Table of Contents

Fil	e_19	88-0036 Project Name: Sizzler Restaurant - CUP for 3.2 Beer							
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.							
X	X	Table of Contents							
X	X	Review Sheet Summary							
X		Application form							
X	\dashv	Review Sheets							
X	\dashv	Receipts for fees paid for anything							
	-	*Submittal checklist							
X	X	*General project report							
\dashv	\dashv	Reduced copy of final plans or drawings							
_		Reduction of assessor's map.							
_	\dashv	Evidence of title, deeds, easements							
	\dashv	*Mailing list to adjacent property owners							
\dashv	_	Public notice cards							
	\neg	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							
		*Petitioner's response to comments							
		*Staff Reports							
		*Planning Commission staff report and exhibits							
		*City Council staff report and exhibits							
		*Summary sheet of final conditions							
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)							
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:							
X	X	Action Sheet							
X		Review Summary							
	X								
X	X	City Council Minutes - ** - 10/19/88 Planning Commission Minutes - ** - 10/4/88							
X	<u> </u>	Public Notice of Posting – 10/5/88							
X		Development Summary – 10/6/88							
X		Development Application – 6/30/88							
\dashv	\dashv								
_	_								

CONDITIONAL USE PROJECT NARRATIVE

ON JUNE 13, 1988, A SPECIAL USE APPLICATION WAS APPROVED TO BUILD A SIZZLER RESTAUTANT AT 2440 HIGHWAY 6 & 50, GRAND JUNCTION, COLORADO. ATTACHED FOR REVIEW IS THE PROJECT NARRATIVE USED TO OBTAIN THE SPECIAL USE APPROVAL. THE SIZZLER RESTAURANT IS PRESENTLY UNDER CONSTRUCTION AND IS EXPECTED TO OPEN FOR BUSINESS ABOUT OCTOBER 15, 1988.

THIS CONDITIONAL USE PROPOSAL IS TO ALLOW THE SIZZLER RESTAURANT TO SERVE BEER AND WINE. SIZZLER RESTAURANTS DO NOT HAVE LOUNGES OR LOUNGE AREAS BUT ONLY OFFER BEER AND WINE AS AN ADDITIONAL BEVERAGE CHOICE AS A CONVENIENCE TO THE CUSTOMER WITH THIER MEAL. IN FACT THE LICENSE AGREEMENT FROM SIZZLER RESTAURANTS INTERNATIONAL, INC. PROVIDES THAT "BEER AND WINE ARE TO BE OFFERED TO THE PUBLIC ONLY AS A COMPLEMENT TO THE CUSTOMER'S MEAL". THE CUSTOMER'S BEVERAGE ORDER IS TAKEN IN LINE WHEN THE COSTOMER ORDERS HIS MEAL, ADDITIONALLY THE SERVICE PERSON MAY SERVE THE CUSTOMER BEER OR WINE IF THEY DECIDE TO HAVE EITHER AFTER THEY HAVE BEEN SEATED.

SIZZLER RESTAURANT HOURS OF OPERATIONS ARE FROM 11:00 AM TO 9:30 PM FROM SUNDAY THROUGH THURSDAY AND FROM 11:00 AM TO 10:30 ON FRIDAY AND SATURDAY.

THE SEATING CAPACITY OF THE BUILDING IS 258 SEATS.

THE NUMBER OF EMPLOYEES PER SHIFT WILL BE APPROXIMATELY 30.

THE PROJECT HAS 100 PARKING STALLS.

SINCE SIZZLER RESTAURANTS ONLY SERVE BEER AND WINE AS A COMPLEMENT TO THE MEAL THERE IS NO SPECIAL REQUIREMENT FOR SECURITY OR POLICE SERVICES. OF COURSE SIZZLER RESTAURANT MANAGEMENT WILL TRAIN THE EMPLOYEES AND TAKE THE NECESSARY PRECAUTIONS SO THAT NO BEER OR WINE WILL BE SOLD OR OFFERED TO ANYONE NOT OF SUFFICIENT LEGAL AGE TO PURCHASE BEER OR WINE IN THE RESTAURANT.

THE NECESSARY BEER AND WINE LICENSES WILL BE APPLIED FOR WITH THE STATE OF COLORADO AND THE CITY OF GRAND JUNCTION.

PROJECT NARRATIVE

THE PROPOSED PROJECT IS TO BUILD AND OPERATE A SIZZLER RESTAURANT ON APPROXIMATELY 1.05 ACRES OF LOT 2 MESA MALL SUB-DIVISION, WHICH IS LOCATED ON THE NORTHEAST CORNER OF MESA MALL DRIVE 1 AND HIGHWAY 6 & 50 IN GRAND JUNCTION, COLORADO. THE IMPROVEMENTS TO BE CONSTRUCTED INCLUDE A STANDARD SIZZLER RESTAURANT BUILDING OF APPROXIMATELY 7500 SQUARE FEET HAVING A SEATING CAPACITY OF 250 PEOPLE WITH APPROPRIATE LANDSCAPING AND PARKING AREA CONTAINING 100 PARKING STALLS.

THE CONSTRUCTION OF THE PROJECT IS EXPECTED TO COMMENCE IMMEDIATELY UPON APPROVAL OF THIS SPECIAL USE APPLICATION AND ISSUANCE OF THE NECESSARY BUILDING PERMITS. FUNDING FOR THE PROJECT IS COMPLETED AND IS BEING PROVIDED BY THE PROPERTY OWNER, THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES AS A CONSTRUCTION ALLOWANCE. THE PROJECT WILL TAKE APPROXIMATELY 120 DAYS TO COMPLETE AND OPEN THE RESTAURANT.

IT IS ANTICIPATED THAT THE PROJECT WILL IMPACT THE ENTIRE GRAND JUNCTION VALLEY IN THAT WE WILL BE PROVIDING A NEW RESTAURANT FACILITY THAT WILL BE AVAILABLE AND USED BY THE ENTIRE POPULATION OF THE VALLEY AS WELL AS THE VISITORS TO THE MALL AND GRAND JUNCTION. SIZZLER IS A RESTAURANT CHAIN THAT BEGAN IN 1959 AND PRESENTLY HAS APPROXIMATELY 600 UNITS IN OPERATION IN THE UNITED STATES. THE DEVELOPER OF THE PROJECT IS INTERMOUNTAIN SFSH ENTERPRISES, A FRANCHISE OF SIZZLER RESTAURANT INTERNATIONAL, INC. INTERMOUNTAIN SFSH ENTERPRISES IS A PARTNERSHIP WHICH PRESENTLY OWNS 10 SIZZLER RESTAURANTS IN UTAH AND IDAHO. THE PARTNERS OF INTERMOUNTAIN SFSH ENTERPRISES OWN AND OPERATE A TOTAL OF 39 SIZZLER RESTAURANTS IN UTAH, IDAHO, NEVADA AND WASHINGTON. SIZZLER RESTAURANTS HAVE A BROAD MENU CONSISTING OF FRESH FISH, SHELL FISH, CHICKEN, RED MEAT AND A LARGE SOUP AND SALAD BAR WHICH INCLUDES A PASTA BAR AND TOSTADA BAR. THE CUSTOMERS ORDER IS TAKEN IN LINE AFTER WHICH FULL SERVICE IS PROVIDED AND WE EMPHASIZE SERVICE. IN ADDITION WE WILL HAVE A BANQUET FACILITY FOR SPECIAL GROUP USE.

THE PROJECT IS TOTALLY COMPATIBLE WITH THE SURROUNDING AREA AND RESIDENTS AND IS A NECESSARY ADDITION TO THE AREA PROVIDING AN EXCELLENT FACILITY WITH A BROAD MENU SIT DOWN RESTAURANT WHICH THIS AREA PRESENTLY DOES NOT HAVE. THE MESA MALL DEVELOPERS PLANNED FOR AND THE PRESENT OWNERS HAVE ENCOURAGED A FULL SIT DOWN RESTAURANT TO ENHANCE THE MALL. THE PATRONS OF THE MALL AND THE AREA RESIDENTS HAVE A NEED FOR THE PROJECT.

THE PROJECT MEETS ALL THE CITY'S CRITERIA FOR SPECIAL USES AND COMPLIES WITH ALL APPLICABLE REGULATIONS OF THE CODE. ADEQUATE PUBLIC SERVICES, INCLUDING SEWAGE AND WASTE DISPOSAL, DOMESTIC AND IRRIGATION WATER, GAS, ELECTRICITY ARE AVAILABLE AND WERE INCLUDED IN THE MESA MALL PLANNING. THE PROJECT WILL NOT REQUIRE ANY SPECIAL POLICE OR FIRE PROTECTION WHICH WILL REDUCE THE SERVICES TO OTHER EXISTING USES.

1

THE PROJECT IS COMPATIBLE WITH ADJACENT USES IN APPEARANCE AND SITE DESIGN. THE PARKING LOT LIGHTING WILL BE COMPATIBLE WITH THE MALL PARKING LOT LIGHTING. THE TRAFFIC TO AND FROM THE SITE IS ONTO THE MALL ENTERPRISE ROAD. THE PROJECT WILL NOT HAVE AN ADVERSE IMPACT WITH NOISE, DUST OR ODOR.

OTHER USES COMPLEMENTARY TO AND SUPPORTIVE OF THE PROJECT ARE AVAILABLE, INCLUDING SCHOOLS, PARKS, HOSPITALS, BUSINESS AND COMMERCIAL FACILITIES AND TRANSPORTATION FACILITIES AND THIS PROJECT WILL NOT HAVE ANY ADVERSE EFFECT ON ANY OF THESE EXISTING FACILITIES.

UPON COMPLETION OF CONSTRUCTION THE PROJECT WILL EMPLOY FROM 70 TO 80 EMPLOYEES AND WILL PROVIDE ADDITIONAL SALES TAX REVENUE FOR THE CITY AS WELL AS ADDITIONAL PROPERTY TAXES.

REVIE & SHEET SUMLARY

TLE NO. 3	B6-88 TITLE HEADING	Sizzler Restaurant DUE DATE 9/20/88
ACTIVITY -	PETITIONER - LOCATION	- PHASE - ACRES Petitioner: Sizzler Restaurant
Larry Fol	llet (rep.)	
		(
'ETITIONER	ADDRESS <u>5620 Waterb</u>	ury Way, Ste. A-201 Salt Lake City, UT 84121
:NGINEER	n/a	
ATE REC.	AGENCY	COMMENTS
OTE: WF	RITTEN RESPONSE BY MINIMUM OF 48 HOUR	THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED S PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
/20/88	Development Dept.	The Conditional Use permit is for the allowance of a 3.2 beer license in a restaurant previously approved under a special use permit (development file #18-88). All requirements of the special use permit must be fulfilled prior to final approval for the liquor license.
/20/88	Police Dept.	No problems noted.
/9/88	Building Dept.	No objections or comments.

FF00000 Acres 1.05	000000	0000	ACT	ION SI	HEETO
Units				Zone H.	
					Number
Density	ONDIT	IONAL	USE	2945 - 097	2-10-014
Activity Beer	With the	se in Resta	wan t		
Phase					
	2990 Hu	4 6850		. (
Common Location	DI TO TIM	14 61 50			
Date Submitted	Da	te Mailed Out		Date Posted	
	Period Return by				
		Open Space Fee F			pt #
		Paid (Date)			4444 40.
review agencies -	ABTOTA		**XXXXXX	<u> </u>	* * * * (+) }
Development Dept.	• •				
City Public Works					
O City Engineer					
O Transportation Engineer				0000	
City Parks/Recreation				0	
City Fire Dept.					
City Police Dept.					
County Planning County Engineer					
County Health					
County Parks/Recreation					
Comprehensive Planning					
Floodplain Administration					
G.J. Dept. of Energy					
Walker Field School District					
School District					
rainage					
Water (Ute, Clifton)					- 3
Sewer Dist. (FV, CGV, OM)					a de la companya de
OMountain Bell		0 0			
Public Service (2 sets)	• • 3	•••			
State Highway Dept.					
State Geological		 			
State Health Dept. GJPC (7 packets)					
CIC (9 packets)					10101
OTHER BUILDING DEP					
0					
0					
Ŏ					
. 9					
totals					
· Locus					
V — Ш — —			د		· · · · · · · · · · · · · · · · · · ·
ÖF		υ		1	
GUR 7 10-4-	88 T.11.	119. No. 1-	200-1-1		
4200 0 1/2 - 1	UD LMaitu	ial Use permit	approved		
ď		<u> </u>	11		
<u> </u>					
			·		
					
					•
					<u></u>
11					***************************************
<u> </u>				1111. 0 11	7
				Mile Sother	
4 - / ///		~~~~		244-14	30 00
in See	· 0400 4	ile # 18-88	8		0.0
	· come of	~~~ 10-00	2		#36
***************************************			_/		
i.	Applia	ATION FEE	DECLUE		17
4	425,00 PLL	ATION FEE	HEGUIA	EMENTS	Original Re
	102 FCC	one upan 5	ou 10m, UZI		Original Re
EP BRIND ()	Panable to	s " Cidy of (Grand J	unction"	Do Mottie
i i managarah	1	1			1540Mil
Sprucimit ~~	10000	20000	2000	0000	2022
Manning OC	00000	20000		0000	
Caralanda Lander					

development summary



File ≠	∠ 36-	88 Na	me Sizzlei	r Restaurant	Date	10/6/88	

* FOR CITY COUNCIL INFORMATION ONLY -- NO HEARING REQUIRED

PROJECT LOCATION: 2440 Hwy 6 & 50 (Mesa Mall)

PROJECT DESCRIPTION: Conditional Use Permit for a 3.2 beer license

REVIEW SUMMARY (Major Concerns)							
POLICIES COMPLIANCE	YES	№ *	TECHNICAL REQUIREMENTS.	SATISFIED	NOT # SATISFIED		
Complies with adopted policies	х		Streets/Rights Of Way	x_			
Complies with adopted criteria	х		Water/Sewer	x_	·		
Meets guidelines of Comprehensive Plan	x		Irrigation/Drainage	x			
			Landscaping/Screening	x			
			Other:				

^{*} See explanation below

STATUS & RECOMMENDATIONS:

This site was reviewed in the spring of 1988 for a special use permit to allow the restaurant in an H.O. (Highway Oriented) zone. The petitioner subsequently decided to apply for a Conditional Use permit to allow the sale of beer with meals. There were no outstanding technical issues.

Planning Commission Action

Planning Commission approved the permit on Tuesday, October 4, 1988

