C/O HOLIDAY INN
PO BOX 1725
GRAND JUNCTION, CO 81502-1725

2701-364-28-008
PRUDENTIAL INSURANCE COMPANY OF AMERICA
C/O GRAND JUNCTION HILTON
743 HORISON DR
GRAND JUNCTION, CO 81506

2701-361-32-001
ARCH PARTNERSHIP
PO BOX 1945
TELLURIDE, CO 81435-1945

2701-361-32-003
WILLIAM D MERKEL
2525 N 8TH ST STE 203
GRAND JUNCTION, CO 81501-8847

2701-361-32-004
WILLIAM D MERKEL
2525 N 8TH ST STE 203
GRAND JUNCTION, CO 81501-8847

2701-361-32-005
WILLIAM D MERKEL
2525 N 8TH ST STE 203
GRAND JUNCTION, CO 81501-8847

2701-361-32-007
DURFEE DAY
2711 MOORELANDS DR NW
GIG HARBOR, WA 98335-5807

La Quinta
112 East Pecan Street
San Antonio, TX 78205

Pahl - Pahl - Pahl
1900 Grant St., Suite 1200
Denver, CO 80203

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

La Quinta Inn & Suites
2761 Crossroads Boulevard
Grand Junction, Colorado

Project Description:

Project proposal is for a 5 story hotel to be located at 2761 Crossroads Boulevard, Grand Junction, Colorado. The 2.85 acre sit is located on lots 8 & 9, block 2, filing 1 in the Crossroads Colorado West subdivision.

Public Benefit:

Besides providing 108 hotel rooms and two meeting rooms for tourists, business travelers and local residents, the proposed project will also bring additional revenue to the City through taxation, and the generation of additional income for local business.

Project Compliance, Compatibility, and Impact:

The adopted growth plan map shows this area developing as commercial, which is consistent with this proposal.

The site is bordered on the north by Crossroads Boulevard and on the south by I-70. The lot to the west is undeveloped and the lot to the east is a City of Grand Junction park site.

There is one point of access planned from Crossroads Boulevard.

Utilities are available from Crossroads Boulevard. There is one existing fire hydrant on the Northwest corner of the site, with two more additional hydrants planned.

The proposed hotel will increase water usage and sewage quantities for the site. Only a "lite" continental breakfast will be served (no grease)

There will be little effect on existing public facilities because of tourist or business travelers.

Preliminary findings from the soils engineer indicate that the native material is weathered clay stone, a silty clay. SCS soil group 'D", exhibiting high runoff potential was used in the final drainage analysis. A gamma study is planned.

The site has expansive clay-shale. This will require a shaft foundation to depths of 20 to 25 feet. Bearing values are expected to range from 15,000 to 20,000 pounds per square foot.

The hotel will operate 24 hours a day for the convenience of the guest.

There will be 30 employees at this hotel.

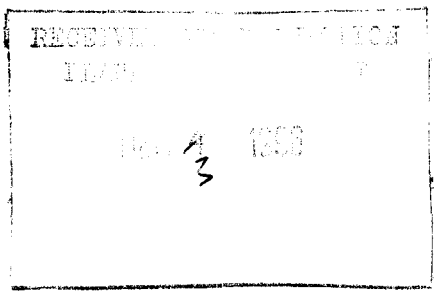
Signage will consist of a monument ground sign located on Crossroads Boulevard, a pylon sign off I-70 and three building signs on the hotel tower.

Development Schedule and Phasing:

The proposed schedule is as follows:

Submit application for site plan and Special Use Permit	October 25, 1996
Review comments from City	November 8, 1996
Corrections and resubmit to Planning Staff	November 15, 1996
Final review & approval of City Planning Staff	December 12, 1996
Start Construction Documents	October 17, 1996
Drawings out to Bid	December 6, 1996
Submit for permit (after planning approval)	December 13, 1996
Permits due	January 17, 1997
Bids due	December 27, 1996
Contract award	January 15, 1997
Construction start	January 27, 1997
Construction complete	October 23, 1997

FINAL DRAINAGE ANALYSIS
LA QUINTA INN
GRAND JUNCTION, COLORADO



FINAL DRAINAGE ANALYSIS
LA QUINTA INN
GRAND JUNCTION, COLORADO

October 1, 1996
Resubmitted November 27, 1996

Prepared For:

La Quinta Inns, Inc.
112 East Pecan Street
San Antonio, Texas 78299-2636

Prepared By:

CLC Associates, Inc.
8480 East Orchard Road, #2000
Englewood, Colorado 80111

CLC Job #96.096

Final Drainage Report Certifications

I, Jeffrey A. Holley, for and on behalf of CLC Associates, Inc., hereby affirm that this report for the Final Drainage Analysis for La Quinta Inn, Grand Junction, was prepared by me (or under my direct supervision) for the owners thereof in accordance with the provisions of the Stormwater Management Manual.

Jeffrey A. Holley, P.E.
Colorado Registration No. 29099

11.27.96
Date

FINAL DRAINAGE ANALYSIS
LA QUINTA INN, GRAND JUNCTION, COLORADO
CLC JOB NO. 96.096
TABLE OF CONTENTS

FINAL DRAINAGE ANALYSIS
LA QUINTA INN, GRAND JUNCTION, COLORADO

I. GENERAL LOCATION AND DESCRIPTION

The 2.85 acre site is located on Lot 1 of the Replat of Lots 8 and 9 in Block 2 of Replat of Crossroads Colorado West. It lies within the SW 1/4 of the NE 1/4, of Section 36, Township 1 North, Range 1 West of the Ute Meridian. The north property line is the south right-of-way line of Crossroads Boulevard and the south property line is the north right-of-way line of Interstate 70. Lot 10, Block 2, a n undeveloped lot, lies adjacent to the west and a City of Grand Junction park site lies to the east (Refer to the drainage plan in the back pocket.)

The existing site has been overlot graded and is currently covered with native vegetation. Preliminary findings from the soils engineer indicate that the native material is weathered clay stone, a silty clay. SCS soil group 'D', exhibiting high runoff potential, will be used for this report.

An existing high point approximately one-third of the way east to west along the north property line divides the existing terrain into two basins. Both basins slope away at four to five percent to a drainage ditch along the north side of I-70.

There is an existing stormwater drainage ditch sloping from north to south along the west property line. The ditch lies within a 37.5 foot wide easement running along the full length of the west property line. The ditch begins at a 48-inch culvert outlet from under Crossroads Boulevard on the north end and terminates at the entrance to a second 48-inch culvert directed under I-70.

The drainage ditch easement will not be a part of this development. For this analysis the total improvement area will be 2.64 acres.

Crossroads Boulevard intercepts drainage from the north and the ditch along the north side of the I-70 intercepts drainage from the south. The ground slopes away from the site to the east and the ditch along the west property line intercepts runoff from the west. No stormwater will enter the property from offsite.

The developed site will contain a hotel facility. Impervious area will include parking lots and roofs.

The purpose of this report is to calculate the required detention for the 2-year and 100-year rainfall events and design a detention pond outlet structure to meter the release such that the maximum runoff from the site is at or below historic conditions.

II. DRAINAGE BASINS AND SUB-BASINS

The existing site is divided into two historic basins. Refer to the drainage plan in the back pocket of this report for delineation of basins and locations of design points.

H1 - A historic basin. The westerly 1.59 acres, sloping away from the high point on the north side of the site, toward the southwest, at moderate slopes of four to five percent to design point 1.

H2 - A historic basin. The easterly 1.05 acres, sloping away from the high point on the north side of the site, toward the southeast, at moderate slopes of four to five percent to design point 2.

D1 - The developed condition, 2.64 acres. The entire site is considered as a single basin. Stormwater is directed around both sides of the proposed building and culminates at the proposed detention pond at the south west corner of the site near design point 1. Only very minimal runoff is allowed to exit the site undetained.

III. DRAINAGE DESIGN CRITERIA

This analysis was prepared in accordance with the Stormwater Management Manual (SWMM), for the City of Grand Junction and Mesa County.

Runoff is calculated using the Rational Method with the time/intensity/frequency data from the manual. Calculations are done for runoff coefficients, historic and developed runoff, and required detention volumes for the 2-year and 100-year rainfall events.

In accordance with the direction given by the City of Grand Junction Public Works Department, the entire site will convey runoff to a single detention pond located at the south west corner of the site. The detention pond will have a two stage outlet structure to control the release of stormwater into the ditch along the west property line.

Summary of Calculations (Refer to Appendices "A" and "B")

	2-year	100-year
Historic Runoff	0.87 cfs	4.36 cfs
Developed Runoff	1.97 cfs	8.4 cfs
Maximum Release from Detention Pond	0.78 cfs	4.15 cfs
Required Detention Volume ("N-1")	1308 cf	4313 cf
Detention Provided	1400 cf	4500 cf

IV. DRAINAGE FACILITY DESIGN

The proposed drainage patterns are very simple for this site. Stormwater will be directed around both sides of the proposed building and will culminate at the detention pond located at the south west corner of the lot. From the parking area runoff will enter the detention pond by way of storm sewer inlets which collect the runoff and convey it to the detention pond through a short length of 15-inch pipe.

The outlet structure for the detention pond will be a standard Department of Transportation Type 'C' inlet with a mesh grate. The grate elevation will be set at the 2-year water surface elevation. Runoff from the 2-year rainfall will enter a flared end section at the bottom of the pond and will be controlled by restricting the entrance into the outlet structure with a steel plate as shown in appendix 'B'. Runoff exceeding the 2-year water surface elevation will enter the grate and be controlled by a plate restricting the outlet of the structure. The pipe leaving the outlet structure will enter the ditch that runs along the west property line. Refer to Appendix "B" for structure details.

In the case of ponding exceeding the 100-year event, or should the structure become plugged, an emergency overflow area set at the calculated 100-year water surface elevation will direct runoff over the berm, west, into the ditch. The overflow area should be reinforced with rip-rap to avoid erosion or failure of the berm.

The highest water surface for the 100-year rainfall event will be at elevation 35.5, 6.5 feet below the proposed finished floor of the building.

V. EROSION CONTROL

Construction Activities Stormwater Quality Plan

During construction the contractor will use inlet control and silt fence to limit on-site erosion. The intent of the erosion control plan is to limit the release from the site

erosive agents. Erosion control features are shown on the drainage plan in the back pocket of this report.

Where construction vehicles will be entering public streets the contractor shall use a vehicle tracking control device as shown on the drainage plan. Depending on the staging of construction, the contractor may be required to use tracking control at more than one location.

Maintenance

Erosion Control devices such as silt fence and inlet protection should be checked for adequacy on a monthly basis or after storms or flooding. Accumulated sediment should be removed from the site. Review of Erosion control measures should continue until construction is completed and all areas disturbed during construction are either paved or landscaping is established.

Construction Activities Scheduling

The following dates and durations are estimates and may be adjusted before and during construction.

Initial Clearing and Grubbing	January 20, 1997
Building construction	February 20, 1997
Site Paving (Base Course)	April 1, 1997
Final Landscaping	Spring 1997
Completion	June 1, 1997

Erosion control measures should be kept in place until disturbed areas are either paved or landscaping is established.

Disturbed Area

The area disturbed by grading and construction is approximately 2.64 acres of which 1.63 acres is proposed impervious surface. Approximately 6000 cubic yards of on-site material will be moved during construction.

Erosion and Sediment Control Costs

The following is an opinion of probable costs based on prices from the 1994 Colorado Department of Transportation Construction Costs tabulation. Refer to the

plan in the back pocket of this report for the layout of erosion control devices.

Silt Fence (300 LF @ $1.80/LF)	$540
Inlet Protection ($300 EA, 2 total)	600
Revegetate ($200/Ac, 2.64 Ac disturbed)	528
Vehicle Tracking Control ($300 EA, 1 Total)	300
Total Estimated Erosion Control Costs	**$1968**

Stormwater Quality Control Plan

When completed, all areas disturbed during construction will either be paved or landscaped. All stormwater released from the site will be filtered through landscaped (turfed) areas.

VI. CONCLUSIONS

1. Calculations for the volume of the pond meet or exceed the volume required by the Manual (SWMM) for the 2-year and the 100-year rainfall event.

2. Calculated release rates from the outlet structure limit peak flow such that downstream properties do not experience increased runoff for the 2-year and 100-year rainfall event.

3. Erosion control measures, both during and after construction, will help to maintain the quality of stormwater released downstream.

VII. REFERENCES

1. Stormwater Management Manual, City of Grand Junction and Mesa County, Colorado, May 1996.

APPENDIX A

HYDROLOGIC CALCULATIONS

PROJECT: LQ · GRAND JCT JOB NO. 96.096 CALCULATED BY: JHOLLEY DATE: 9.25.96

CHECKED BY: _____ DATE: _____

(THE TABLE BELOW IS AN ADAPTATION OF A WORKSHEET PROVIDED IN THE SCS TR-55)

1) THIS TABLE MAY BE USED IN SUBBASIN Tc CALCULATION, OR FOR TRAVEL TIME OF SUBBASIN RUNOFF THROUGH A LOWER SUBBASIN REACH (Tr).
2) USE ONLY CHANNEL FLOW FOR Tr CALCULATIONS. NOTE THAT THE FLOW PATH AND CHANNEL FLOW LENGTH MAY NOT BE THE SAME FOR BOTH Tc AND Tr CALCULATIONS.

REACH	AREA IDENTIFIER			H1	H2		D1			
	SEGEMENT IDENTIFICATION									
	Tc OR Tr THROUGH BASIN REACH									
OVERLAND FLOW	SURFACE DESCRIPTION (TABLE ~~D-X~~) "E-1"			AVG GRASS	AVG GRASS		ASPHALT			
	RATIONAL COEFFICIENT. C_2, C_{100} (TABLE "B-1")			0.4, 0.5	0.4, 0.5		0.94, 0.96			
	FLOW LENGTH, L (TOTAL ≤ 300 FT.)		(ft.)	250	250		50			
	LAND SLOPE, S		(ft./ft.)	0.04	0.04		0.02			
	To_2 (FIGURE "E-2")		(min.)	12.6	12.6		1.6			
	To_{100} (FIGURE "E-2")		(min.)	10.8	10.8		1.4			
SHALLOW CONCENTRATED FLOW	SURFACE DESCRIPTION (FIGURE "E-3")			AVG GRASS	AVG GRASS		CONC GUTTER	CONC GUTTER		
	FLOW LENGTH, L		(ft.)	100	50		300	200		
	FLOW SLOPE, S		(ft./ft.)	0.010	0.025		0.5	0.5		
	FLOW VELOCITY, V (FIGURE "E-3")		(fps.)	0.7	1.1		1.5	1.5		
	TRAVEL TIME = L/(60V)		(min.)	2.4	0.8		3.3	2.2		
CHANNEL FLOW	CROSS-SECTIONAL FLOW AREA, a		(ft^2)							
	WETTED PERIMETER, Pw		(ft.)							
	HYDRAULIC RADIUS, r = a/Pw		(ft.)							
	CHANNEL SLOPE, S		(ft./ft.)							
	MANNING'S COEFFICIENT, n (APPENDIX F)									
	$V = 1.49r^{2/3}S^{1/2}/n$		(fps.)							
	ASSUMED VELOCITY		(fps.)							
	FLOW LENGTH, L		(ft.)							
	TRAVEL TIME L/(60V)		(min.)							
Tc&Tr	Tc = To + Ts + Tch	2 YEAR	(min.)	15.0	13.4		7.1			
	Tr = Tch (See note (2) above)	100 YEAR	(min.)	13.2	11.6		6.9			
Tl	Tl = 0.6Tc or	2 YEAR	(min.)							
	FROM FIGURE "E-4"	100 YEAR	(min.)							

TRAVEL TIME WORKSHEET: FAA METHOD | **TABLE "E-5"**

Weighted Runoff Coefficients Date: 09/25/96
Job Name: LQ - Grand Junction
Job Number: 96.096

	C2	C100
Pavement	0.94	0.96
Landscape	0.38	0.48
Pasture	0.40	0.50
Roof	0.94	0.96

	Land Use (Acres)				Weighted Runoff Coefficient	
Basin	Pavement	Landscape or Pasture	Roof	Total	C2	C100
H1	0.00	1.59	0.00	1.59	0.40	0.50
H2	0.00	1.05	0.00	1.05	0.40	0.50
D1	1.29	1.00	0.35	2.64	0.73	0.78

$$I_2 = \frac{26.71}{T_c + 19.01}$$

CALCULATED BY J HALLEY
DATE 9.25.96
CHECKED BY _____

STANDARD FORM SF-3

STORM DRAINAGE SYSTEM DESIGN (RATIONAL METHOD PROCEDURE)

JOB NO 96.096
PROJECT LQ · GRAND JNCT
DESIGN STORM 2-YEAR

STREET		DESIGN POINT	DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			REMARKS
			AREA DESIGN	AREA (AC)	RUNOFF COEFF	t_c (MIN)	C·A (AC)	I IN/HR	Q (CFS)	t_c (MIN)	Σ(C·A) (AC)	I (IN/HR)	Q (CFS)	SLOPE · (%)	STREET FLOW(CFS)	DESIGN FLOW (CFS)	SLOPE (%)	PIPE SIZE	LENGTH (FT)	VELOCITY (FPS)	t_t (MIN)	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
1		1	H1	1.59	0.4	15.0	0.64	0.79	0.51													
2		2	H2	1.05	0.4	13.4	0.42	0.82	0.34	15.0	1.06	0.82	0.87									
3																						
4																						
5		1	D1	2.64	0.73	7.1	1.93	1.02	1.97													
6																						
7																						
8																						
9																						
10																						
11																						

$I_{100} = \frac{104.94}{T_c + 18.80}$

CALCULATED BY JHolley
DATE 9.25.96
CHECKED BY _____

STANDARD FORM SF-3

STORM DRAINAGE SYSTEM DESIGN (RATIONAL METHOD PROCEDURE)

JOB NO 96.096
PROJECT LO. GRAND JNCT
DESIGN STORM 100. YEAR

STREET		DESIGN POINT	DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			REMARKS
			AREA DESIGN	AREA (AC)	RUNOFF COEFF	t_c (MIN)	C·A (AC)	I IN/HR	Q (CFS)	t_c (MIN)	Σ(C·A) (AC)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW(CFS)	DESIGN FLOW (CFS)	SLOPE (%)	PIPE SIZE	LENGTH (FT)	VELOCITY (FPS)	t_t (MIN)	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
1		1	H1	1.59	0.50	13.2	0.80	3.28	2.62													
2		2	H2	1.05	0.50	11.6	0.53	3.45	1.83	13.2	1.33	3.28	4.36									
3																						
4																						
5		1	D1	2.64	0.78	6.9	2.06	4.08	8.4													
6																						
7																						
8																						
9																						
10																						
11																						

APPENDIX B

HYDRAULIC CALCULATIONS

CLC
Associates, Inc.

8480 E. Orchard Rd.
Suite 2000
Englewood, CO 80111
303 770 5600
303 770 2349 FAX

Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

An affiliate of Colorado Land Consultants, Inc.

PROJECT LQ · GRAND JUNCTION DATE 9.27.96

SUBJECT FINAL DRAINAGE REPORT BY JHOLLEY JOB NO. 96.096

TRIAL AND ERROR SOLUTION FOR DETENTION VOLUME, OUTLET GEOMETRY

$Q_{MAX\ 100} = 4.3$ CFS (SEE HYDROLOGY SECTION)

$Q_{MAX\ 2} = 0.87$ CFS

VOLUME (CF)	MAX WATER SURFACE ELEVATION	OUTLET GEOM	Q MAX (CFS)	Q R (CFS)	REQ'D VOLUME FROM N-1
4540	36.0	6.75"	4.22	3.24	4605
4605	35.6	7.25"	4.25	3.52	4313
4313	35.5	7.25"	4.15	3.41	4424
4424	35.5	7.25"	4.15	3.52	4313

← 100-YEAR
USE h = 7.25
MIN V = 4500
W.S. ELEV = 35.6

VOLUME (CF)	MAX WATER SURFACE ELEVATION	OUTLET GEOM	Q MAX (CFS)	Q R (CFS)	REQ'D VOLUME FROM N-1
1000	34.2	5.0"Φ	0.72	0.66	1347
1347	34.4	"	0.78	0.69	1308
1308	34.4	"	0.78	0.69	1308

← 2-YEAR
USE Φ = 5"
MIN V = 1400CF
W.S. ELEV = 34.5

Required Detention Pond Volume
Modified Rational Method Equations
(From Table N-1)

27-Sep-96
LQ - Grand Junction, CO
CLC Job: 96.096
by: JHolley

Given:

	2-year	100-year	
Cd =	0.94	0.96	
A =	2.64	2.64	
Qr =	0.7	3.36	
Tc hist=	15	13.2	
Tc devl=	7.1	6.9	
Calculated: (From formulas on Table N-1)			
Td =	24.2	20.6	
Id =	0.62	2.66	
Qd =	1.53	6.74	
K =	2.11	1.91	
V =	**1296**	**4476**	<= Minimum Detention Volume (CF)

Detention Pond Volume
Job Name: LQ - Grand Junction
Job Number: 96.096

Date: 09/27/96
By: J Holley

Conic Method

Elev	Area (SF)	Volume (CF)	Total Volume (CF)
33	0		
		544.67	544.67
34	1634		
		2162.85	2707.51
35	2739		
		3312.85	6020.37
36	3922		

Interpolation for ponding elevation

Event	Water Surface Elevation	Volume (CF)
2-year	34.5	1626
100-year	35.6	4695

CLC
Associates, Inc.

8480 E. Orchard Rd.
Suite 2000
Englewood, CO 80111
303 770 5600
303 770 2349 FAX

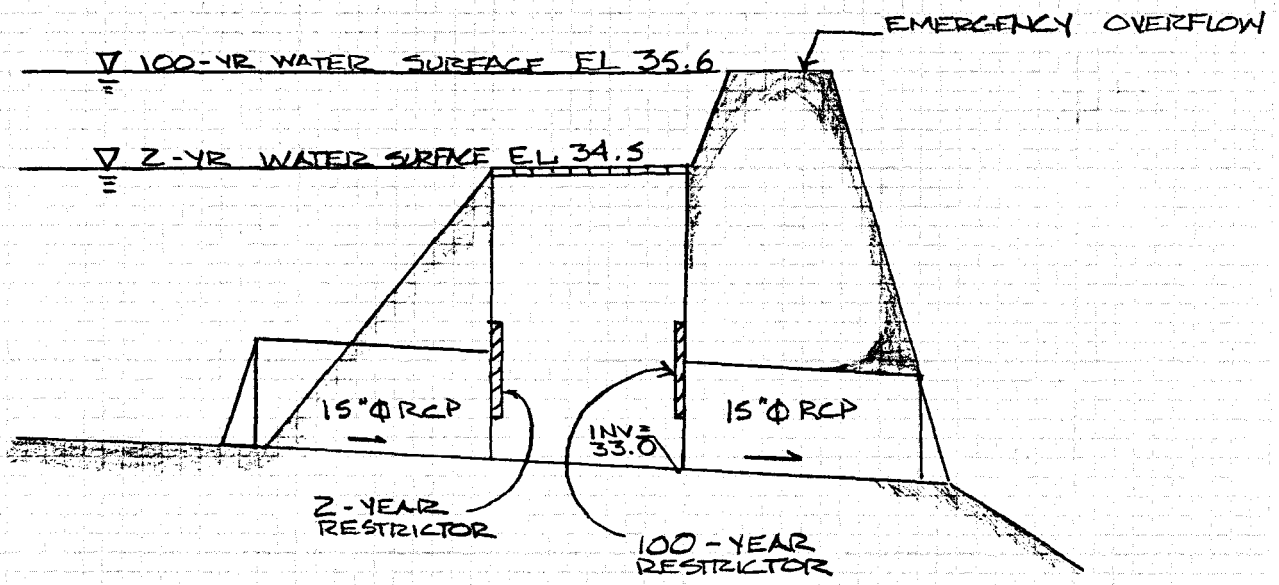
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

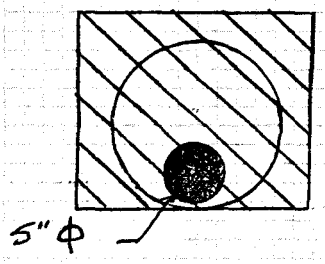
An affiliate of Colorado Land Consultants, Inc.

PROJECT LQ · GRAND JUNCTION DATE 9.26.96

SUBJECT FINAL DRAINAGE REPORT BY JHOLLEY JOB NO. 96.096

DETENTION POND OUTLET SUMMARY



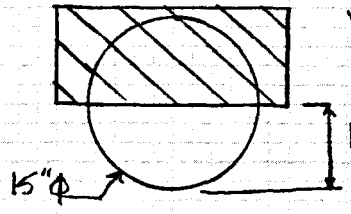


2-YEAR RESTRICTOR

$Q_{MAX} = 0.87$ CFS

$Q = 0.6 A \sqrt{2gh}$

$= 0.6\left(\frac{\pi}{4}\left(\frac{5}{12}\right)^2\right)\sqrt{2g(1.5)} = 0.80$ CFS ✓



100-YEAR RESTRICTOR

$Q_{MAX} = 4.36$ CFS

$A = 0.59$ SF

$h = 2.15$ FT

$Q = 4.15$ CFS ✓

APPENDIX C

REFERENCE MATERIALS

TABLE "A-1a"
IDF DATA FOR USE IN THE GRAND VALLEY

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	1.11	4.41	33	0.51	2.03
6	1.07	4.23	34	0.50	1.99
7	1.03	4.07	35	0.49	1.95
8	0.99	3.92	36	0.49	1.91
9	0.95	3.78	37	0.48	1.88
10	0.92	3.64	38	0.47	1.85
11	0.89	3.52	39	0.46	1.82
12	0.86	3.41	40	0.45	1.79
13	0.83	3.30	41	0.45	1.76
14	0.81	3.20	42	0.44	1.73
15	0.79	3.11	43	0.43	1.70
16	0.76	3.02	44	0.42	1.67
17	0.74	2.93	45	0.42	1.64
18	0.72	2.85	46	0.41	1.61
19	0.70	2.77	47	0.40	1.59
20	0.68	2.70	48	0.40	1.57
21	0.67	2.63	49	0.39	1.55
22	0.65	2.57	50	0.39	1.53
23	0.64	2.51	51	0.38	1.50
24	0.62	2.45	52	0.38	1.48
25	0.61	2.39	53	0.37	1.46
26	0.59	2.34	54	0.37	1.44
27	0.58	2.29	55	0.36	1.42
28	0.57	2.24	56	0.36	1.40
29	0.56	2.19	57	0.35	1.38
30	0.54	2.15	58	0.35	1.37
31	0.53	2.11	59	0.34	1.35
32	0.52	2.07	60	0.34	1.33

Source: Mesa County 1992 (Modified) $I_2 = \frac{26.71}{Tc + 19.01}$ $I_{100} = \frac{104.94}{Tc + 18.80}$

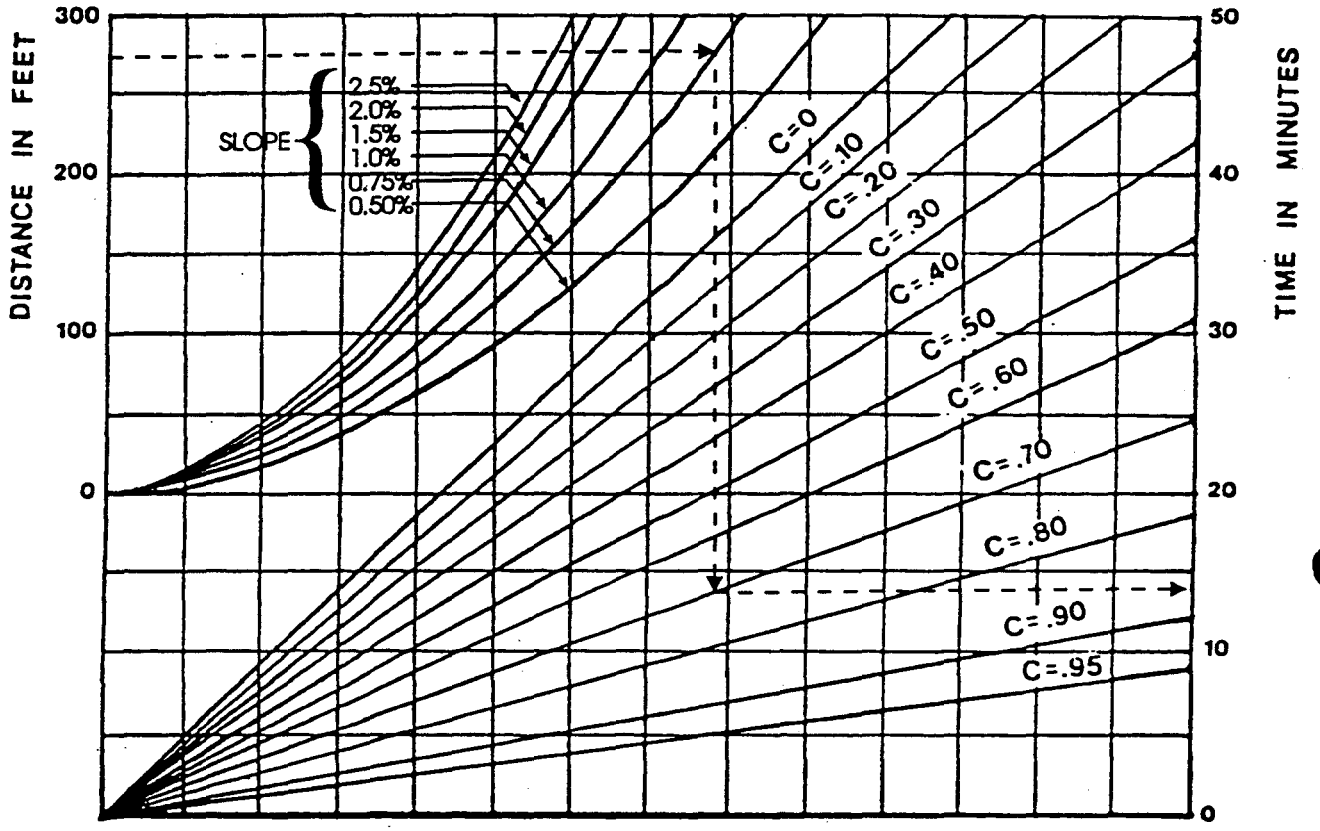
LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS												
Bare ground	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .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 (Tc ≤ 10 minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (Tc) 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"

MODIFIED FROM FIGURE 403, MESA COUNTY



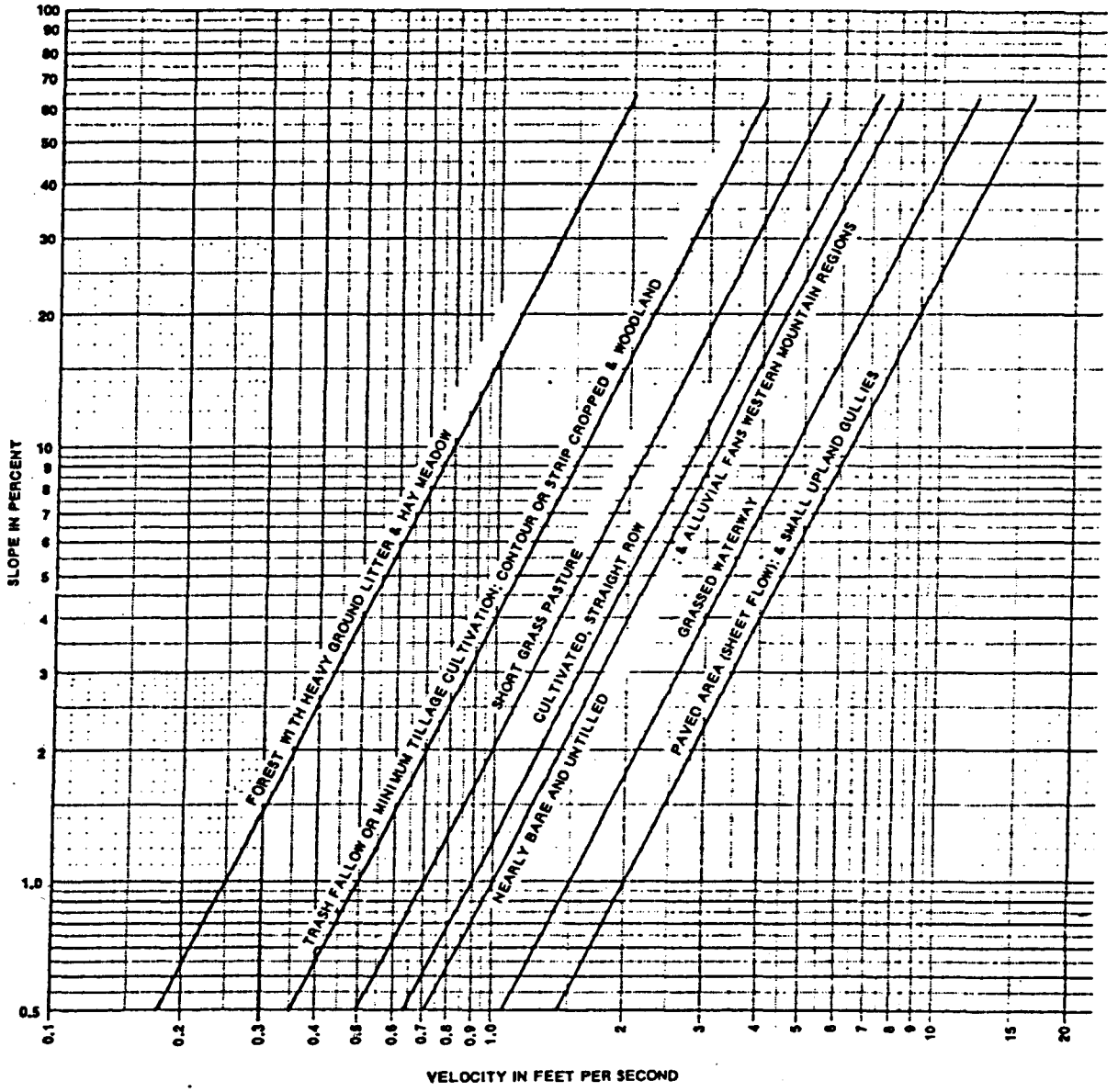
THE ABOVE CURVES ARE A SOLUTION OF THE FOLLOWING EQUATION:

$$To = \frac{1.8\ (1.1 - C)\sqrt{L}}{\sqrt[3]{S}}$$

WHERE: To = OVERLAND FLOW TIME (MIN.)
S = SLOPE OF BASIN (%)
C = RUNOFF COEFFICIENT (SEE TABLE "B-1" IN APPENDIX "B")
L = LENGTH OF BASIN (ft)

GRAPHICAL DETERMINATION OF "To:" FAA METHOD | **FIGURE "E-2"**

REPRODUCED FROM FIGURE 15.2, SCS 1972



DETERMINATION OF "Ts"	FIGURE "E-3"

This table is based upon equations in (Chow) and local meteorology (Mesa County, 1991)

Storm Event	Grand Valley	Outside of Grand Valley
2 Year	$Td_2 = \left[\frac{507.82\ C_dA}{Qr - \frac{Qr^2Tc_d}{53.4C_dA}}\right]^{0.5} - 19.0$ $Id_2^* = \frac{26.71}{Td_2 + 19.01}$	$Td_2 = \left[\frac{805.3\ C_dA}{Qr - \frac{Qr^2Tc_d}{87.3C_dA}}\right]^{0.5} - 18.4$ $Id_2^* = \frac{43.67}{Td_2 + 18.44}$
100 Year	$Td_{100} = \left[\frac{1972.9\ C_dA}{Qr - \frac{Qr^2Tc_d}{209.9C_dA}}\right]^{0.5} - 18.8$ $Id_{100}^* = \frac{104.94}{Td_{100} + 18.80}$	$Td_{100} = \left[\frac{2091.0\ C_dA}{Qr - \frac{Qr^2Tc_d}{22.38\ C_dA}}\right]^{0.5} - 18.7$ $Id_{100}^* = \frac{111.88}{Td_{100} + 18.69}$

$$Qd = C_dA(Id) \qquad K = Tc_h/Tc_d$$

$$V = 60\left[Td\ (Qd - Qr) - QrTc_d + \frac{KQrTc_d}{2} + \frac{Qr^2Tc_d}{2Qd}\right]$$

A factor of 60 in the volume equation converts time from minutes to seconds, yielding cubic feet volume.

*Id may be selected directly from Table "A-1" in Appendix "A"

Td = Time of critical storm duration, minutes;
C = Runoff coefficient;
A = Area in acres;
Qr = Detention pond average release rate, cfs
(Note that this will not likely be the historic rate Q_h;
nor even Qmax);
Tc = Time of concentration, minutes;
Id = Intensity at Td, inches per hour;
Qd = Runoff rate at Td, cfs;
K = Ratio of pre- and post-development Tc; and
V = Storage volume in ft^3.

The meaning of subscripts used are as follows:

2 = 2-year storm condition;
100 = 100-year storm condition;
h = historic condition; and
d = developed condition.

MODIFIED RATIONAL METHOD EQUATIONS | **TABLE "N-1"**

HOSKIN, FARINA, ALDRICH & KAMPF

Professional Corporation

ATTORNEYS AT LAW

200 Grand Avenue, Suite 400
Post Office Box 40
Grand Junction, Colorado 81502

Telephone (970) 242-4903
Facsimile (970) 241-3760

222 West Main Street
Rangely, Colorado 81648

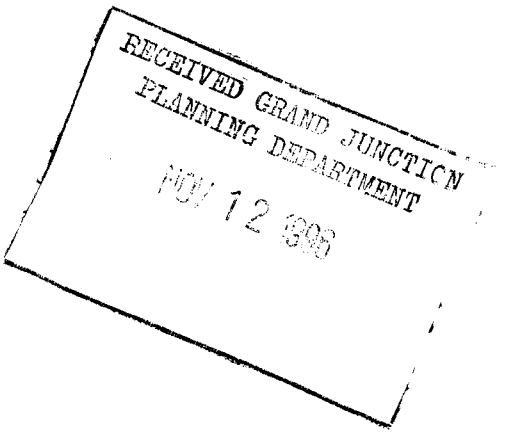
Gregory K. Hoskin
Terrance L. Farina
Frederick G. Aldrich
Gregg K. Kampf
Curtis G. Taylor
David A. Younger
David M. Scanga
Michael J. Russell
John T. Howe
Matthew G. Weber
John A. Siddeek
Darrel L. Moss

William H. Nelson
(1926-1992)

November 11, 1996

VIA FACSIMILE 244-1599
AND FIRST-CLASS MAIL

Bill Nebeker, Senior Planner
Community Development Department
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501



Re: SUP-96-233
La Quinta Hotel
2761 Crossroads Boulevard

Dear Bill:

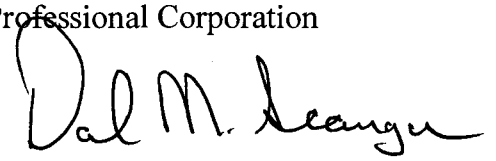
This letter is in response to a Notice of Land Use Application for the above-referenced land use application for a Special Use Permit. We represent a client who is concerned about the granting of a Special Use Permit for the above-referenced development. We have not had an opportunity, at this time, to review the application for a Special Use Permit, but are concerned about how vehicular access will be provided to the new development.

In particular, to the extent access is being provided to the development on Crossroads Boulevard, our client is concerned about the amount of traffic this development will add to Crossroads Boulevard. Therefore, please contact me so that I can review the request being made for a Special Use Permit to determine whether the flow of traffic will have an adverse effect on traffic on Crossroads Boulevard.

Please call me when you have an opportunity.

Sincerely,

HOSKIN, FARINA, ALDRICH & KAMPF
Professional Corporation



DAVID M. SCANGA

DMS:sld

GRAND VALLEY WATER USERS ASSOCIATION

GRAND VALLEY PROJECT, COLORADO

500 South Tenth Street (970) 242-5065 FAX (970) 243-4871
GRAND JUNCTION, COLORADO 81501-3740

November 11, 1996

Project No. SUP-96-233

The open drainage ditch referred to in the Final Drainage Analysis document is an drainage feature of the Grand Valley Project and managed by the Grand Valley Water Users Association (Association). The drainage ditch has its true beginning at a 48" CMP undershot culvert beneath the Government Highline Canal that lies north of this proposed project area. The 48" CMP undershot was built when the Canal was constructed in the early 1900's. It was constructed to convey stormwater from the open desert lands above the Canal, through the 48" CMP undershot culvert and into said drainage ditch to be conveyed away from the Canal. The Association has historically maintained said drainage ditch to the point it enters the Interstate 70 right-of-way. From there, it flows southwards through the Bookcliff Golf Course and enters a natural wash. During times of a heavy storm, said drainage ditch is capable of carrying vast amounts of water and should be respected. The right-of-way for said drainage ditch is 37.5 feet (75 feet full width) either side of the property line between Lot 9 and Lot 10 of Replat of Crossroads Colorado West Subdivision.

Bill
Gave original to Marcia –
They came in today 11/12/96
RSE.

Comments were due 11/11/96 –
ha! ha!

REVIEW COMMENTS

FILE #SUP-96-233 **TITLE HEADING:** La Quinta Inn

LOCATION: 2761 Crossroads Boulevard

PETITIONER: La Quinta Inn

PETITIONER'S ADDRESS/TELEPHONE: 112 E Pecan Street
San Antonio, TX 78205
210-362-6000

PETITIONER'S REPRESENTATIVE: Pahl - Pahl - Pahl

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT **11/12/96**
Bill Nebeker **244-1447**

1. Requested elevation drawing was missing from submittal packet.
2. What is the height of the hotel?
3. Parking for a hotel is 1 space per rental unit, plus 75% of the requirement for other uses associated with the facility (e.g. meeting rooms). Parking for the meeting rooms is based on 1 space per each 3 seats (design capacity). What is the design capacity for the meeting rooms? The site plan must be revised to show the additional parking spaces on site. With 108 rooms, 30 employees and 2 meeting rooms, more than 108 spaces are clearly needed.
4. Note on site plan that light poles shall not exceed 25' in height. Lighting located near buildings and adjacent to sidewalks shall be provided with lower, pedestrian scale not to exceed 12'. Provide a lighting plan that shows that the minimum foot-candle of 0.65 shall be provided in all parking areas.
5. Please respond to criteria required for Special Use Permits that was included in the submittal checklist materials and is found in Section 4-8-1 of the Zoning and Development Code.

CITY DEVELOPMENT ENGINEER **11/7/96**
Jody Kliska **244-1591**

1. Transportation Capacity Payment is $21,510.00.
2. The drainage report needs to be sealed by the engineer, otherwise it is acceptable.
3. Please indicate the type, size and dimensions of the drainage facilities on the site plan - i.e. inlets and pipes. Provide a detail of the outlet structure on the site plan.
4. A permit from the City Engineer's office is required to be obtained by your contractor prior to any work in the public right of way.

CITY POLICE DEPARTMENT **11/12/96**
Lisa Dicamillo **244-3587**

No comment.

CITY PROPERTY AGENT **10/28/96**
Tim Woodmansee **244-1565**
Good plan.

A note on the Replat of Crossroads Colorado West states that certain easements on the perimeter of the replat are also designated as follows ".....a 10 foot wide right-of-way adjacent to the outer lot lines which is reserved for bicycles and pedestrians. No improvements shall be permitted in this area which would impede or prevent access by said pedestrians or bicycles". The pylon sign shown on the southern / I-70 boundary will be located within an easement such dedicated and could impede or prevent (legal) access by pedestrians and bicyclists. If the location of the sign (within the bicycle/pedestrian right-of-way) is critical to the petitioner, then an additional bicycle/pedestrian right-of-way will need to be dedicated to allow those users to enter the petitioner's property. I suggest the Urban Trails Committee be consulted regarding the existing easement, its potential tie-in to the proposed Highline Canal trail, and perhaps an opportunity to save in the cost of installing trail improvements by contracting with the petitioner's contractor.

Item 10 of Schedule B refers to an easement in favor of Grand Valley Rural Power Lines recorded in Book 373 at Page 452 in the office of the Mesa County Clerk & Recorder. My copy of the Title Commitment did not include a copy. Suggest Grand Valley Rural Power be consulted.

CITY UTILITY ENGINEER
Trent Prall **244-1590**
Please contact Jodi Romero at the City's Customer Service Section at 244-1520 for information regarding sewer plant investment fees.

CITY FIRE DEPARTMENT **11/13/96**
Hank Masterson **244-1414**
1. The Fire Department has no problems with the site plan.
2. Submit complete sealed plans to the Fire Department for our review/approval. Also, petitioner must submit complete plans for underground fire lines and complete plans, specifications, and calculations for fire sprinkler system and fire alarm system for Fire Department review and approval.

CITY ATTORNEY **10/30/96**
Dan Wilson **244-1505**
No comment.

MESA COUNTY BUILDING DEPARTMENT **11/4/96**
Bob Lee **244-1656**
Need 2 sets of sealed plans for plan review. Please allow a minimum of 15 working days for plan review. Special inspection provisions will be required for this project.

GRAND VALLEY WATER USERS **11/11/96**
Richard Proctor **242-5065**
The open drainage ditch referred to in the Final Drainage Analysis document is a drainage feature of the Grand Valley Project and managed by the Grand Valley Water Users Association (Association). The drainage ditch has it s true beginning at a 48" CMP undershot culvert beneath the Government Highline Canal that lies north of the proposed project area. The 48" CMP undershot was built when the Canal was constructed in the early 1900's. It was constructed to convey stormwater from the open desert lands above

the canal, through the 48" CMP undershot culvert and into said drainage ditch to be conveyed away from the Canal. The Association has historically maintained said drainage ditch to the point it enters the Interstate 70 right-of-way. From there, it flows southwards through the Bookcliff Golf Course and enters a natural wash. During times of a heavy storm, said drainage ditch is capable of carrying vast amounts of water and should be respected. The right-of-way for said drainage ditch is 37.5 feet (75 feet full width) either side of the property line between Lot 9 and Lot 10 of the Replat of Crossroads Colorado West Subdivision.

UTE WATER **11/6/96**
Gary Mathews **242-7491**

1. Contact with Ute Water is needed to discuss Fire Protection and back flow prevention.
2. Water mains shall be c-900, class 150. Installation of pipe fittings, valves and service including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
3. Construction plans required 48 hours before development begins.
4. Policies and fees in effect at the time of application will apply.

U S WEST **10/31/96**
Max Ward **244-4721**

For timely telephone service, as soon as you have a plat and power drawing for your development, please.....

MAIL COPY TO:
U S West Communications
ATTN: Max Ward
P.O. Box 2688
Grand Junction, CO 81505

We need to hear from you at least 60 days prior to trenching.

PUBLIC SERVICE COMPANY **10/31/96**
John Salazar **244-2781**

GAS: No objections.
ELECTRIC: Request 10' x 20' utility easement inside existing 10' easement at padmounted transformer location. If proposed transformer can be relocated so it will be inside existing 10' easement, then additional 10' x 20' easement will not be necessary.

WALKER FIELD AIRPORT AUTHORITY **11/4/96**
Dennis Wiss **244-9100**

This proposed site does lie within the Airport's Area of Influence and as such may be subjected to overflight of aircraft and the noise associated with these overflights. However, as this is a commercial facility as opposed to a residential development, this site is considered a compatible-land-use with regard to the Airport's Master Plan for Land Uses.

The Airport Authority has no further objection to this proposal.

Item	Deep Creek Inc.			Clarke & Co., Inc.			Brookcliff Gardens			Remarks
	Qty	Cost	Total	Qty	Cost	Total	Qty	Cost	Total	
GROUNDCOVER										
Creeping Mahonia	110	$9.50	$1,045.00	110	$7.00	$770.00	110	$8.30	$913.00	
Blue Chip Juniper	39	$15.00	$585.00	39	$7.00	$273.00	39	$8.40	$328.00	
Blue Chip Juniper	16	$15.00	$240.00	16	$7.00	$112.00	16	$8.40	$134.00	
TOTAL GROUND COVER			**$1,870.00**			**$1,155.00**			**$1,375.00**	Complete
MISCELLANEOUS										
General Requirements									$843.00	233.00
Site Grading									$2,318.00	300.00
SOD: Bluegrass Blend	15000	$0.49	$7,350.00	15700	$0.54	$8,478.00	16300	$0.42	$6,751.00	Complete
SEED: 90% Fescue/10% Bluegrss	25276	$0.09	$2,274.84	19500	$0.23	$4,485.00	18000	$0.16	$2,826.00	Complete
maintained areas 4:1 Slope Maz										
Buffalo Grass Reastablished areas				50	$4.50	$225.00	2000	$0.22	$440.00	Complete
SC: Annuals: Vary by season.	645 SF	$1,620.00	$1,620.00	645 SF	$2.00	$1,290.00	645 SF	$2.53	$1,654.00	Complete
Installed in planting beds and in pots.										
Plants in flower at time of installation.										
Bark Mulch	116	$32.43	$3,762.00	7180	$554.00	$3,949.00	10900 SF	$0.29	$3,131.00	1,187.00
Edging	1560	$1.80	$2,808.00	1590	3.40/LF	$5,406.00	1800 LF	$2.53	$4,559.00	850.00
Pavers	1070	$5.00	$5,350.00	1280	$7.10	$9,088.00	1000 SF	$3.47	$3,468.00	Complete
Total Miscellaneous			**$23,164.84**			**$27,515.00**			**$25,990.00**	
Irrigation			$17,094.74			$21,612.00			$15,722.00	1,572.00
Total Proposal			**$92,191.58**			**$107,879.00**			**$86,626.00**	
Recommended Additions:										
Soil Ammendment										
Sod Area	15000	$0.12	$1,800.00							
Seed Area	25276	$0.08	$2,022.08							
Metal Edge Pavers	440	$1.80	$792.00							
Total of Recommendations			**$4,614.08**						**$0.00**	

$7,570.00 incomplete

9% of total job incomplete

November 15, 1996

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501
ATTN: William Nebeker

Dear Bill:

In response to your comments regarding the parking on the proposed site of the La Quinta Inn, our comments are as follows. Typically, the people who attend the meetings held at a La Quinta are staying there as well. Meetings are typically held during business hours. Many times, the guest not associated with a meeting has left the property before the meeting starts. This would leave adequate parking for a meeting attendee who is not staying at the La Quinta. Nationally, there has not been a problem in the past with insufficient parking on the site during the use of La Quinta meeting rooms.

We feel that the addition of more parking spaces is unnecessary and would decrease the amount of the site to be landscaped.

Should you have any questions, please do not hesitate to contact me.

Kind regards,

Pahl-Pahl-Pahl pc
Architects/Planners

George A. Snode, AIA, ASID
Project Architect

c: Bill Kraft, AIA, La Quinta Inns, Inc.

La Quinta Inn - Grand Junction

2761 Crossroads Boulevard
Grand Junction, CO

Conditional and Special Use Criteria Statements

A. The proposed use is a hotel. There are several other hotels located near this site; they include a Hilton, a Ramada Inn, and a Holiday Inn. The exterior of the La Quinta Inn is designed to closely resemble construction with a "residential" feel. This avoids the typical "boxy" look often associated with hotels. A design guideline for new La Quinta Inns require extensive landscaping on the site. This includes a Courtyard, complete with flowering plants, fountains and pool.

B. The service area is designed to be as discreet as possible. Located on a corner of the site, it is positioned to minimize negative impact on adjacent neighbors. It will, in keeping with the La Quinta design guidelines, be screened as much as possible with landscaping. The hotel is situated so that the approach from both I-70 and Crossroads Boulevard provide a "welcoming" feeling".

C. Accessory uses of the hotel include an outdoor pool and spa in a landscaped courtyard. The hotel will also have one meeting room. In addition to parking required for the hotel guests, the hotel will also provide two dedicated RV parking spaces for the recreational traveler.

D. Public Services are available from the existing city mains located along Crossroads Boulevard.

E. Located off I-70, this site is ideally supported for the proposed use. Presently there are other hotels located near the site.

F. A sprinkler system will be installed during construction. This will provide for proper maintenance of the site during summer months.

G. The construction documents will be incompliance with the specified regulations.

Written Response to Review Comments
File #: SUP-96-233
Location: 2761 Crossroads Boulevard
Petitioner: La Quinta Inn

City Community Development

1. All building elevations are included in this resubmittal package.

2. The height of the hotel is 58'-4" to the top of the roof ridge of the guestroom wing. The top of tower (the elevator) is 65'-9".

3. See attached letter regarding parking.

4. Notes regarding light poles can be found in the comments under "SITE DATA" on sheet C1.

5. Written responses to the criteria required for Special Use Permits can be found on the attachment to this sheet.

City Development Engineer

1. The Transportation Capacity Payment of $21,510.00 is being processed by La Quinta.

2. Copies of the sealed drainage report are attached.

3. Details of the drainage facilities are shown on the site plan, C1.

4. The successful General Contractor will be notified regarding the permit required for construction in the public right of way.

City Property Agent

1. The pylon sign has been moved west on the site. It is not located in the pedestrian easement or in the utility and drainage easement.

City Utility Engineer

1. The sewer plant investment fee of $29,160.00 is being processed by La Quinta.

City Fire Department

1. Upon completion of the Construction Documents, we will submit a set of drawings to this Department.

Grand Valley Water Users

The 75 foot Right of Way is shown on the site plan, C1.

UTE Water
Comments have been addressed on current site plan and will be incorporated into construction documents.

U S West
A complete set of the construction documents will be sent to this department when they are ready.

Public Service Company
Comments have been addressed on the current site plan, C1, and will be incorporated into the construction documents.

Architects/Planners

NINETEEN HUNDRED GRANT

SUITE TWELVE HUNDRED

DENVER, CO 80203-4321

TELEPHONE (303) 861-4147

FACSIMILE (303) 861-7227

A Professional Corporation

December 9, 1996

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501
Attn: Bill Nebeker

Dear Bill:

The purpose of this letter is to outline La Quinta's experience with on site parking and the "real" number of spaces required. Nationwide La Quinta has approximately 242 inns. The policy is to provide one parking space for each room. For over twenty years, this policy has more than adequately provided for all the parking needs for La Quinta guests, employees and visitors. The reasons this approach works is different user needs occur at different times during the day. This results in different types of parking happening at different times of the day.

Overnight guest, who sometimes occupy more than one room or suite are the predominant "parkers" from 5:00 p.m. to 8:00 a.m. Even with 100% occupancy there has always been sufficient parking for two or sometimes three night employees. During the day, from 8:00 a.m. to 5:00 p.m., most rooms are vacant because historically over 80% of La Quinta guests stay only one night. This vacancy rate then frees up on site parking for employees' use during the meeting rooms function, for the most part, during the day. Although a majority of meeting attendees are La Quinta tenants, some come from other locations. Again: however, with sleeping rooms being vacant, La Quinta has never experienced a parking problem for a day meeting. In fact, I am not aware of a day or night situation where a La Quinta Inn did not have sufficient on site parking.

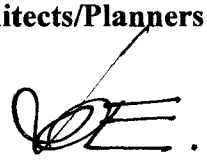
La Quinta's goal is to be a good neighbor wherever they are located. It is their intention to provide landscaping in excess of the community standard to accomplish this objective and make the land acquisition costs workable. A parking ration or one space for each room has become a La Quinta standard. If Grand Junction requires a higher number of spaces than La Quinta would normally provide, the resultant amount of landscaping will be subsequently reduced. The Grand Junction La Quinta site could accommodate an additional thirteen spaces. This solution would reduce the landscaping and the related quality of appearance La Quinta hopes to create.

Pahl-Pahl-Pahl
Architects/Planners

La Quinta Inns is committed to a presence in Grand Junction. If an additional thirteen spaces is require, no matter how historically unnecessary these spaces may be; then, so be it. Again La Quinta's preference is one room-one parking space. Possibly a compromise - say six additional spaces - would be acceptable. We await your response. Thank you.

Sincerely,

Pahl-Pahl-Pahl, p.c.
Architects/Planners



Joseph M. Pahl, AIA
President/Treasurer

c: Bill Kraft, AIA, La Quinta Inns, Inc.

A Professional Corporation

December 9, 1996

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501
Attn: Bill Nebeker

Dear Bill:

The purpose of this letter is to outline La Quinta's experience with on site parking and the "real" number of spaces required. Nationwide La Quinta has approximately 242 inns. The policy is to provide one parking space for each room. For over twenty years, this policy has more than adequately provided for all the parking needs for La Quinta guests, employees and visitors. The reasons this approach works is different user needs occur at different times during the day. This results in different types of parking happening at different times of the day.

Overnight guest, who sometimes occupy more than one room or suite are the predominant "parkers" from 5:00 p.m. to 8:00 a.m. Even with 100% occupancy there has always been sufficient parking for two or sometimes three night employees. During the day, from 8:00 a.m. to 5:00 p.m., most rooms are vacant because historically over 80% of La Quinta guests stay only one night. This vacancy rate then frees up on site parking for employees' use during the meeting rooms function, for the most part, during the day. Although a majority of meeting attendees are La Quinta tenants, some come from other locations. Again: however, with sleeping rooms being vacant, La Quinta has never experienced a parking problem for a day meeting. In fact, I am not aware of a day or night situation where a La Quinta Inn did not have sufficient on site parking.

La Quinta's goal is to be a good neighbor wherever they are located. It is their intention to provide landscaping in excess of the community standard to accomplish this objective and make the land acquisition costs workable. A parking ration of one space for each room has become a La Quinta standard. If Grand Junction requires a higher number of spaces than La Quinta would normally provide, the resultant amount of landscaping will be subsequently reduced. The Grand Junction La Quinta site could accommodate an additional thirteen spaces. This solution would reduce the landscaping and the related quality of appearance La Quinta hopes to create.

La Quinta Inns is committed to a presence in Grand Junction. If an additional thirteen spaces is require, no matter how historically unnecessary these spaces may be; then, so be it. Again La Quinta's preference is one room-one parking space. Possibly a compromise - say six additional spaces - would be acceptable. We await your response. Thank you.

Sincerely,

Pahl-Pahl-Pahl, p.c.
Architects/Planners

Joseph M. Pahl, AIA
President/Treasurer

c: Bill Kraft, AIA, La Quinta Inns, Inc.

PARSONS

Barton-Aschman Associates, Inc. • A Unit of Parsons Transportation Group Inc.
225 East Robinson Street, Suite 410 • Orlando, Florida 32801 • (407) 316-8600 • Fax: (407) 316-8811

December 20, 1996

Bill Nebeker
Community Development Department
250 N. 5th Street
Grand Junction, CO 81501

Dear Mr. Nebeker:

This letter is in reference to the proposed La Quinta hotel that is being considered within the City of Grand Junction. Barton-Aschman Associates, Inc. is a national transportation engineering and consulting firm that has been retained by La Quinta Properties to evaluate potential new hotel sites throughout the nation. Our client has indicated to us that the Community Development Department has asked for justification of the hotel's request of one off-street parking space for every hotel room.

La Quinta hotels fit into a particular niche of the hotel market -- the limited service hotel. These properties typically provide comfortable rooms for their guests but do not provide on-site restaurant facilities, convention space, or banquet rooms. Thus, the only vehicles that would be utilizing the parking lot are the patron vehicles and employee vehicles. Since limited service hotels usually have only one shift of maid service during the day, no overlapping shift changes occur that may otherwise increase the number of employee vehicles. In addition, the lack of convention space would indicate far fewer opportunities to book every single room than a full service hotel.

Based upon a brief research effort, we have obtained zoning ordinance excerpts from a variety of jurisdictions which relate to off-street parking requirements for hotel structures in their communities:

Off-Street Parking Requirements Summary

Jurisdiction	Parking Spaces/Hotel Room	Additional Parking Required
Lakewood, CO	0.5	
Littleton, CO	1.0	1.0 space for manager
Colorado Springs, CO	1.0	
Fort Collins, CO	1.0	
Denver, CO	~1.0 (See Note)	
Pueblo, CO	1.0	2.0 spaces for manager(s)
Redondo Beach, CA	1.0	

Note: The City and County of Denver's Planning and Zoning Department specifies 1.0 parking spaces per 600 square feet of livable space. This is the minimum square footage required per hotel room, condominium, townhouse, apartment unit, and any other residential space. No copy of this excerpt was obtained. The phone number of the Department is (303) 640-2191.

12/20/96

Zoning Ordinance excerpts from each of these jurisdictions (except Denver) are attached. As this summary table indicates, a simple ratio of one parking space to one hotel room is very commonplace throughout Colorado. It has been our experience that this rate is similar to parking requirements in many other communities in the United States.

As further justification of the use of this rate, the following page is excerpted from the Urban Land Institute's Shared Parking Study conducted in 1983. Please note that even though the parking characteristics shown in this summary table are based in part on very large full service hotels, the guest room parking space ratio never exceeds 1.0, even during peak periods.

If there are any further questions regarding this issue, please do not hesitate to call us at (407) 316-8600.

Sincerely,

Kent Black, P.E.
Senior Transportation Engineer

Boro Dedeitch

Boro Dedeitch
Transportation Engineer

12/20/96

Lakewood, Colorado
1978 version

SECTION 3-2:

D. APPROVAL OF PLANS:

Upon the approval of any parking plan, hereunder, a copy of such plan shall be registered among the records of the Zoning Administrator or, in the case of new construction, a copy of the parking plan shall be registered with the Building Permit.
(Orig. 19-9-57; Amend. 10-30-70)

E. PARKING SPACE REQUIREMENTS:

1. For the purpose of this Ordinance, one parking stall shall not be less than three hundred (300) feet in area to include that area which is required for means of ingress or egress thereto.
(Orig. 12-9-57; Amend. 10-30-70)

2. A driveway for access, to any single parking stall or to a parking lot, shall be not less than twelve (12) feet in width nor more than thirty (30) feet in width at the property line along the street. It shall be so located as to minimize traffic hazards and congestion. All residential driveway widths shall be not more than twenty (20) feet.
(Orig. 12-9-57; Amend. 10-30-70)

F. OFF-STREET PARKING SPACE REQUIRED:

Off-street parking space, except in commercial and industrial districts, shall be provided at a ratio of one parking stall for:
(Orig. 12-9-57; Amend. 10-30-70)

1. Each dwelling unit in any dwelling group or other building.
(Orig. 12-9-57; Amend. 10-30-70)

2. Each guest room or sleeping room in any automobile court or tourist home and each camp unit in any automobile camp or trailer park.
(Orig. 12-9-57; Amend. 10-30-70)

3. Each two guest rooms in any hotel, boarding house, fraternity house, sorority house or dormitory in addition to the number of parking stalls required for dining and entertainment uses.
(Orig. 12-9-57; Amend. 10-30-70)

g. Except where retail sales of motor vehicles and trailers by a licensed dealer is allowed as a permitted use, no vehicle or trailer may be sold, or displayed for sale. Such vehicle or trailer must be owned by the owner or occupant of the lot on which the vehicle or trailer is displayed.

h. The use of customer, employee or commercial parking lots for repair of motor vehicles is prohibited.

4. Number of Parking Spaces Required: Off-street automobile parking shall be provided in accordance with the following minimum requirements:

a. One, two and three-family dwellings: Two (2) spaces per dwelling unit.

b. Multi-family dwellings containing four (4) or more dwelling units: One and one-half (1½) spaces per dwelling unit.

c. Elderly housing (self or limited care):

(1) Buffet unit: One-half (½) space per dwelling unit.

(2) One bedroom unit: Two-thirds space per dwelling unit.

(3) Two (2) or more bedroom unit: One space per dwelling unit.

d. Residential, rooming or boarding house: One space per each living accommodation.

e. Fraternities, sororities, student houses or dormitories (off-campus): One space for every two (2) beds.

f. Motel/Hotel:

(1) Without restaurant: One space per guest room or suite plus one additional space for resident owner/ manager.

(2) With restaurant: Same as above plus one space per 100 sq. ft. of gross floor area of restaurant.

g. Extended care facility, nursing home, hospice: One space per two (2) beds.

h. Child Care Center (day care), private school: Two (2) spaces per teacher, plus off-street student loading and unloading area.

i. Bowling Alley: One space per two hundred (200) square feet of gross floor area.

j. Retail stores: One space per two hundred (200) square feet of gross floor area.

k. Retail stores handling exclusively bulky merchandise such as furniture and automobiles: One space per three hundred (300) square feet of gross floor area.

l. Service and repair shops: One space per three hundred (300) square feet of gross floor area.

m. Bank, office buildings: One space per three hundred (300) square feet of gross floor area.

n. Medical and dental: One space per two hundred fifty (250) square feet of gross floor area.

o. Restaurants and lounges:

(1) Drive-thru type: One space per sixty-five (65) square feet of gross floor area.

(2) Carry-out: One space per one hundred forty (140) square feet of gross floor area.

(3) Sit-down without liquor license: One space per sixty five (65) square feet of gross floor area.

(4) Sit-down with liquor license: One space per seventy five (75) square feet of gross floor area.

p. Retail Shopping Centers:

Colorado Springs, CO

TABLE 3.2.1

MINIMUM OFF-STREET PARKING REQUIREMENTS FOR SPECIFIC USES

Use	Minimum Required Off-Street Parking Spaces
Commercial	
13. Commercial centers:	
Neighborhood (less than 10 acres)	1/250 square feet
Community (10-30 acres)	1/300 square feet
Regional (greater than 30 acres)	1/300 square feet
*14. Hotel, motel	1/1 guest rooms or suites
bed & breakfast inn	1/2 guest rooms or suites
15. Lumberyard, nursery	1/600 square feet for buildings plus 1/2,000 square feet of outdoor area used for display and storage.
16. Mortuary, funeral home	1/4 seats in main assembly room
17. Office, administrative, business or professional	1/400 square feet
18. Restaurant	1/100 square feet
19. Retail, general (i.e. department store, market, etc.)	1/300 square feet
20. Retail, furniture, appliance or building supply	1/600 square feet
21. Telemarketing	1/200 square feet
22. Manufacturing	1/750 square feet
23. Warehouse	1/1000 square feet

Fort Collins, CO
Larimer County

Section 26.0
PARKING REQUIREMENTS

26.1 SPACE REQUIRED

A. In connection with every manufacturing, business, institutional, recreational, residential, or any other use there shall be provided, at the time any building or structure is erected, enlarged, or increased in capacity, off-street parking spaces in accordance with the following requirements.

1. Dwellings....a garage, carport, or parking area for the off-street parking of at least two (2) cars per dwelling unit.
2. Churches and auditoriums....one space for each three seats in the primary meeting room.
3. Schools (public and private)
   a. Grade school through junior high....two spaces per classroom.
   b. High schools and colleges....ten spaces per classroom.
   c. Schools and auditoriums....one space per three (3) seats in auditorium.
4. Hospitals, nursing homes, sanitariums, or convalescent homes....one space per every two (2) beds, plus five (5) additional spaces for each twenty-five (25) beds.
5. Hotels, motels, boarding, and rooming houses....one space per unit.
6. Restaurants
   a. Places serving food and beverages for consumption within a building or accessory patio area....one space per 100 square feet of gross floor area within a building, and one space per 200 square feet of gross area of accessory patio.
   b. Places serving food and beverages....one space per 50 square feet of gross floor area.
7. Offices....one space per 200 square feet of gross floor area.
8. Retail sales facilities....one space per 200 square feet of gross floor area.
9. Warehouses and wholesale establishments....one space per 200 square feet of building office area, plus one space per 1,000 square feet of additional gross floor area.

Post-it® Fax Note 7671	Date 20 DEC	# of pages ▶ 1
To BOB	From AL KAMSEA	
Co./Dept.	Co. LARIMER COUNTY	
Phone #	Phone #	
Fax #	Fax #	

Pueblo, CO

17-4-43: OFF-STREET PARKING - NONRESIDENTIAL

(a) Application. The off-street parking requirements herein contained shall apply only to buildings and uses newly constructed, moved, extended, or enlarged, and shall not apply to buildings lawfully repaired or improved where no increase of floor area is made, except for restrooms as provided in this section. The regulations in this section shall apply to all parking spaces, lots, garages, buildings or portions thereof to be provided in meeting the requirements of this Section. The addition of an adjacent building, whether attached or detached, shall constitute an increase in floor space and shall be included in any calculation of area to meet the requirements of this Section. The City Traffic Engineer may grant a one time exemption from the regulations in this section for a building which is increased no more than 150 square feet of gross floor area for the sole purpose of providing restroom facilities. All required parking spaces shall be permanent in character and provided with a permanent driveway to a public way. The driveway and parking spaces shall be paved with asphalt, concrete, portland cement concrete or pavers.

(b) Required number of parking spaces.

(1) The number of parking spaces required for any governmentally-owned facility in an S-1 Zone shall be determined by the Planning and Zoning Commission. In determining the required number of spaces the Commission, in addition to other relevant factors, shall consider the following: (i) the general planning of the City with respect to land use, density, parking, traffic and off-street parking facilities; (ii) the availability of adequate off-street parking, both in number of spaces and distance from the intended use; (iii) the public welfare and interests of the City and surrounding area; and (iv) the number of spaces that would be required for the particular use of the land were not zoned S-1.

(2) Office use shall be provided with at least five (5) parking spaces, plus one additional parking space for each four hundred (400) square feet of gross floor area in excess of 2000 square feet.

(3) Medical and dental clinics and medical offices shall be provided with at least five (5) parking spaces, plus one additional parking space for each two hundred (200) square feet of gross floor area in excess of 1000 square feet.

(4) Retail uses in O-1, B-1 and B-2 zone districts shall be provided with at least ten (10) parking spaces, plus one additional parking space for each two hundred (200) square feet of gross floor area in excess of 2000 square feet.

(5) Retail uses in B-3, H.B., R-5, R-6, I-2, and I-3 zone districts shall be provided with at least ten (10) parking spaces, plus one additional parking space for each two hundred and fifty (250) square feet of gross floor area in excess of 2500 square feet.

(6) Retail uses in B-4 zone districts shall be provided with at least one (1) parking space for each three hundred (300) square feet of gross floor area.

(7) Restaurants, bars and night clubs shall be provided with at least one parking space for each three persons of rated occupancy load as established by the Uniform Building Code, as amended and adopted by the City of Pueblo.

(8) Hotels and motels shall be provided with at least one parking space for each rental unit, plus two (2) additional parking spaces for the owner or manager.

(9) Hospitals and nursing homes shall be provided with at least one parking space for every three (3) approved beds, plus one parking space for every two (2) employees anticipated to be employed on the largest shift, plus one parking space for each staff physician on the largest shift.

(10) Private places of assembly such as theaters, auditoriums, and school or seminar rooms shall be provided with at least one parking space for every four (4) seats. Twenty inches (20") of undivided seating shall constitute one seat.

(11) Institutional uses such as churches, private schools, and religious institutions shall be provided with at least one parking space for every four (4) adults expected to be present in the building at the time of maximum occupancy. Off-street space shall be required, if necessary, for the safe and convenient loading and unloading of students.

Downloaded from the Internet

City of Redondo Beach, California
Parking regulations

Section 10-2.1706 Commercial, industrial, and other non-residential parking standards.

The purpose of the offstreet parking regulations are:

A. To progressively alleviate or prevent traffic congestion and shortages of onstreet parking spaces;
B. To ensure that adequate offstreet parking and loading facilities are provided proportionally to the needs of each land use, and;
C. To ensure that offstreet parking and loading facilities are designed in a manner that will ensure efficiency, safety, and where appropriate, insulate surrounding land uses from adverse impacts commonly caused by parking areas.
(Ord. 2756 c.s., eff. January 18, 1996)

Section 10-2.1702 General provisions.

Nonresidential uses. The standards set forth in this article shall apply to all new and existing nonresidential developments in any zone, except that structural or nonstructural alterations to an existing development where there is no increase in gross floor area shall not be required to provide additional parking spaces beyond the number required at the time of original construction of the development. Further, where an existing use does not conform to current parking standards, floor area additions may be permitted, provided that the deficiency in the number of parking spaces is not increased pursuant to Section 2004b Article 8 of this chapter (Nonconforming Uses and Structures).
(Ord. 2756 c.s., eff. January 18, 1996)

Commercial, industrial, and other non-residential parking standards.

Non-residential: automobile parking spaces required.

1. The following are the minimum required offstreet parking standards for commercial, industrial, and other non-residential uses

Hotels and motels:	The maximum required shall be as follows: 1 space for each guest room without kitchen facilities and 1.5 spaces for each guest room with kitchen facilities; plus 1 space per each 100 square feet of banquet, assembly, meeting, or restaurant seating area. The decision-making body may require less than the maximum requirement based on factors including, but not limited to, the size of the project, the range of services offered, and the location.

HOTEL PARKING DEMAND

In effect, most major, high-quality hotels are self-contained, multiuse developments containing major restaurant/lounges, banquet/meeting rooms, and convention facilities in addition to the guest rooms. Because of this factor, hotel parking demand is complex and subject to substantial day-to-day variation. Room occupancy changes, as does the use of the additional facilities. Therefore, the parking demand at a major hotel is best understood in terms of activity levels and corresponding parking demand of each major component.

The survey included 14 major suburban hotels, ranging in size from 265 to 1,020 rooms with restaurant/lounges of up to approximately 10,000 square feet, banquet/meeting rooms of up to approximately 1,000 seats, and convention facilities of up to 40,000 square feet. The data base for each hotel includes information on room occupancy and convention activity. This information was supplemented by comprehensive data on the use of facilities compiled at over 60 hotels by a major hotel chain.

EXHIBIT 13

PARKING CHARACTERISTICS OF HOTELS BY COMPONENT

	Guest Rooms		Restaurant/Lounge Facilities[a]		Banquet/Meeting Rooms[a]	Convention Facilities[a]
	Spaces per Room		Spaces per 1,000 Square Feet GLA		Spaces per Seat	Spaces per 1,000 Square Feet
Hour of Day	Weekday	Saturday	Weekday	Saturday	Daily	Daily
6:00 a.m.	1.00	0.90	2.0	2.0	—	—
7:00 a.m.	0.85	0.70	2.0	2.0	—	—
8:00 a.m.	0.65	0.60	2.0	2.0	0.2	10
9:00 a.m.	0.55	0.50	2.0	2.0	0.5	30
10:00 a.m.	0.45	0.40	2.0	2.0	0.5	30
11:00 a.m.	0.35	0.35	3.0	3.0	0.5	30
12:00 Noon	0.30	0.30	5.0	3.0	0.5	30
1:00 p.m.	0.30	0.30	7.0	4.5	0.5	30
2:00 p.m.	0.35	0.35	6.0	4.5	0.5	30
3:00 p.m.	0.35	0.40	5.5	4.5	0.5	30
4:00 p.m.	0.45	0.50	5.0	4.5	0.5	30
5:00 p.m.	0.60	0.60	7.0	6.0	0.5	30
6:00 p.m.	0.70	0.70	9.0	9.0	0.5	30
7:00 p.m.	0.75	0.80	10.0	9.5	0.5	30
8:00 p.m.	0.90	0.90	10.0	10.0	0.5	30
9:00 p.m.	0.95	0.95	10.0	10.0	0.5	30
10:00 p.m.	1.00	1.00	9.0	9.5	0.2	10
11:00 p.m.	1.00	1.00	7.0	8.5	—	—
12:00 Midnight	1.00	1.00	5.0	7.0	—	—
Peak parking ratio	1.0		10.0	10.0	0.5	30
Percent auto use	80%		100%	100%	100%	100%
Average persons/auto	1.4		2.0	2.0	2.0	2.0

[a]Represents nonguest parking demand, assuming 50 percent of restaurant patrons and 100 percent of conference and convention attendees are nonguests. Conference and convention demands indicated are upper bounds, which are very rarely achieved.

Source: Shared Parking – A Study Conducted Under the Direction of the Urban Land Institute by Barton-Aschman Associates, Inc., 1983

FAX TRANSMITTAL
M-E ENGINEERS, INC.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS

318 NORTH TEJON
COLORADO SPRINGS, CO 80903
TEL: (719) 633-6314
FAX: (719) 633-1102

DATE: 12/30/96

TO: Bill Nebeker — City Community Develop FAX NUMBER: 970-244-1599

FROM: Ed Dunn M-E JOB #: 7251.00

REGARDING: Photometrics, Parking Lot — La Quinta Inn, Grand Junction

WE ARE SENDING HEREWITH A TOTAL OF 2 PAGES WHICH INCLUDES THIS TRANSMITTAL PAGE.

COMMENTS OR INSTRUCTIONS:

Attached is plot showing lighting levels of 1.0 and 0.65 foot-candles. Contour lines are included.

Note: Effects of building floodlights are not included. These floodlights are on the perimeter's poles and directed toward the parking lot.

If you have any questions, please contact me.

cc: George Snook — Pahl, Pahl, Pahl @ FAX 303-861-7227

COPY OF THIS TRANSMITTAL __ WILL OR X WILL NOT BE MAILED.

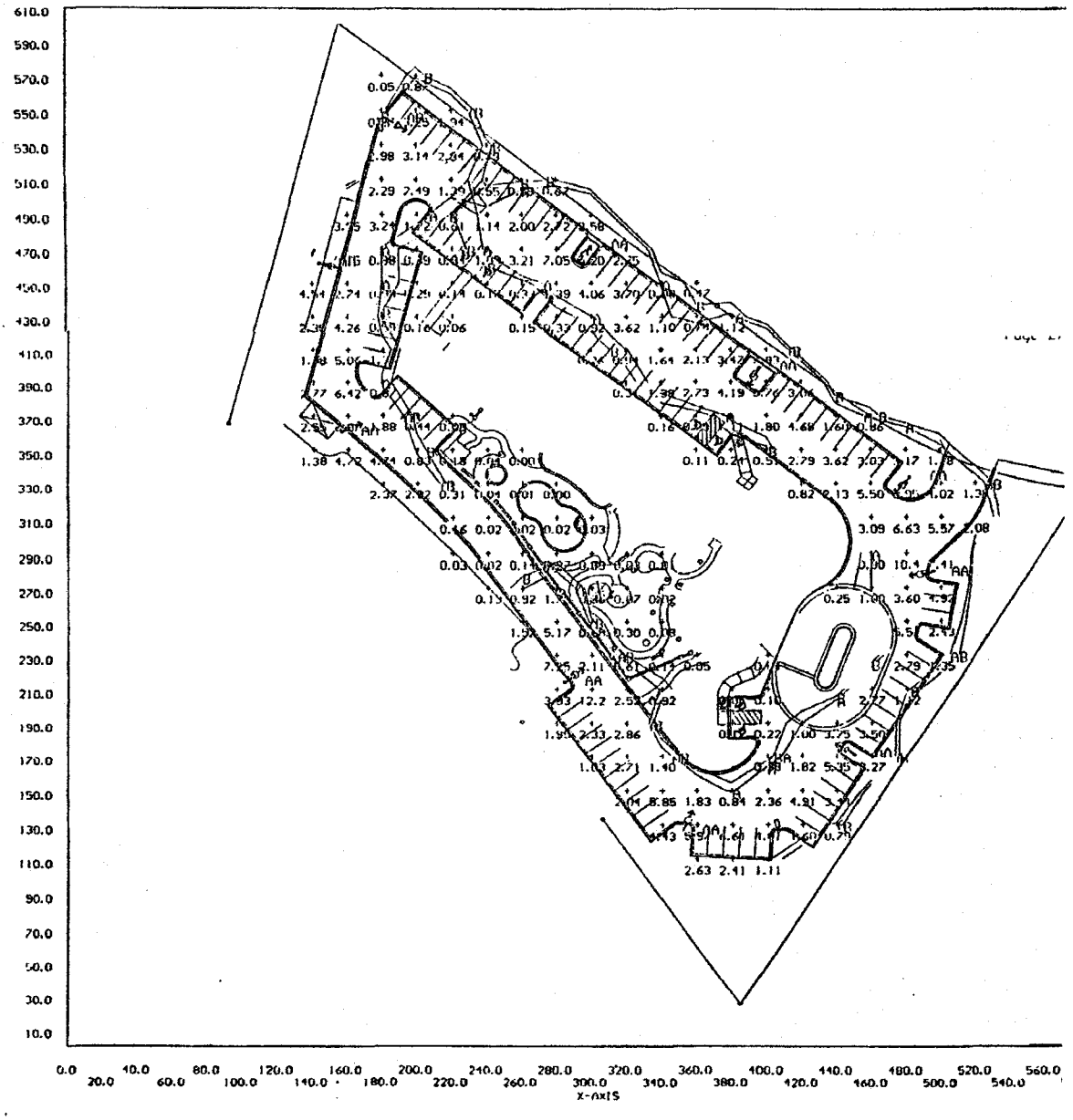
MSI's LITEXPRO V2.20E Point-By-Point Numeric Output 20:57 21-Dec-96
PROJECT: 7251A AREA: SITE PLAN 1 GRID: Parking
Values are FC, SCALE: 1 IN= 60.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0
Computed in accordance with IES recommendations

+ MIN=0.00 MAX=12.2 AVE=2.11 AVE/MIN= 264.26 MAX/MIN=1521.04

Not To Scale
1 in = 76.4'

AA= LITHONIA TYPE III, 20', 2' (9)
AB= LITHONIA TYPE IV, 20' POLE, 2' CONCRETE (1)

Y-AXIS CONTOUR LEVELS: A= 1.00 B= 0.65



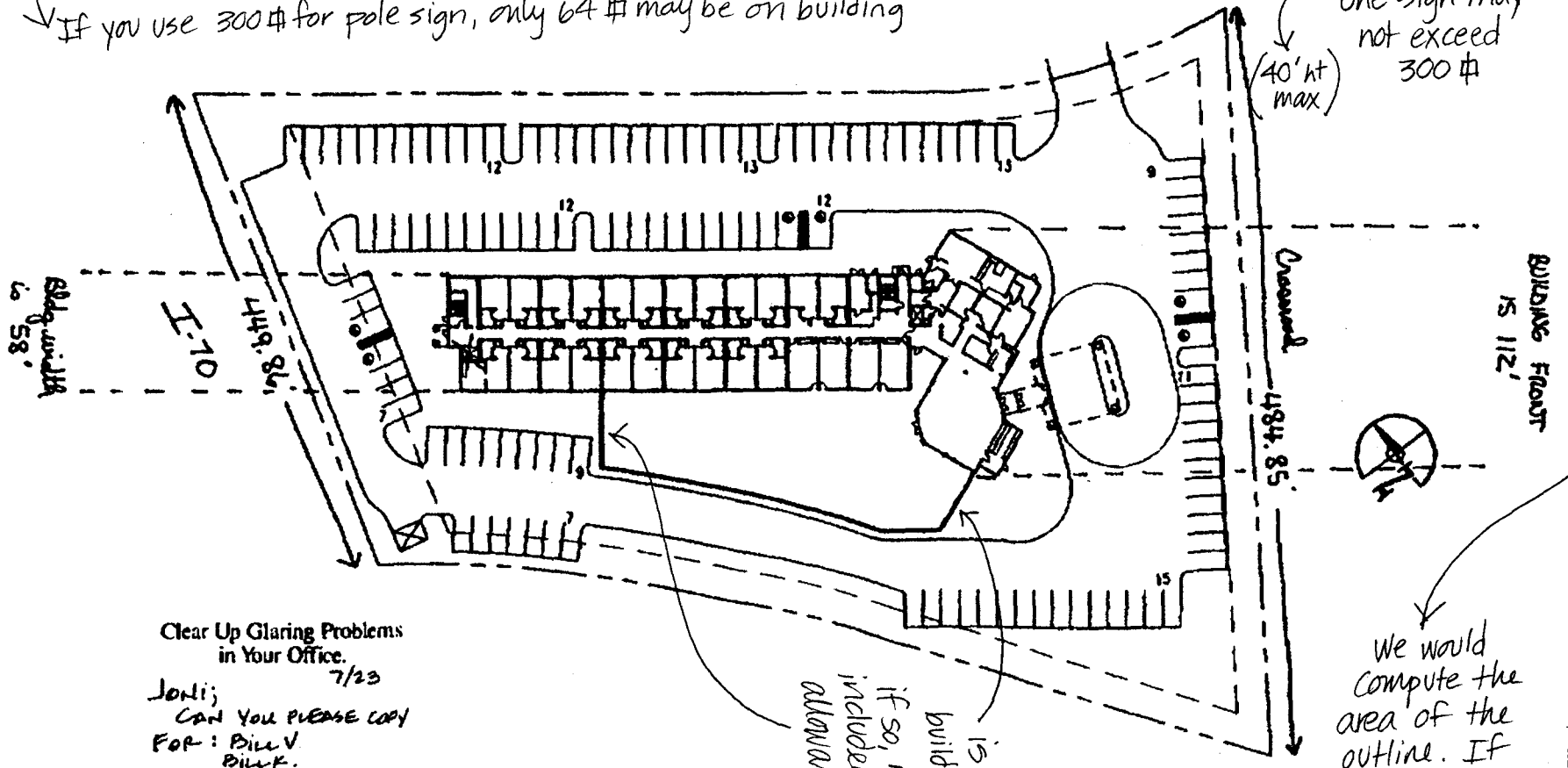
Allowance for Crossroads: Total: 364 ₱ of which: max 224 ₱ on building
300 ₱ freestanding (25' max ht.)

Allowance for I-70: Total: 675 ₱ of which: max 300 ₱ freestanding
116 ₱ building
> real max total = 416 ₱

If you use 300 ₱ for pole sign, only 64 ₱ may be on building

one sign may not exceed 300 ₱

(40' ht max)



Clear Up Glaring Problems in Your Office.
7/23
Joni;
Can you please copy
For: Bill V.
Bill K.
Jim K.
Paul B.
Craig
3 copies for me.
* Give one back to me. Thanks,
3M Computer Filters.

is this building? if so, may be included in allowance

We would compute the area of the outline. If no outline, area of words & "doorway" design

SEP 04 '96 08:02 DUALITE SALES

NO.	DATE	REVISION	BY

DISTRIBUTORS S.V. BX. C.P. P.B. LEGAL CONF. R

La Quinta Inn
GRAND JUNCTION, CO

SITE STUDY 1

101 GUEST ROOMS

115 PARKING REQ'D
122 PARKING PROVIDED

2.83 ACRES
(123,436 S.F.)
4-STORY

SC 1"=50'
07-19-96

P.2/2

FAX Transmission

From:	VERNON L.WOOTEN	DUALITE SALES AND SERVICE
Questions?	Call 513-724-7100 Fax 513-724-6437 800-543-7271	ONE DUALITE LANE WILLIAMSBURG,OH 45176
To:	KRISTEN ASHBECK	
Company:	CITY OF GRAND JUNCTION	303-244-1599,
Address:		
Date:	September 4, 1996	
Time:	8:18 AM	Pages: (including this one)

YOU MAY RECALL, WE MET AND DISCUSSED THE POSSIBILITY OF LAQUINTA INN AND SUITES BUILDING A HOTEL IN GRAND JUNCTION. DURING OUR CONVERSATION, YOU REQUESTED FRONTAGE MEASUREMENTS AND BUILDING WIDTHS IN ORDER TO DETERMINE WHAT OUR TOTAL SIGN ALLOWANCE WOULD BE. PLEASE SEE THE ATTACHED SITE LAYOUT.

WE HAVE 449.86 FEET OF FRONTAGE ON I-10 AND 484.85 FEET OF FRONTAGE ON CROSSROAD.

THE BACK OF THE BUILDING FACING I-10 IS 58' WIDE AND THE FRONT OF THE BUILDING FACING CROSSROAD IS 112' WIDE.

PLEASE LET ME KNOW WHAT MY POLE SIGN ALLOWANCES FOR EACH FRONTAGE CAN BE AND WHAT THE TOTAL ALLOWABLE AREA FOR THE WALL SIGNS CAN BE.

AS OUR LOGO HAS A UNIQUE SHAPE, DO YOU ONLY COMPUTE THE ACTUAL FACE AREA?

YOUR HELP IS APPRECIATED.

PARTIAL C.O.

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 59726 *DATE* 1-26-98

PERMISSION IS HEREBY GRANTED TO Flintco const. LaQuinta Inn *TO OCCUPY THE*

BUILDING SITUATED AT 2761 Crossroads

LOT _____ *BLOCK* _____ *FILING* _____ *SUBDIVISION* _____

TAX SCHEDULE NUMBER 2701-361-41-001

FOR THE FOLLOWING PURPOSE: 1st floor ONLY!!!!!

note; meeting room is not to be used.!!!!

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Dan Davis

City Planning Bill Nebeker

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599

November 14, 1997

Dan Nobles
La Quinta Inns, Inc.
PO Box 2636
San Antonio, Texas 78299-2636

RE: La Quinta - Grand Junction

Dear Dan:

After I spoke with you and Jeff Smith last week I got additional information from the City's Development Engineer. In addition to the items we discussed that will be required for the Certificate of Occupancy for the hotel, please submit a letter from a professional engineer stating that the site and retention pond was constructed per the approved grading and drainage plan.

If you have any questions regarding this requirement please call me at (970) 244-1447.

Sincerely,

Bill Nebeker

Bill Nebeker
Senior Planner

CLC
Associates, Inc.

8480 E. Orchard Rd.
Suite 2000
Englewood, CO 80111
303/770-5600
303/770-2349 FAX

An affiliate of Colorado Land Consultants, Inc.

January 23, 1998

RECEIVED
JAN 27 1998

Ms. Kerrie Ashbeck
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Kerrie:

I visited the site and reviewed grading and drainage site improvements with you and Bill Nebeker of the Community Development Department. The improvements are substantially complete and appear to be in general conformance with the approved final drainage report and grading plan, Sheet C301, reviewed and approved by the City.

Two minor modifications to the plans were made during construction. The ~~10~~ 2 YR-year outlet control shown as a steel plate on Detail Sheet C702 was revised to a circular hole formed in the concrete box. The roof drains, shown on the plans discharging to the paved parking surface were connected to a piping system conveying runoff underground where it in turn is released to the detention pond.

At the time of our visit there were a couple of outstanding items. The roadway improvements to the south side of Crossroads Boulevard were underway but not yet complete. Much of the landscape is in but there are areas where sod and seed are not yet installed, specifically the detention pond. The balance of the landscape should be completed when weather permits. If you have any further questions or concerns please feel free to call.

Sincerely,

CLC ASSOCIATES, INC.

COLORADO REGISTERED JEFFREY ALDEN HOLLEY 29088 PROFESSIONAL ENGINEER

Jeffrey Holley, P.E., Associate
Project Engineer

1-23-98

cc: Bill Nebeker (970) 244-1599 fax
Dan Nobles (970) 255-1359 fax

Memorandum

DATE: January 30, 1998

TO: Bobbie Paulson

FROM: Bill Nebeker

SUBJECT: DIA for La Quinta (SUP-1996-233) 2761 CROSSROADS BLVD.

The attached check for $7570 is a cash deposit for unfinished improvements at La Quinta Inn, per their development improvements agreement.

If you have any questions please see me. Thanks.

THE DIA EXPIRES MARCH 30, 1998

112 EAST PECAN ST., SUITE 200
SAN ANTONIO, TEXAS 78205-1516

Check 001077204

VOUCHER NO.	INVOICE NO.	DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
001579397	012698CKR	01/26/98	970/GRAND JUNCTI	7570.00	0.00	7570.00
			TOTALS:	7570.00	0.00	7570.00

GRAN00035 GRAND JUNCTION, CITY OF
VENDOR I.D. VENDOR

Improvements Guarantee

☒ Deposit ☐ Request to Release Funds

Date	January 30, 1998	
File No.	SUP-1996-233	
Purpose	Guarantee for unfinished improvements	
Project Name & Address	La Quinta Inn 2761 Crossroads Blvd.	
Payee Name	La Quinta Inn	
Payee Mailing Address	112 East Pecan St., Suite 200 San Antonio, TX 78205-1516	
ACCOUNTING INFORMATION		
	Amount	*Receipt/PA No.*
DEPOSIT	$7,570.00	TR #
Refund Amount	$0	
Refund Amount	$0	
Refund Amount	$0	
BALANCE	$7,570.00	
Fund-Account No.	207-21090	
Planner's Name	Bill Nebeker	

H:\dia\laquinta.doc

PARTIAL CERTIFICATE OF OCCUPANCY !!!!!

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 59726 *DATE* 2-5-1998

PERMISSION IS HEREBY GRANTED TO LaQuinta Inn-Flintco Const. *TO OCCUPY THE*

BUILDING SITUATED AT 2761 Crossroads Blvd.

LOT 1 *BLOCK* _____ *FILING* _____ *SUBDIVISION* LA QUINTA INN LOT 1

TAX SCHEDULE NUMBER 2701-361-41-001

FOR THE FOLLOWING PURPOSE: this partial C.O. is for the 1st, 2nd, & 3rd Floors. NOTE: THE MEETING ROOM ON THE FIRST FLOOR IS TO BE CLOSED OFF!!

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

CITY FILE # SUP-96-233

INSPECTOR Dana Davis

City Planning Bill Nebeker 2-5-98

Fire Dept. Hank Masterson

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 59726 *DATE* 2/20/98

PERMISSION IS HEREBY GRANTED TO La Quinta Inn, Inc. *TO OCCUPY THE*

BUILDING SITUATED AT 2761 Crossroads Blvd.

LOT 1 *BLOCK* _____ *FILING* _____ *SUBDIVISION* LOT 1 LA QUINTA

TAX SCHEDULE NUMBER 2701-361-41-001

FOR THE FOLLOWING PURPOSE: PARTIAL CO FOR BUILDING EXCEPT:

5th FLOOR, MEETING ROOM AND POOL AREA

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

CITY FILE #SUP-96-233

INSPECTOR Dan Davis

CITY ZONING Bill Nebeker 2-26-98

FIRE DEPARTMENT Hank Masters

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
BUILDING DEPARTMENT

Permit Number: 59726 03/11/98

Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to LA QUINTA INN INC
to occupy the building situated at:
02761 00 CROSSROADS BV

Lot No.: 0 Block No.: 0 Filing No.: 0
Subdivision:
Tax Schedule No.: 2701-361-41-001

for the following purpose: new hotel - includes pool and spa

This Certificate issued in conformity to Section 109, Uniform Building Code

Inspector Dan Davis

City Zoning Dept. Bill Nebe 3.16.98
SUP-1996-233

Fire Dept. _____

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
BUILDING DEPARTMENT

Permit Number: 59726 03/11/98

Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to LA QUINTA INN INC
to occupy the building situated at:
02761 00 CROSSROADS BV

Lot No.: 0 Block No.: 0 Filing No.: 0
Subdivision:
Tax Schedule No.: 2701-361-41-001

for the following purpose: new hotel - includes pool and spa

This Certificate issued in conformity to Section 109, Uniform Building Code

Inspector Dan Davis

City Zoning Dept. Bill Nebe 3.16.98
SUP-1996-233

Fire Dept. _____

File Close-out Summary

File #: SUP-1996-233

Name: La Quinta Hotel - 2761 Crossroads Blvd.

Staff: Bill Nebeker

Action: Planning Clearance 12-24-96 C OF O ISSUED

DIA RETURNED

Comments: ~~No C of O requested to date;~~ no off-site improvements

File Turned In: ~~9-4-97~~

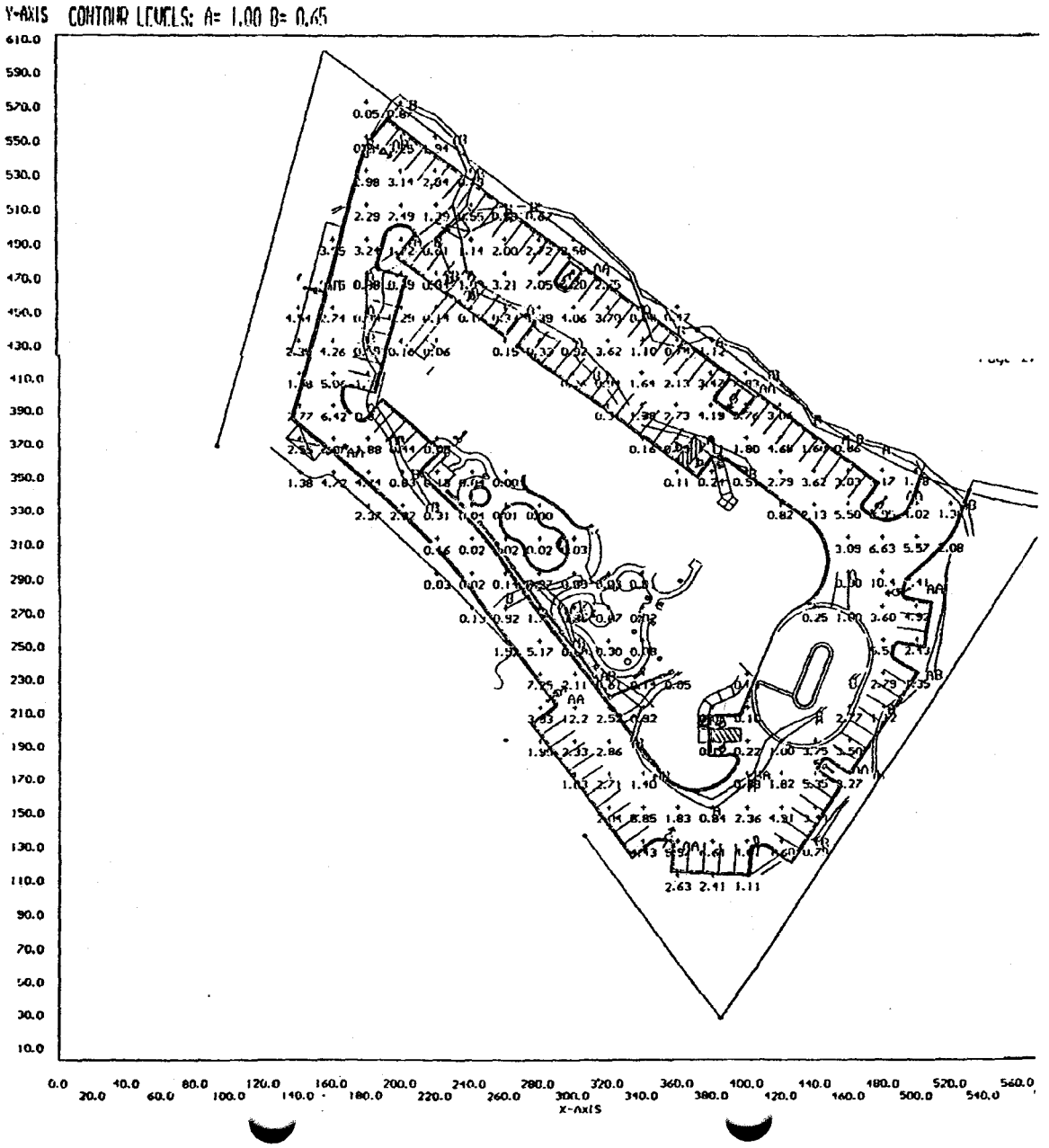
5-21-98

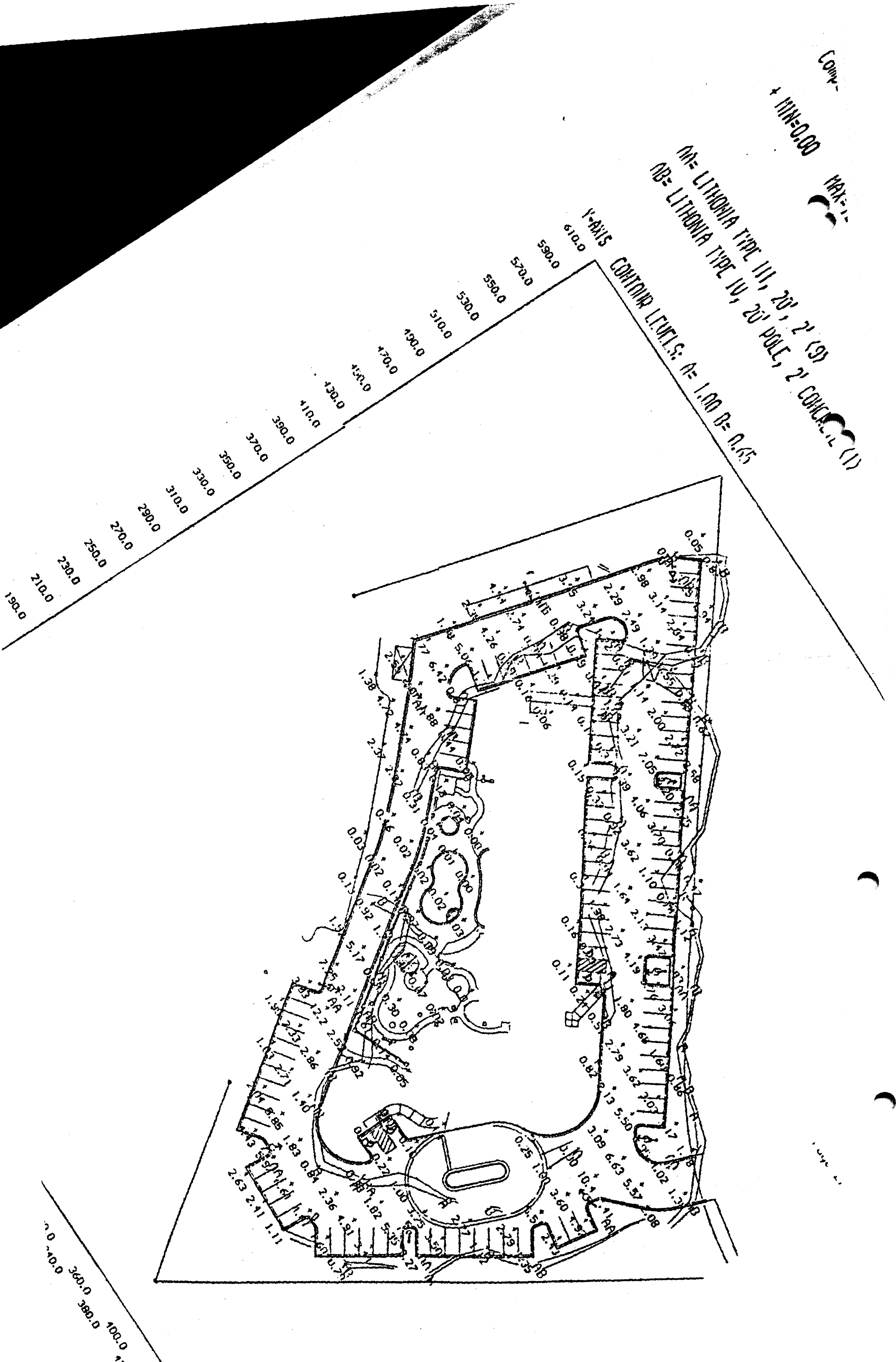
USI's LITEXPRO V2.20E Point-By-Point Numeric Output 20:57 21-Dec-96
PROJECT: 7251A AREA: SITE PLAN 1 GRID: Parking
Values are FC, SCALE: 1 IN= 60.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0
Computed in accordance with IES recommendations

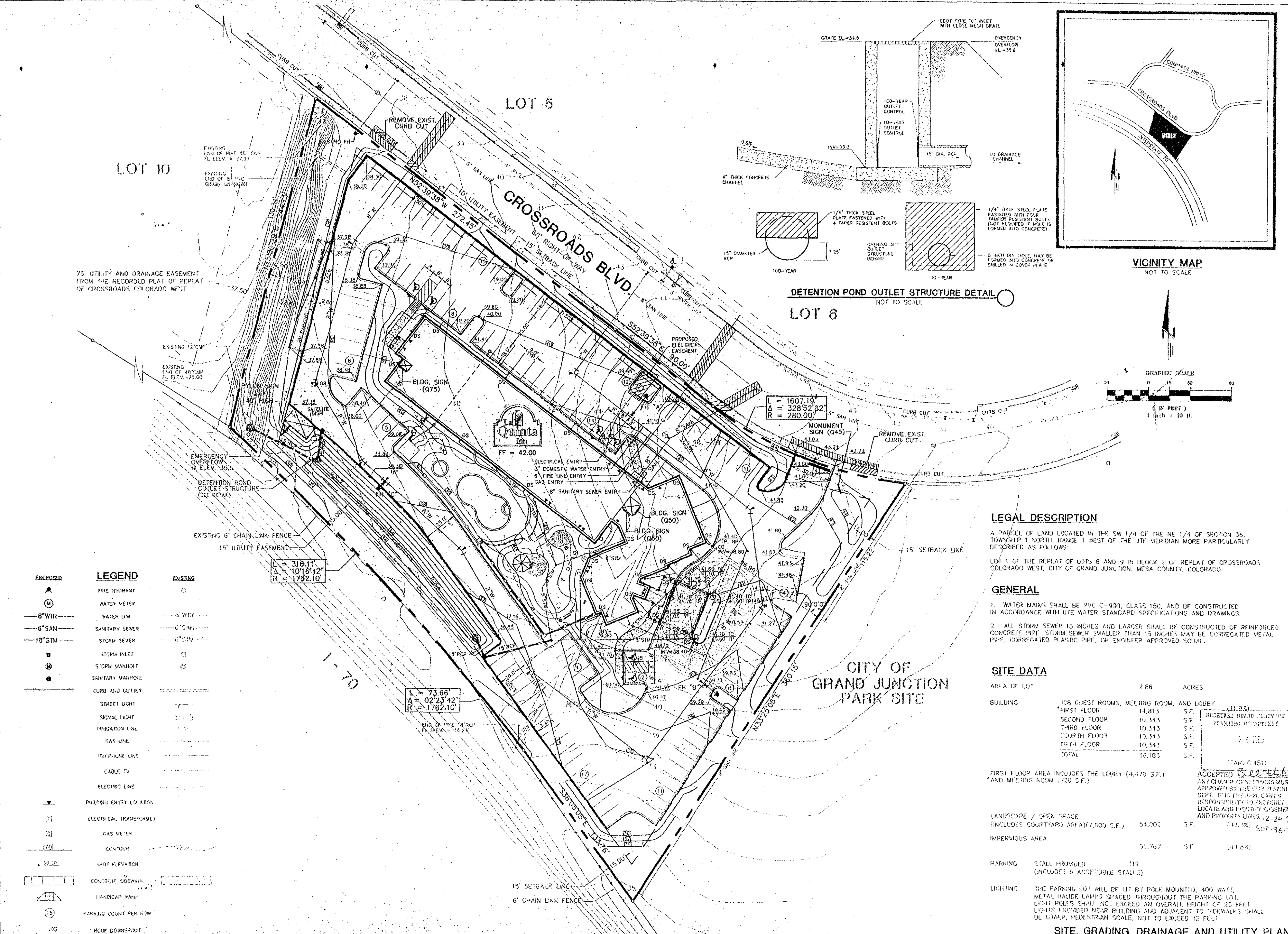
+ MIN=0.00 MAX=12.2 AVE=2.11 AVE/MIN= 264.26 MAX/MIN=1521.04

Not To Scale
1 in = 76.4'

AA= LITHONIA TYPE III, 20', 2' (9)
AB= LITHONIA TYPE IV, 20' POLE, 2' CONCRETE (1)




+ MIN=0.00 MAX=
AA= LITHONIA TYPE III, 20', 2' (9)
AB= LITHONIA TYPE IV, 20' POLE, 2' CONC (1)
CONTOUR LEVELS: A= 1.00 B= 0.65
Y-AXIS



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF THE REPLAT OF LOTS 8 AND 9 IN BLOCK 2 OF REPLAT OF CROSSROADS COLORADO WEST, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

GENERAL

1. WATER MAINS SHALL BE PVC C-900, CLASS 150, AND BE CONSTRUCTED IN ACCORDANCE WITH UTE WATER STANDARD SPECIFICATIONS AND DRAWINGS.

2. ALL STORM SEWER 15 INCHES AND LARGER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE. STORM SEWER SMALLER THAN 15 INCHES MAY BE CORREGATED METAL PIPE, CORREGATED PLASTIC PIPE, OR ENGINEER APPROVED EQUAL.

SITE DATA

AREA OF LOT		2.86	ACRES	
BUILDING	108 GUEST ROOMS, MEETING ROOM, AND LOBBY			
	*FIRST FLOOR	14,813	S.F.	(11.9%)
	SECOND FLOOR	10,343	S.F.	
	THIRD FLOOR	10,343	S.F.	
	FOURTH FLOOR	10,343	S.F.	
	FIFTH FLOOR	10,343	S.F.	
	TOTAL	56,185	S.F.	(FAR=0.451)

*FIRST FLOOR AREA INCLUDES THE LOBBY (4,470 S.F.) AND MEETING ROOM (720 S.F.)

LANDSCAPE / OPEN SPACE (INCLUDES COURTYARD AREA)(7,600 S.F.)	54,003	S.F.	(43.3%)
IMPERVIOUS AREA	55,767	S.F.	(44.8%)

PARKING — STALL PROVIDED 119 (INCLUDES 6 ACCESSIBLE STALLS)

LIGHTING — THE PARKING LOT WILL BE LIT BY POLE MOUNTED, 400 WATT, METAL HALIDE LAMPS SPACED THROUGHOUT THE PARKING LOT. LIGHT POLES SHALL NOT EXCEED AN OVERALL HEIGHT OF 25 FEET. LIGHTS PROVIDED NEAR BUILDING AND ADJACENT TO SIDEWALKS SHALL BE LOWER, PEDESTRIAN SCALE, NOT TO EXCEED 12 FEET.

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

ACCEPTED Bcentele
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 12-24-96
SPR-96-233

SITE, GRADING, DRAINAGE AND UTILITY PLAN

LA QUINTA INN
GRAND JUNCTION, COLORADO
(CROSSROADS COLORADO WEST)

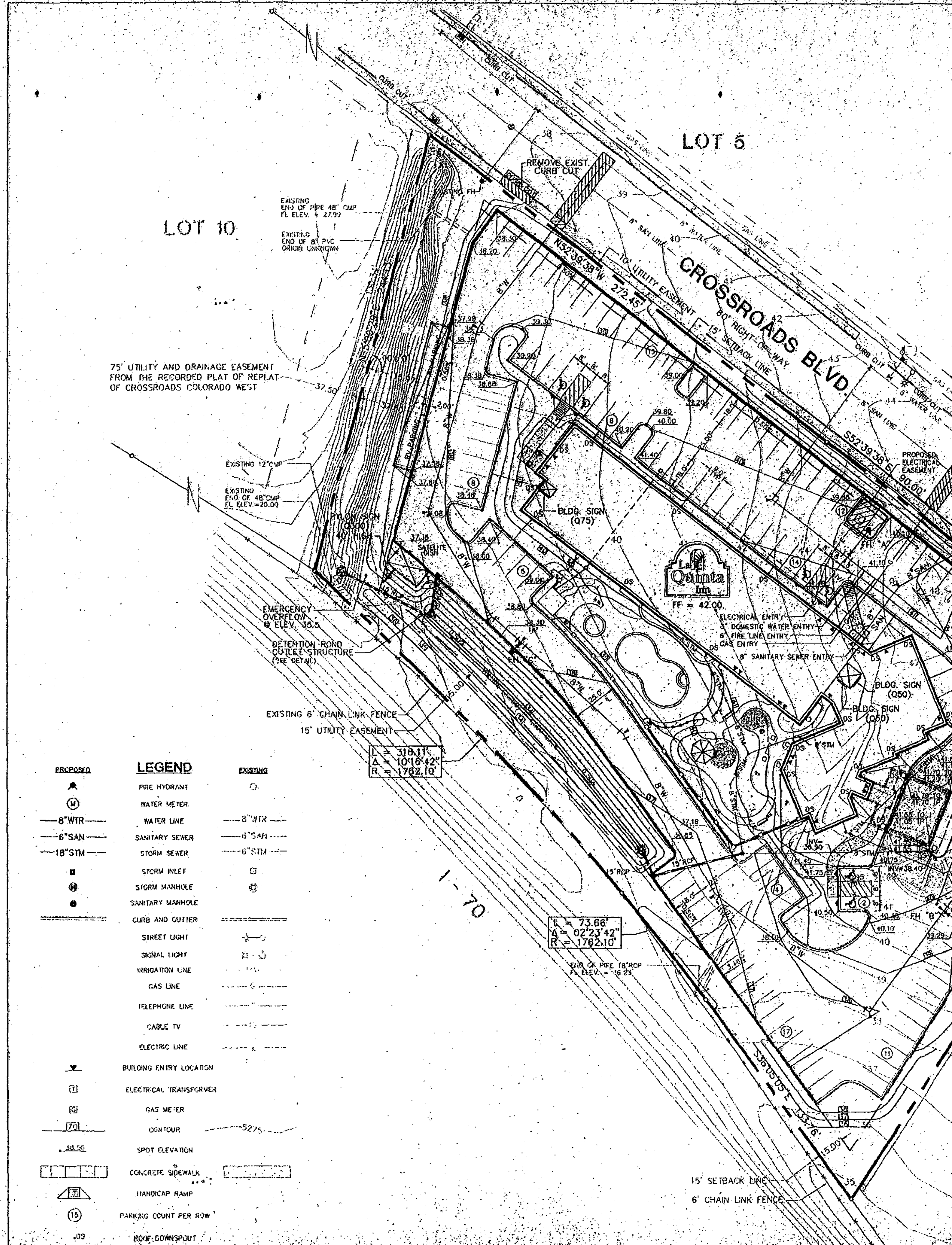
Pahl-Pahl-Pahl Architects / Planners
A Professional Corporation

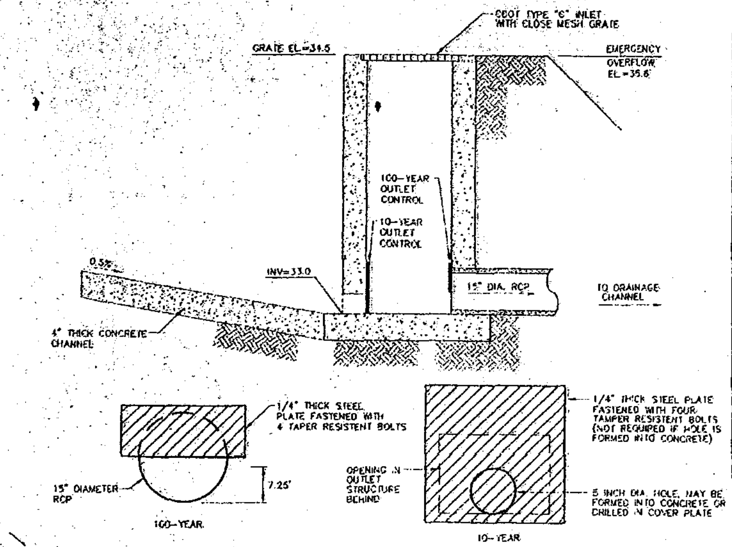
Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

DATE: 10-01-96
DRAWN: J.M.N.
CHECKED: J.A.H.
CADD FILE:
REVISIONS:
11-27-96 CITY COMMENTS

SET: FILE COPY
SHEET: C1

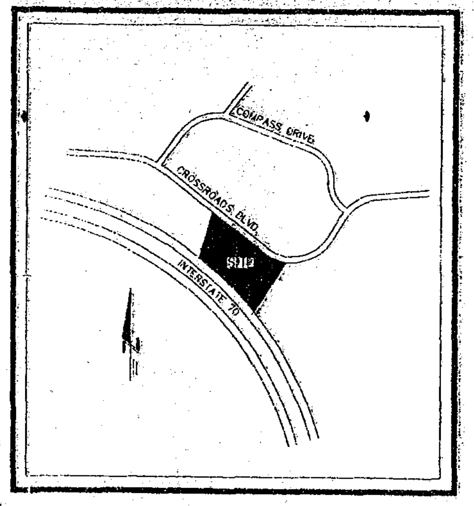
Do again





DETENTION POND OUTLET STRUCTURE DETAIL

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF THE REPLAT OF LOTS 8 AND 9 IN BLOCK 2 OF REPLAT OF CROSSROADS COLORADO WEST, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

GENERAL

1. WATER MAINS SHALL BE PVC C-900, CLASS 150, AND BE CONSTRUCTED IN ACCORDANCE WITH UTE WATER STANDARD SPECIFICATIONS AND DRAWINGS.

2. ALL STORM SEWER 15 INCHES AND LARGER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE. STORM SEWER SMALLER THAN 15 INCHES MAY BE CORREGATED METAL PIPE, CORREGATED PLASTIC PIPE, OR ENGINEER APPROVED EQUAL.

SITE DATA

AREA OF LOT		2.86	ACRES	
BUILDING	108 GUEST ROOMS, MEETING ROOM, AND LOBBY			
	*FIRST FLOOR	14,813	S.F.	(11.9%)
	SECOND FLOOR	10,343	S.F.	
	THIRD FLOOR	10,343	S.F.	
	FOURTH FLOOR	10,343	S.F.	
	FIFTH FLOOR	10,343	S.F.	
	TOTAL	56,185	S.F.	(FAR=0.451)

FIRST FLOOR AREA INCLUDES THE LOBBY (4,470 S.F.)
*AND MEETING ROOM (720 S.F.)

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

ACCEPTED [signature]
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 12-24-96
SUP-96-233

LANDSCAPE / OPEN SPACE (INCLUDES COURTYARD AREA)(7,600 S.F.)	54,002	S.F.	(43.3%)
IMPERVIOUS AREA	55,767	S.F.	(44.8%)

PARKING — STALL PROVIDED 119 (INCLUDES 6 ACCESSIBLE STALLS)

LIGHTING — THE PARKING LOT WILL BE LIT BY POLE MOUNTED, 400 WATT, METAL HALIDE LAMPS SPACED THROUGHOUT THE PARKING LOT. LIGHT POLES SHALL NOT EXCEED AN OVERALL HEIGHT OF 25 FEET. LIGHTS PROVIDED NEAR BUILDING AND ADJACENT TO SIDEWALKS SHALL BE LOWER, PEDESTRIAN SCALE, NOT TO EXCEED 12 FEET.

SITE, GRADING, DRAINAGE AND UTILITY PLAN

La Quinta Inn

Pahl-Pahl-Pahl
Architects / Planners
NINETEEN HUNDRED GRANT
SUITE TWELVE HUNDRED
DENVER, CO 80203-4321
TELEPHONE (303) 861-7147
FACSIMILE (303) 861-7227
A Professional Corporation

LA QUINTA INN
GRAND JUNCTION, COLORADO
(CROSSROADS COLORADO WEST)

SUP 1996-233

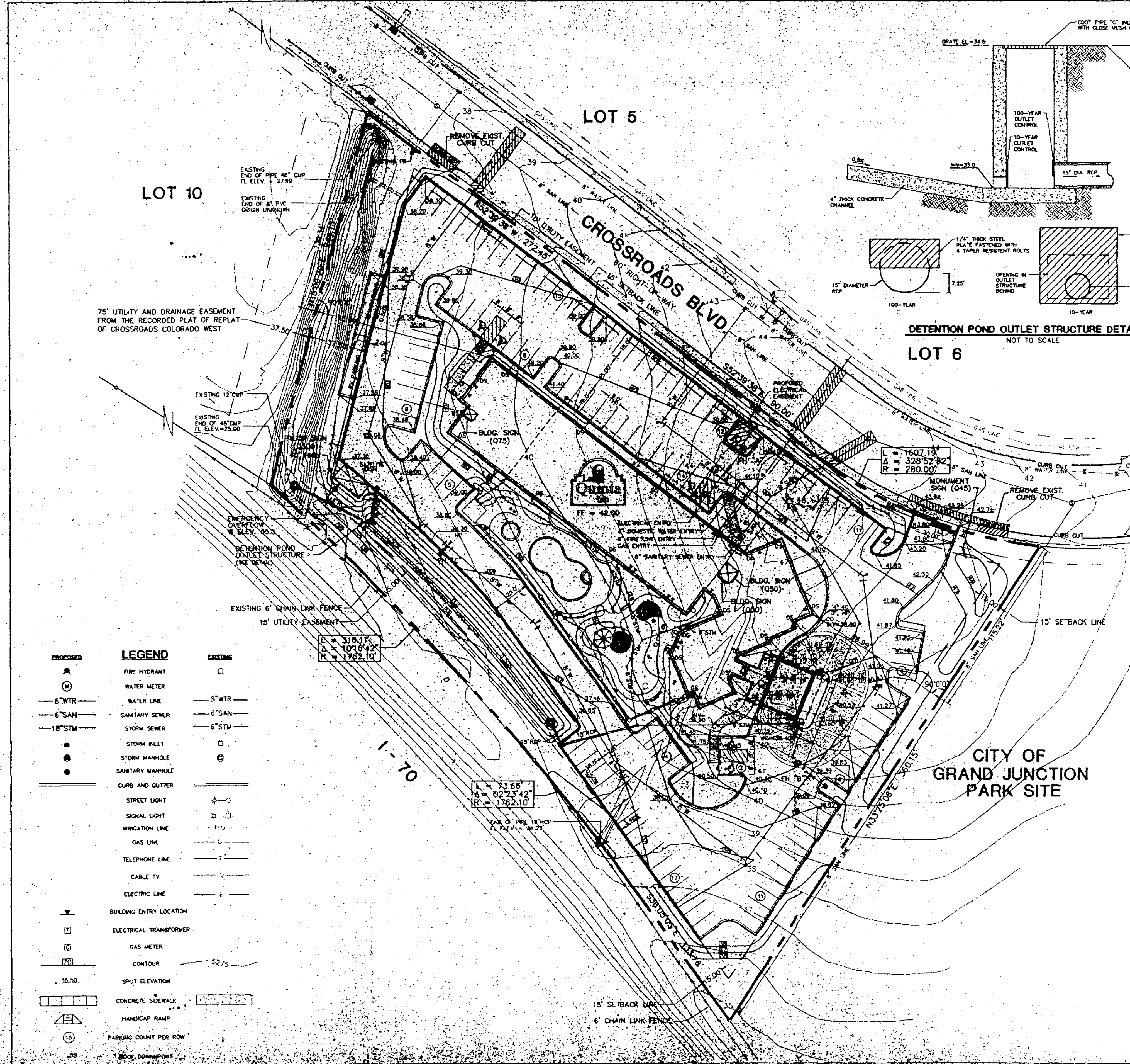
Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
8480 E. Orchard Rd., Suite 2000
Englewood, Colorado 80111
Phone: (303) 770-5600
Fax: (303) 770-2349

DATE: 10-01-96
DRAWN: J.M.N.
CHECKED: J.A.H.
CADD FILE:
REVISIONS:
11-27-96 CITY COMMENTS

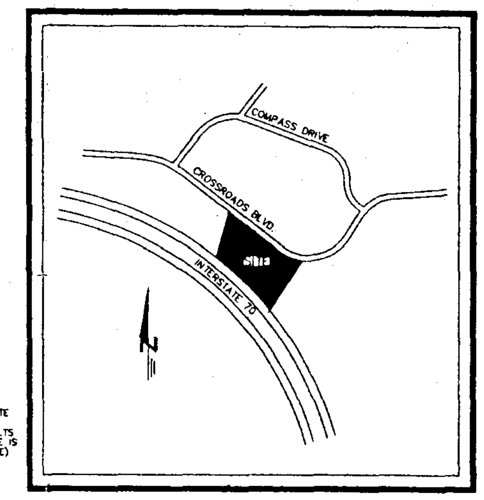
SET: FILE COPY

SHEET: C1

CLC NO.96.034



DETENTION POND OUTLET STRUCTURE DETAIL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF THE REPLAT OF LOTS 8 AND 9 IN BLOCK 2 OF REPLAT OF CROSSROADS COLORADO WEST, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

GENERAL

1. WATER MAINS SHALL BE PVC C-900, CLASS 150, AND BE CONSTRUCTED IN ACCORDANCE WITH UTE WATER STANDARD SPECIFICATIONS AND DRAWINGS.

2. ALL STORM SEWER 15 INCHES AND LARGER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE. STORM SEWER SMALLER THAN 15 INCHES MAY BE CORREGATED METAL PIPE, CORREGATED PLASTIC PIPE, OR ENGINEER APPROVED EQUAL.

SITE DATA

AREA OF LOT		2.86	ACRES	
BUILDING	108 GUEST ROOMS, MEETING ROOM, AND LOBBY			
	*FIRST FLOOR	14,813	S.F.	(11.9%)
	SECOND FLOOR	10,343	S.F.	
	THIRD FLOOR	10,343	S.F.	
	FOURTH FLOOR	10,343	S.F.	
	FIFTH FLOOR	10,343	S.F.	
	TOTAL	56,185	S.F.	(FAR=0.451)

FIRST FLOOR AREA INCLUDES THE LOBBY (4,470 S.F.)
*AND MEETING ROOM (720 S.F.)

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT
2 4 1996

ACCEPTED [signature]
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 12-24-96
SUP-96-233

LANDSCAPE / OPEN SPACE (INCLUDES COURTYARD AREA)(7,600 S.F.)	54,002	S.F.	(43.3%)
IMPERVIOUS AREA	55,767	S.F.	(44.8%)

PARKING — STALL PROVIDED 119 (INCLUDES 6 ACCESSIBLE STALLS)

LIGHTING — THE PARKING LOT WILL BE LIT BY POLE MOUNTED, 400 WATT, METAL HALIDE LAMPS SPACED THROUGHOUT THE PARKING LOT. LIGHT POLES SHALL NOT EXCEED AN OVERALL HEIGHT OF 25 FEET. LIGHTS PROVIDED NEAR BUILDING AND ADJACENT TO SIDEWALKS SHALL BE LOWER, PEDESTRIAN SCALE, NOT TO EXCEED 12 FEET.

SITE, GRADING, DRAINAGE AND UTILITY PLAN

Pahl-Pahl-Pahl
Architects / Planners
NINETEEN HUNDRED GRANT
SUITE TWELVE HUNDRED
DENVER, CO 80203-4321
A Professional Corporation

LA QUINTA INN
GRAND JUNCTION, COLORADO
(CROSSROADS COLORADO WEST)

SUP-1996-233

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
8480 E. Orchard Rd., Suite 2000
Englewood, Colorado 80111
Phone: (303) 770-5600
Fax: (303) 770-2349

DATE: 10-01-96
DRAWN: J.M.N.
CHECKED: J.A.H.
CADD FILE:
REVISIONS:
11-27-96 CITY COMMENTS

SET: FILE COPY
SHEET: C1