

CONDITIONAL USE PROJECT NARRATIVE

ON JUNE 13, 1988, A SPECIAL USE APPLICATION WAS APPROVED TO BUILD A SIZZLER RESTAURANT 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 THEIR 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 CUSTOMER 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.

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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 SFSSH ENTERPRISES, A FRANCHISE OF SIZZLER RESTAURANT INTERNATIONAL, INC. INTERMOUNTAIN SFSSH ENTERPRISES IS A PARTNERSHIP WHICH PRESENTLY OWNS 10 SIZZLER RESTAURANTS IN UTAH AND IDAHO. THE PARTNERS OF INTERMOUNTAIN SFSSH 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.

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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.

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REVIEW SHEET SUMMARY

FILE NO. 36-88 TITLE/HEADING Conditional Use 3.2 Beer License
Sizzler Restaurant DUE DATE 9/20/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Sizzler Restaurant
Larry Follet (rep.)

PETITIONER ADDRESS 5620 Waterbury Way, Ste. A-201 Salt Lake City, UT 84121

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

1/20/88	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.
1/20/88	Police Dept.	No problems noted.
1/9/88	Building Dept.	No objections or comments.

5/20/88

development summary



File # 36-88 Name Sizzler 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 NO *		TECHNICAL REQUIREMENTS	SATISFIED	NOT SATISFIED *
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: _____		

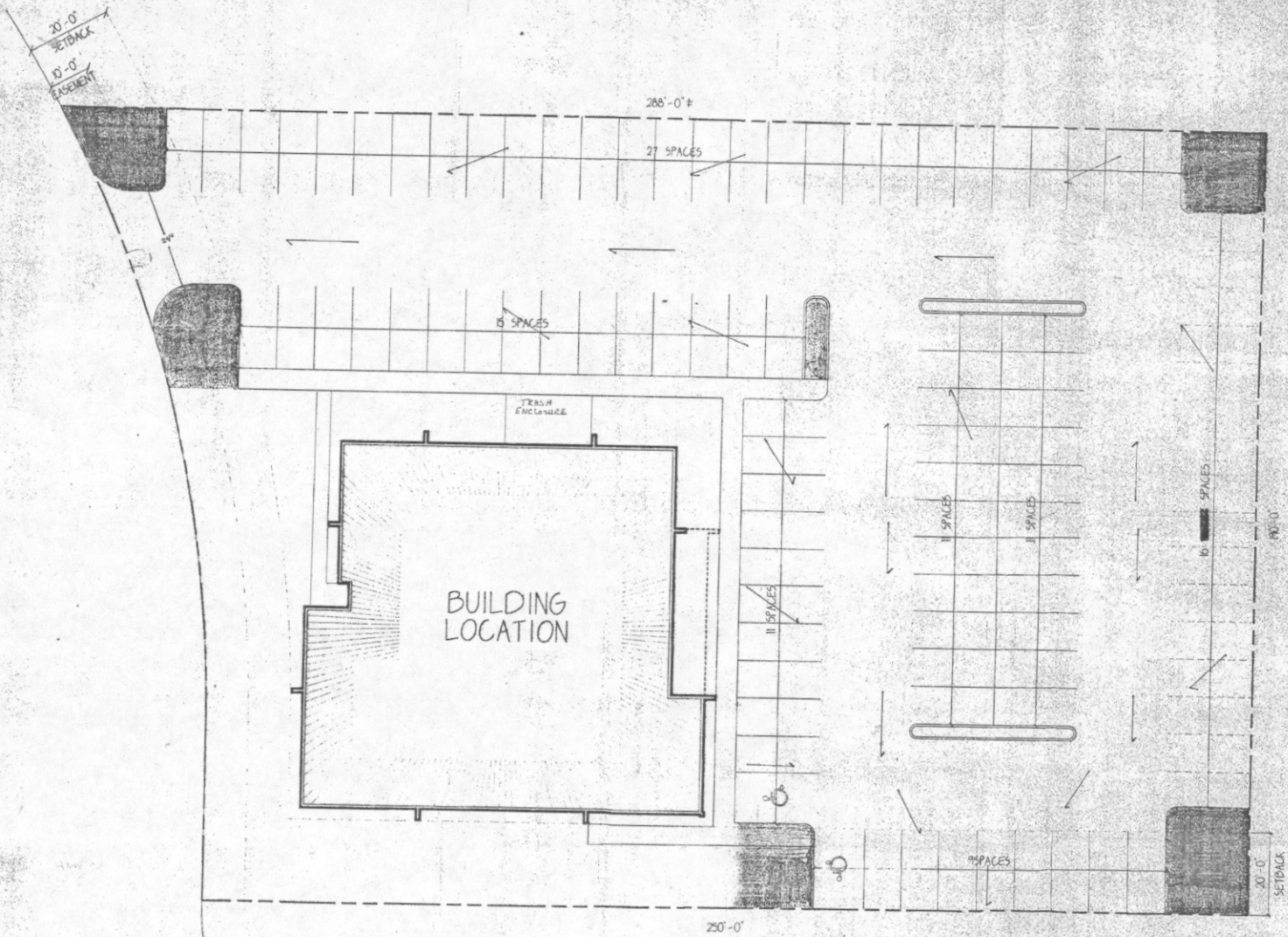
* See explanation below

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



BUILDING LOCATION

TRASH ENCLOSURE

286'-0"

27 SPACES

15 SPACES

11 SPACES

11 SPACES

11 SPACES

10 SPACES

10 SPACES

250'-0"

10'-0"

20'-0" SIDEWALK

20'-0" SETBACK
10'-0" EASEMENT

SITE PLAN

SCALE 1"=10'-0"

- DRAINAGE
- PARKING DIMENSIONS — EA
- PARKING PROVIDED — 140
- TYPICAL PARKING SPACE — 8' X 20'
- TYPICAL DRIVEWAY — 10'
- TYPICAL SIDEWALK — 5'
- PARKING LANDSCAPING AREA
EQUALE 6.5% OF TOTAL PARKING AREA