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File 1990-0044

Name St. Regis Restaurant / Lounge – Conditional Use Permit

	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>			
X	X	<b>Table of Contents</b>			
X	X	<b>Review Sheet Summary</b>			
		Application Form			
		Review Sheets			
		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
X	X	<b>*General project report</b>			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map.			
		Evidence of title, deeds, easements			
X	X	<b>*Mailing list to adjacent property owners</b>			
		Public notice cards			
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X		Legal description			
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		Reduction of any maps – final copy			
		<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or non-bound reports			
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X	X	<b>*Petitioner's response to comments</b>			
		<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	Action Sheet – approved 11/21/90	X	X	Letter from Dave Thornton to Jack Elliott re: violation of City Code regarding off-street parking – 10/31/90
X	X	Review Sheet Summary	X		Letter from Dave Thornton to Jack Elliott re: submittal fro the conitional Use Permit is complet will be heard 11/9/90 – 11/1/90
X		Review Sheets	X	X	Site Plan
X		Development Summary – 11/6/90			
X	X	City Council Minutes - ** - 11/21/90			
X		Development Application – 9/26/90			
X	X	Planning Clearance - ** - 5/9/89			
X		Warranty Deed – Grand Junction Lodge #575 – Elks conveys to Jack D. Elliott – 5/11/88			
X	X	Planning Commission Minutes - ** - 11/6/90			
X	X	City Council Agenda - ** - 11/16/90			
X		Certificate of Occupancy – 3/4/91			
X	X	Impact Statement / Project Narrative – 9/26/90			
X		Public Notice Posting – 10/25/90			
X		Notice of Public Hearing – 11/21/90			
X	X	Daily Sentinel Article “New Owners Work to Restore Former Glory to The Regis” – 10/16/90			

IMPACT STATEMENT / PROJECT NARRATIVE

FOR: 359 Colorado Avenue  
Grand Junction, Colorado

Att: Grand Junction Planning Commission

September 26, 1990

1. The proposal is to open a restaurant/lounge on the ground floor of
  2. "The Regis", located at 359 Colorado Ave., Grand Junction, Colorado.
  3. The proposal is presently under remodel/construction. Phase I which is the ground floor restaurant/lounge is projected to be completed, and ready for use November 15th, 1990. Phase II which will be the remodel/construction of floors two and three, into nice office rental spaces is projected to be completed one year later. (December 1991)
  4. The area impacted by the proposal is the downtown area.
  5. The compatibility of the proposal in relation to the surrounding area is very inductive to a need for a nice restaurant/lounge and business office space.
  6. The services to be provided, both public and private is a very nice restaurant/lounge with a decor of the "gay 90 era", which is very much in keeping with the building structure itself, which was built in 1893. In addition nice business office rentals in this location should be highly beneficial to the downtown area.
  7. There are no special considerations to be addressed that I know of.
  8. We are requesting no rezones, special uses, etc..
- A. The type of operation will be with greatest emphasis upon providing and excellent restaurant, with the lounge complimenting the restaurant in all phases.
  - B. The hours of operation are 10:00 A.M. till 11:00 P.M., seven days/wk.
  - C. The seating capacity of our restaurant/lounge will not exceed 247.
  - D. The number of employees per shift projected is three for the lounge and nine for the restaurant for a total of 12 employees.
  - E. The parking availability seems to be quite good due to a public parking lot across the street with 134 parking spaces. This public parking lot is normally quite empty after 5:00 P.M., when "The Regis" parking needs would increase. There also is very good street parking, especially after 5:00 p.m.. The Regis structure is built on the entire property, and, hence, we have no way to increase the number of parking spaces
  - F. Any other departments contacted? Yes, we have applied for a liquor license thru the City of Grand Junction - Clerks office.
  - G. I have no other special considerations to be addressed, other than I will assure you that "The Regis" shall be a very nice place of business.

The above furnished by:

*Jack D. Elliott*

Jack D. Elliott -owner

Amendment to:  
IMPACT STATEMENT / PROJECT NARRATIVE

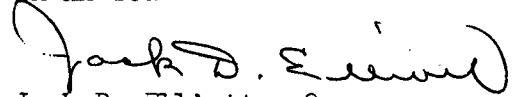
dated Sept. 26, 1990  
Re: "THE REGIS"

Att: Grand Junction Planning Commission

Item B

Upon further review of the "hours of operation" I request that  
the hours read: 11:00 A.M. till 11:00 P.M.

Thank You



Jack D. Elliott - Owner

dated September 28, 1990

2945-143-21-001  
J. M. Sampliner, EST.  
c/o J. S. Gormley, Agent  
P.O. Box 1508  
Grand Junction, CO. 81502

2945-143-21-002  
Central Bank of Grand Junction  
P.O. Box 608  
Grand Junction, CO. 81502

2945-143-21-003  
Thomas J. Golden, ETAL  
464 N. Sherwood Drive  
Grand Junction, CO. 81501

2945-143-21-004  
Thomas J. Golden, ETAL  
464 N. Sherwood Dr.  
Grand Junction, CO. 81501

2945-143-21-005  
Thomas J. Golden, ETAL  
464 N. Sherwood Dr.  
Grand Junction, CO. 81501

2945-143-21-006 Through 008  
Brown's General Office Inc.  
846 Higuera #2  
San Luis Obispo, CA 93401

2945-143-21-941  
Grand Junction Colorado  
Parking Authority  
250 N. 5th  
Grand Junction, CO 81501

2945-143-22-005  
Roland A. Raso  
3350 Star Ct.  
Grand Junction, CO 81506

2945-143-22-023  
The First National Bank  
Corporation Inc.  
c/o Avtax Inc.  
P. O. Box 2798  
Littleton, CO 80161-2798

2945-143-22-024  
U. S. Bank of Grand Junction  
c/o Avtax  
P. O. Box 2798  
Littleton, CO 8161-2798

2945-143-27-001 and 002  
U. S. Bank of Grand Junction  
c/o Avtax Inc.  
P. O. Box 2798  
Littleton, CO 8161-2798

2945-143-27-005  
U. S. Bank of Grand Junction  
c/o Avtax Inc.  
P. O. Box 2798  
Littleton, Co 8161-2798

2945-143-27-003  
M. Elizabeth Davis and  
Maricaye Daniels  
337 Colorado Ave.  
Grand Junction, CO 81501

2945-143-27-972  
Grand Junction Elks Home Asso.  
249 S. 4th Street  
Grand Junction, CO 81501

2945-143-28-001  
Billy E. & Patricia M.  
Thompson  
401 Colorado Ave.  
Grand Junction, CO 81501

2945-143-28-003  
Joane Costanzo  
2680 Paradise Way  
Grand Junction, CO 81506

2945-143-28-008  
R. J. Thurlow, Jr. & Daniel R.  
Thurlow  
1979 E 7/8 Road  
Grand Junction, CO 81503

2945-143-28-009  
Billy M. Jones  
425 N. 27th Street  
Grand Junction, CO 81501

2945-143-28-101  
Melvin D. Speakman  
2753 Unaweep Ave.  
Grand Junction, CO 81503

2945-143-28-991  
Mesa County School District 51  
c/o Industrial Dev. Co.(Muserm)  
248 S. 4th Street  
Grand Junction, CO 81501

2945-143-33-945  
City of Grand Junction  
Whitman Park  
250 No. 5th Street  
Grand Junction, CO 81501

2945-143-34-003 and 004  
U. S. Bank of Grand Junction  
c/o Avtax  
P. O. Box 2798  
Littleton, CO 80161-2798

2945-143-34-019  
U. S. Bank of Grand Junction  
c/o AVTAX  
P. O. Box 2798  
Littleton, CO 80161-2798

2945-143-34-005  
Annie C. Kupecz, ETAL  
545 N. 17th Street  
Grand Junction, CO 81501

2945-143-34-006  
M/T Investments  
220 S. 13th Street  
Grand Junction, CO 81501

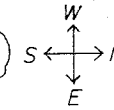
2945-143-34-007  
Nancy J. Edgington  
707 N. 7th Street  
Grand Junction, CO 81501

2945-143-34-007  
The Sterling, CO  
P. O. Box 746  
Grand Junction, CO 81502

OWNERS Jack D. + Barbara G. Elliott  
 3780 Ridgeway Circle  
 Grand Junction, Co. 81506  
 245-6542 # 44 90

OCT 1 1990

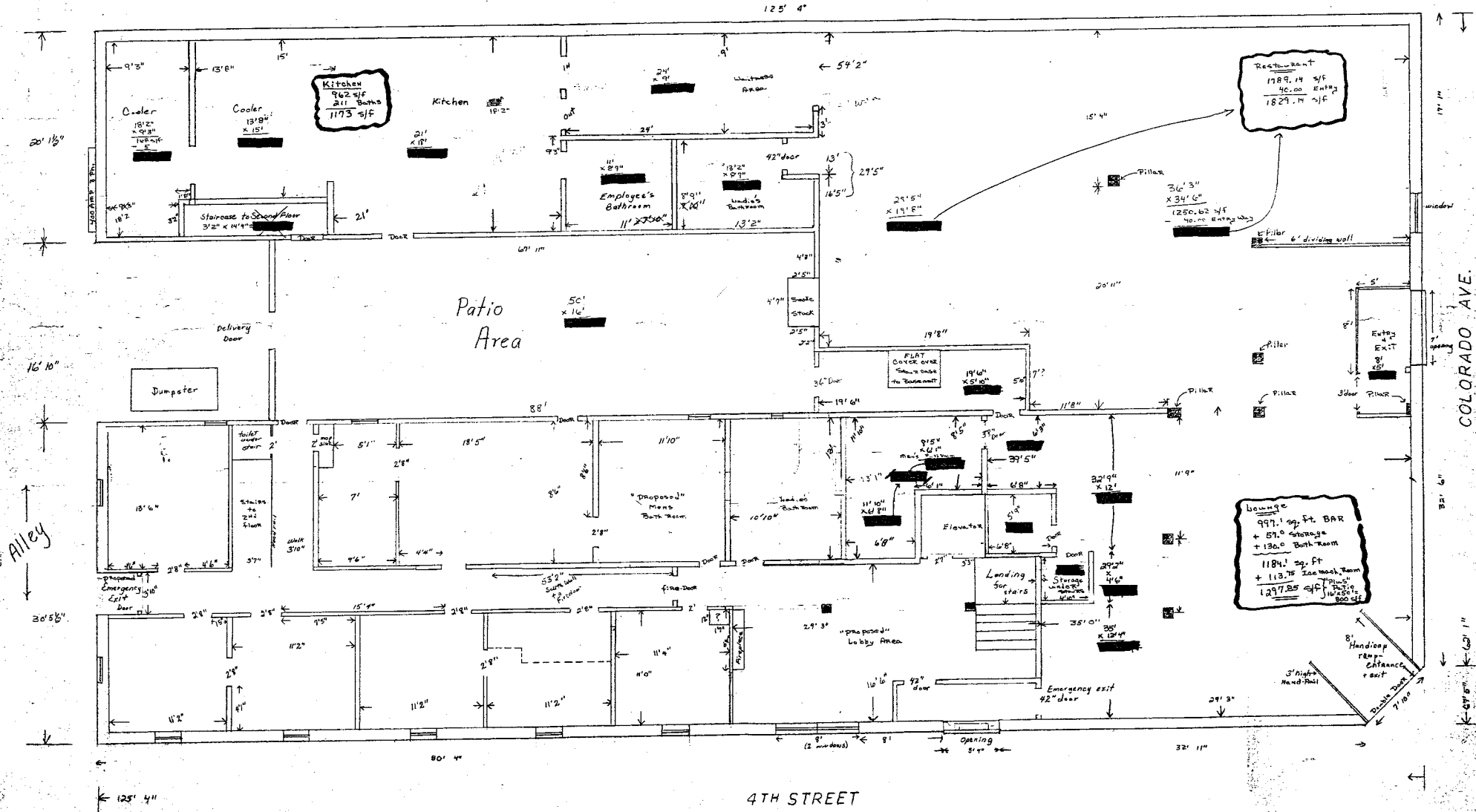
1829.14 5/1 Restaurant Area  
 1173.00 5/1 Kitchen Area  
 3002.14 5/1 Total



THE REGIS  
 359 COLORADO AVE  
 1ST FLOOR

SCALE 1/4" = 1' 2/25/89

Original  
 NOT Remove  
 Room Office



125' 4"

4TH STREET

COLORADO AVE.

REVIEW SHEET SUMMARY

FILE NO. #44-90 TITLE HEADING: Conditional Use for Liquor License

ACTIVITY: Conditional Use for a Liquor License for Restaurant/Lounge - Regis

PETITIONER: Jack D. Elliott

REPRESENTATIVE: Self

LOCATION: 359 Colorado Avenue

PHASE: Final

ACRES: .2

PETITIONER'S ADDRESS: 3730 Elderberry Cr, Grand Jct, CO

ENGINEER: None

STAFF REPRESENTATIVE: David Thornton

RESPONSE NECESSARY

by NOV 2 1990

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.  
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CITY POLICE DEPARTMENT 10/15/90  
J.E. Hall 244-3577

Do not anticipate this would have any adverse impact on the Police Department.

CITY ATTORNEY 10/17/90  
Dan Wilson 244-1505

1. Public parking doesn't qualify" to meet the parking requirements of the Code.
2. Otherwise, it's is nice to see this project!

CITY FIRE DEPARTMENT 10/8/90  
George Bennett 244-1400

We don't have a problem with this Conditional Use as long as all application codes and standards are complied with. A final inspection to determine compliance will be conducted upon completion of the remodel-construction.

CITY PROPERTY AGENT 10/17/90  
Tim Woodmansee 244-1565

Petitioner should contact the City Property Agent at 244-1565 regarding the creation of a special improvement district for reconstruction of the alley surface. If they are unsuccessful in the venture, funds will need to be escrowed in the amount of \$22.50 per linear foot of property abutting the alley right-of-way.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**David Thornton 244-1447**

10/23/90

1. All signs existing or proposed will not be allowed to flash, move, blink, change color, chase, or have other animation effects.
2. Sign permits are required and must be obtained by a licensed sign contractor.
3. We concur with the Downtown Development Authority's comments concerning parking. At present, public parking facilities can be used to provide needed parking for the restaurant. Although, in the future when the 2nd and 3rd floors of St. Regis are renovated, an alternative solution will need to be approved.
4. A written response to all review sheet summary comments is required by the petitioner and must be in our office within 48 hours of the Planning Commission public hearing to be held November 6, 1990. It is the petitioner's responsibility to work with each review agency on any problems or concerns addressed.
5. What is the seating capacity of the restaurant/lounge?
6. As per conversation, future renovation of the remaining floors could include residential condominiums. Currently the zoning does not allow residential uses; therefore, a rezone would be needed for this property. The Downtown Development Authority and Community Development staff are considering possible rezoning to a business zone (which would allow residential with a Conditional Use permit) for this entire block and area along Colorado Avenue. Petitioner will need to check with staff before proceeding with residential development.
7. We recommend that the petitioner look into the possibilities of obtaining parking arrangements (lease agreement, etc.) and obtain customer parking at the parking lot immediately to the west and adjacent to the Regis. This would help alleviate some of the parking concerns.
8. The Community Development's and the Downtown Development Authority's staffs are still looking at developing a policy for payment in lieu of parking for the downtown area. If additional private off-street parking for this development cannot be secured, the petitioner may be required to pay into that fund.

**Downtown Development Authority**  
**Barbara Creasman 245-2926**

10/18/90

I received your review for "The Regis" and wish to provide you with the following comments.

The St. Regis has been an eye sore and was verging on becoming a real hazard, when Mr. Elliott decided to renovate the building. We are really excited that this space will once again be used productively.

Further, we understand the concern for the City's parking requirements. At this location there is no reasonable alternative for the owner to acquire additional parking. Further, it is my understanding that if the business had continued, this would be considered the same use and be grandfathered in without additional parking required.

Downtown Development Authority - continued  
Barbara Creasman 245-2926

10/18/90

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It is probably reasonable to expect that a good portion of the lunch crowd will walk and there should be more than ample parking in the evenings.

However, with the development of the second and third floors, a better solution should be sought.

With the recent DDA TIF bond issue, we propose to update our planning documents and specifically focus on parking and corridor improvements. At that time, we should address these issues. This situation could be a good use of the payment in lieu of parking plan. The policies could also be reviewed, amended or reactivated.

This is an issue which we should work closely with planning to develop a reasonable, workable system.

Please let me know if I can be of any further assistance.

Thanks for your input.





October 31, 1990

Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

Mr. Jack Elliott  
3730 Elderberry Circle  
Grand Junction, Colorado 81506

RE: Parking for St Regis Restaurant and Lounge

Dear Mr Elliott:

As per our previous conversation and review sheet comments from the City Attorney's office, there is a major concern for providing private off-street parking for the St Regis. The fact that there is no private off-street parking violates the City's current Zoning and Development Code. As a result there is a chance that Planning Commission may deny your application for a Conditional Use Permit. I advise you to secure by lease, direct acquisition or otherwise, private off-street parking. Such parking arrangements will increase your chances of having your conditional use permit approved. If Planning Commission does deny your application, you will have the right to appeal their decision to City Council on November 21, 1990.

Respectfully,

  
Dave Thornton  
Planner

CC: John Shaver, Assistant City Attorney

dlt

"Original"  
J.D.E.

Activity: Conditional use for a Liquor License for Restaurant/Lounge at 359 Colorado Avenue, aka "THE REGIS".

from: Jack D. Elliott  
3730 Elderberry Circle  
Grand Junction, Co. 81506  
November 1, 1990

GENERAL INTRODUCTION:

I Jack D. Elliott received a phone call from a "city employee" October 31, 1990, and this individual requested an appointment to see me. This individual met me at the Regis, and we spent approximately 30 minutes together. I at first thought that this person simply wanted to see the Regis, and to generally see how the re-model project was coming along, however, since this person seemed to focus on one topic primarily, it started to make me realize the importance of a favorable vote by the Grand Junction Planning Commission. This person indicated to me that possibly the "conditional use" would be denied, and that I may then have to appeal to the City Council.

At this meeting I told this person about a rather serious problem that I had a few months ago with a "non-profit" organization here in Grand Junction, and, that I was concerned that since that group contained, what I would call many powerful individuals, what forces they may possibly bring to bear to affect the out-come of this public hearing on my "conditional use". I certainly hope that you who are serving on the Grand Junction Planning Commission are not aware of this problem which I have had with the "non-profit organization" in question, and if you are aware of it that you will not let that sway your integrity on this issue.

In general-I do not see the difference between a "conditional use" of this property if the use is to be a restaurant/lounge or some other retail store of similar traffic flow or if the property were rented out for a number of smaller retail shops and their traffic flow.

Ladies and Gentlemen I sincerely request your favorable yes vote on this application for "conditional use" of the property at 359 Colorado Avenue.

The structure at 359 Colorado Avenue has existed since the year 1893 and it is my intention that the original high quality of this building shall be brought back. Each of you are certainly invited to tour the building and make your own judgement on this matter. Any requirements that may be applied I will certainly abide with, along with all other property owners in the vicinity.

SPECIFIC RESPONSE TO "REVIEW SHEET SUMMARY"

City Police Department - 10-15-90

I shall do my best to have no adverse impact on the Police Department.

City Attorney - 10-17-90

Due to the existing structure covering the entire property, it seems that public parking is my only option. I am in favor of any good parking plan project that the city may have presently, or may create in the future, however, I fully agree with the stated summation of Barbara Creasman, Downtown Development Authority.

City Property Agent

- 10-17-90

I look forward to talking with you regarding your reference to the creation of a special improvement district for reconstruction of the alley surface. I, in the course of the re-model of the Regis have not used the "alley" any more than normal, but, I would certainly participate financially my share along with other property owners that border on this alley. I fail to see that our success or failure having any effect on "alley" reconstruction, since these charges would logically be imposed by the City of Grand Junction, hence, a legal charge against the "real property".

Community Development

- 10-23-90

- Item #1 Signs - I agree
- Item #2 Sign Permits - I agree
- Item #3 Parking - I agree - in accordance to my statement on page 1 to the City Attorney.
- Item #4 Written Response - I agree
- Item #5 Seating capacity of the restaurant lounge is 247. (see attached)
- Item #6 Use of 2nd and 3rd floors - is to be office space. No condominiums planned, since plumbing would be too major a problem.
- Item #7 Parking - I have tried to purchase the small parking lot to the west, and it is not for sale. Please refer to Site Plan - Q I feel that public parking is extremely adequate.
- Item #8 Parking - I agree

Downtown Development Authority

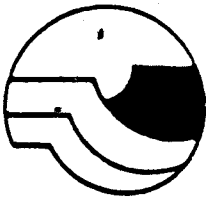
- 10-18-90

Thank-you for your response - I look forward to working with the Downtown Development Authority.

Note: 25 copies  
submitted to  
Planning Department

This response to: REVIEW SHEET SUMMARY  
File No. 44-90 prepared by:

 Nov. 1, 1990  
Jack D. Elliott



10/17

Mesa County  
Building  
Inspection

750 Main Street  
P.O. Box 20,000-5005  
Grand Junction, Colorado  
81502-5005

Building Inspection  
**(303) 244-1631**

October 16, 1990

Mr. Jack Elliott  
The Regis  
359 Colorado Avenue  
Grand Junction, Colorado 81501

Dear Jack:

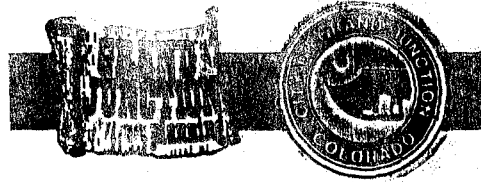
The occupant load for The Regis will be set at 247. This loading is for the restaurant and lounge only. At such time as other areas of the building are completed and ready for occupancy. The occupant load will be adjusted accordingly.

Should you need additional information, please contact me at 244-1656.

Sincerely,

Robert L. Lee  
Assistant Building Official

# development summary



File # 44-90 Name Regis Restaurant & Lounge Date 11/06/90  
 Conditional Use for Liquor License

PROJECT LOCATION: 359 Colorado Avenue

## PROJECT DESCRIPTION:

A request for a Conditional Use for a liquor license on approximately 0.2 acres in a Heavy Commercial (C-2) Zone.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED	NOT SATISFIED *
	YES	NO			
Complies with adopted policies	X		Streets/Rights Of Way n/a		
Complies with adopted criteria *		X	Water/Sewer n/a	/	
Meets guidelines of Comprehensive Plan			Irrigation/Drainage n/a		
			Landscaping/Screening n/a		
			Other: _____		

\* See explanation below

\* Petitioner was unable to meet the parking requirements of the Zoning and Development Code.

## STATUS & RECOMMENDATIONS:

The Zoning and Development Code requires one private, off-street parking space per each three seats of designed seating capacity for a restaurant. This particular restaurant would require approximately 82 parking spaces. The petitioner was unable to obtain any private parking because of the limited space available in the entire downtown area. Although this request was denied, the Planning Commission requested that the City Council make a special consideration and possibly a policy change for the parking requirements in the downtown area.

### Planning Commission Action

Planning Commission denied the request for the Conditional Use Permit 3-1. The petitioner appealed at the hearing.

