

3012293 12/06/2002 11:16A Weld County, CO  
1 of 2 R 21.00 D 0.00 J.A. "Suki" Tsukamoto

# FINAL DEVELOPMENT PLAN

# Best Western Inn & Suites



## Town of Firestone, Weld County, State of Colorado

kenney & associates  
ARCHITECTS LLC  
Loveland • Colorado  
(970) 663-0548

### LAND USE SUMMARY

**PROPOSED USE:**  
A INN & SUITES

**LEGAL DESCRIPTION:**  
LOT 9, DEL CAMINO JUNCTION  
BUSINESS PARK MINOR PLAT, A  
REPLAT OF LOTS 8 & 9, BLOCK 1,  
DEL CAMINO JUNCTION BUSINESS  
PARK P.U.D., TOWN OF FIRESTONE,  
COUNTY OF WELD, STATE OF  
COLORADO.

**PROPERTY ACREAGE:**  
1.36 ACRES (59,221 SQ. FT.)

**BUILDING COVERAGE:**  
11,219 S.F. (0.26 ACRES)  
18.3% COVERAGE

**AREA COVERED BY PAVING (PARKING):**  
25,910 S.F. (0.6 ACRE)  
43.2% OF SITE IS PAVING

**AREA COVERED BY PAVING (SIDEWALK):**  
2,082 S.F. (0.05 ACRE)  
4.0% OF SITE IS PAVING

**AREA COVERED BY LANDSCAPING/OPEN SPACE:**  
20,016 S.F. (0.46 ACRE)  
33.9% OF SITE IS LANDSCAPING

**PARKING SPACES:**  
59 - STANDARD SPACES  
2 - HANDICAP SPACE

### CONSULTANTS

**OWNER**  
RAMESH & BENA PATEL  
3951 VALLEY OAK DRIVE  
LOVELAND CO 80538

**ARCHITECT**  
KENNEY AND ASSOCIATES ARCHITECTS LLC  
209 EAST FOURTH STREET  
LOVELAND, COLORADO 80531  
(970) 663-0548

**STRUCTURAL**  
AXIOM STRUCTURAL  
1363 SOUTH GARFIELD AVE.  
LOVELAND, COLORADO 80531  
(970) 461-1555

**GEOTECHNICAL ENGINEER**  
EARTH ENGINEERING CONSULTANTS, INC  
2301 RESEARCH BLVD. SUITE 104  
FORT COLLINS CO 80526  
(970) 224-1522

**CIVIL ENGINEER**  
LOONAN & ASSOCIATES, INC  
1630 S. COLLEGE AVE.  
FORT COLLINS CO 80521  
(970) 493-2808

**M.P. & E ENGINEER**  
PRIEST ENGINEERING  
6909 S. HOLLY CIRCLE #304  
ENGLEWOOD CO 80112  
(303) 713-8113

**PROJECT CONCEPT**  
THE BEST WESTERN INN & SUITES IS A 58 ROOM HOTEL LOCATED ON THE SOUTHEAST INTERSECTION OF INTERSTATE 25 FRONTAGE ROAD AND BUSINESS PARK CIRCLE IN THE DEL CAMINO JUNCTION BUSINESS PARK. THIS PROJECT IS ZONED TOWN OF FIRESTONE PLANNED UNIT DEVELOPMENT AND WILL BE CONSTRUCTED IN ONE PHASE. WE BELIEVE THE BEST WESTERN INN & SUITES WILL PROVIDE AN ENVIRONMENT THAT IS CONSISTENT WITH AND COMPLIMENTARY TO THE ORIGINAL CONCEPT OF DEL CAMINO JUNCTION BUSINESS PARK. SITE DESIGN, ARCHITECTURAL DESIGN, AND MATERIAL SELECTION PROVIDES AN AESTHETIC APPEARANCE THAT IS IN TUNE WITH THE TOWN OF FIRESTONE. IF APPROVED THE BEST WESTERN INN & SUITES WILL BENEFIT THE TOWN OF FIRESTONE SIGNIFICANTLY.

**DEVELOPMENT SCHEDULE**  
THE APPROXIMATE DATE CONSTRUCTION WILL BEGIN IS JUNE 1st 2001. THE PROJECT WILL BE BUILT IN ONE PHASE REQUIRING APPROXIMATELY SEVEN TO EIGHT MONTHS.

**SIGN PROGRAM**  
THERE WILL BE THREE 10'x10' INTERNALLY ILLUMINATED CABINETS MOUNTED ON THE SOUTHEAST, SOUTHWEST AND NORTHWEST SIDES OF THE TOWER. THE SIGN CABINETS WILL BE DARK BRONZE AND NON-TRANSPARENT. THE LETTERING WILL BE YELLOW HUE WITH THE BACKGROUND A MUTED BLUE. A MONUMENT AND DIRECTIONAL SIGN WILL BE LOCATED ON THE SITE. BOTH OF THESE SIGN'S WILL BE SIMILAR TO THE WALL MOUNTED SIGNS. THE BASE OF THE MONUMENT SIGN WILL HAVE MATERIALS CONSISTANT TO THOSE USED ON THE BUILDING.

**EXTERIOR LIGHTING**  
THE BUILDING WILL HAVE WALL MOUNTED DOWNCAST/UPCAST ARCHITECTURAL CANISTER LIGHTING AND THE PARKING LOT WILL HAVE 24' POLE MOUNTED 400MH LIGHTING.

**LANDSCAPE STATEMENT OF INTENT**  
THE GENERAL INTENT OF THE LANDSCAPE PLAN IS TO PROVIDE AN AESTHETICALLY APPEALING ENTRANCE INTO THE PROJECT. SECONDLY THE LANDSCAPE PLAN PROVIDES ADEQUATE PARKING LOT SCREENING TO REDUCE THE IMPACT TO SURROUNDING PROPERTIES. PLANT VARIETY SELECTED ARE BOTH HARDY IN NATURE AND PROVIDE COLOR IN THE CHANGING SEASONS.

### SHEET INDEX

	ARCHITECTURAL
FD-1	COVER SHEET
FD-2	SITE PLAN
FD-3	LANDSCAPE PLAN
FD-4	EXTERIOR ELEVATIONS
FD-5	EXTERIOR ELEVATIONS

Approval by the Town Board of Trustees of the Town of Firestone, Colorado this 14th day of June, 2001; by Resolution No. 01-21

*[Signature]* Mayor  
*[Signature]* ATTEST: Town Clerk

**ADMINISTRATIVE AMENDMENT**  
THIS ADMINISTRATIVE AMENDMENT IS TO ACCOMMODATE ONE MONUMENT SIGN AND ONE ENTRY SIGN WHICH ARE NECESSARY TO INDICATE THE PROPER VEHICULAR ACCESS LOCATION TO THE DEVELOPMENT. THE NEED TO HAVE THESE SIGNS SHOWN ON THE FINAL DEVELOPMENT PLAN WAS UNFORSEEN AT THE TIME OF PLAN DEVELOPMENT.

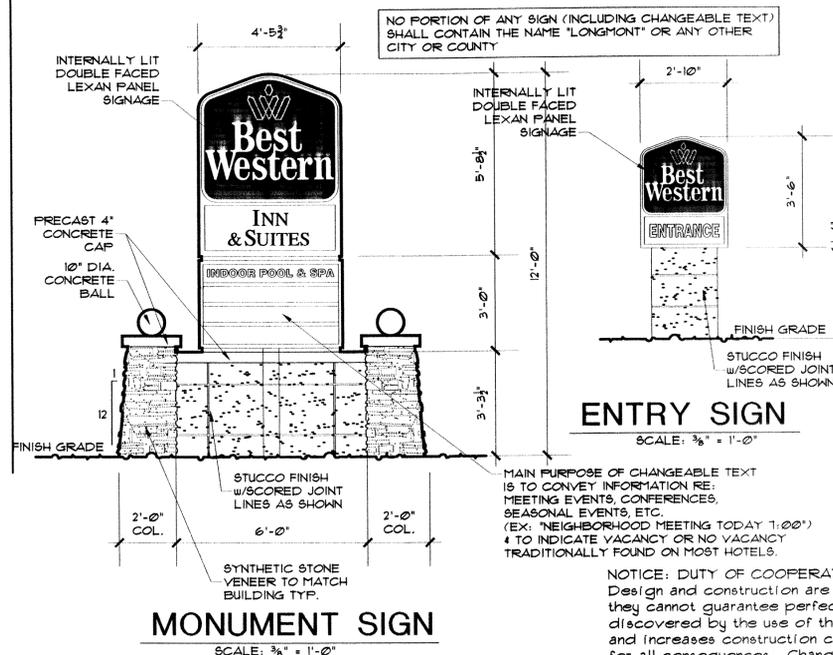
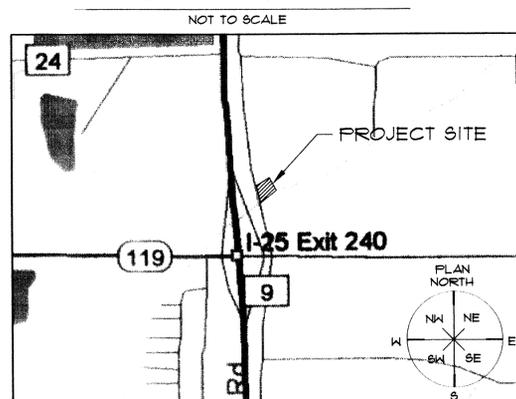
*[Signature]* TOWN PLANNER  
6/19/02 DATE

### Firestone Information Block

Name of Submittal:	Best Western Inn & Suites
Type of Submittal:	Final Development Plan
Filing Number:	First Filing
Phase Number:	First Phase
Sheet Title:	COVER
Preparation Date:	06/26/2001
Revision Date:	

Sheet 1 of 5

### VICINITY MAP



A New Hotel for:  
**Best Western  
Inn & Suites**

FINAL DEVELOPMENT PLAN  
BEST WESTERN  
INN & SUITES  
TOWN OF FIRESTONE  
WELD COUNTY  
STATE OF COLORADO

FINAL DEVELOPMENT PLAN  
 BEST WESTERN  
 INN & SUITES  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

**SITE SUMMARY**

**LOT ACREAGE:**  
 (136 AC.) 59,221 SF.

**LEGAL DESCRIPTION:**  
 LOT 9, DEL CAMINO JUNCTION BUSINESS PARK  
 MINOR PLAT, A REPLAT OF LOTS 8 & 9, BLOCK  
 1, DEL CAMINO JUNCTION BUSINESS PARK P.U.D.,  
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE  
 OF COLORADO.

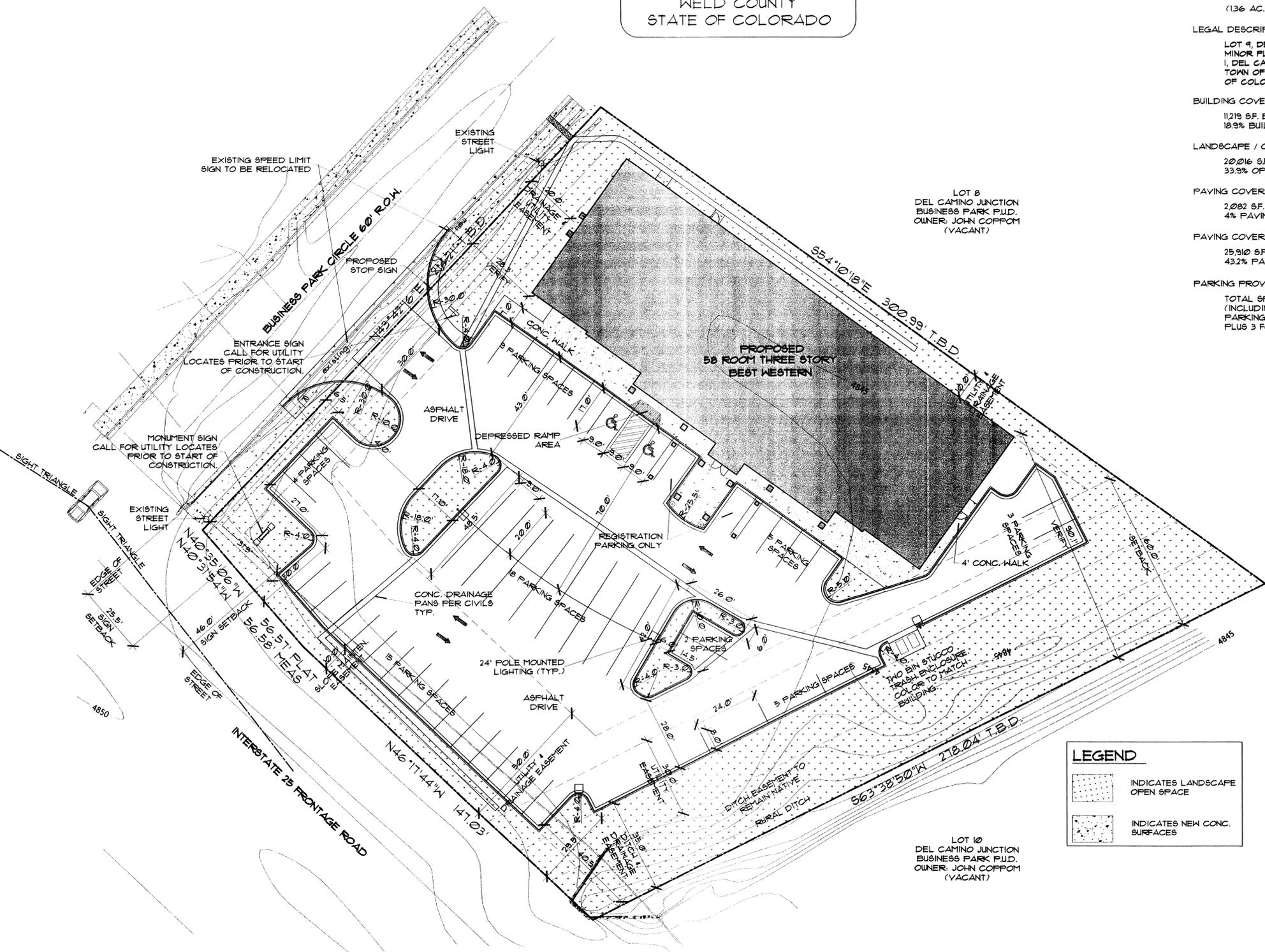
**BUILDING COVERAGE:**  
 11219 SF. BUILDING COVERAGE  
 18.9% BUILDING COVERAGE

**LANDSCAPE / OPEN SPACE:**  
 20,216 SF. OPEN SPACE  
 33.9% OPEN SPACE

**PAVING COVERAGE (SIDEWALKS):**  
 2,082 SF. PAVING COVERAGE  
 4% PAVING COVERAGE

**PAVING COVERAGE (PARKING & SLABS):**  
 25,910 SF. ASPHALT PAVING COVERAGE  
 43.2% PAVING COVERAGE

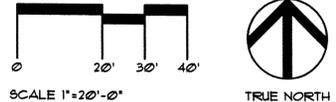
**PARKING PROVIDED:**  
 TOTAL SPACES = 61  
 (INCLUDING HANDICAP ACCESSIBLE)  
 PARKING IS BASED ON ONE PER ROOM  
 PLUS 3 FOR EMPLOYEES.



**LEGEND**

- INDICATES LANDSCAPE OPEN SPACE
- INDICATES NEW CONC. SURFACES

LOT 10  
 DEL CAMINO JUNCTION  
 BUSINESS PARK P.U.D.  
 OWNER: JOHN COPPOM  
 (VACANT)



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*W. NICK*  
 TOWN PLANNER  
 11/19/02  
 DATE

OWNER  
 RAMESH & BENJA PATEL  
 3981 VALLEY OAK DR.  
 LOVELAND CO 80538

kenney  
 associates  
 ARCHITECTS LLC



A New Hotel for:  
**Best Western Inn & Suites**  
 Town of Firestone, Colorado

Firestone Information Block	
Name of Submittal:	Best Western Inn & Suites
Type of Submittal:	Final Development Plan
Filing Number:	First Filing
Phase Number:	First Phase
Sheet Title:	SITE PLAN
Preparation Date:	08/07/2001
Revision Date:	