

SUBMITTAL CHECKLIST

REVOCABLE PERMIT

Location: 4th & Colorado

Project Name: St. Regis

ITEMS		DISTRIBUTION																TOTAL REQ'D.		
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Fire Department	City Police Department	City Attorney	City Sanitation	City Downtown Dev. Auth.	City Council	County Planning	Irrigation District	Drainage District	Water District	Sewer District	U.S. West		Public Service	GVRP
Original Do NOT Remove From Office #72 94 <i>fee paid upon approval</i>																				
● Application Fee <i>\$50 plus recording</i>	VII-1	1																		
● Submittal Checklist*	VII-3	1																		
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Names and Addresses	VII-3	1																		
● Legal Description	VII-2	1		1																
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Vicinity Sketch	IX-30	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.



SIGHTLER ASSOCIATES

2747 1/2 Parkwood Drive
Grand Junction, Colorado
81503-2040

(303-241-6872)

December 10, 1993

Mr. & Mrs. Harley Nelson
c/o 359 Colorado Avenue
Grand Junction, Colorado
81501

RE: December 9, 1993 Structural Inspection of your Construction to my Firm's Mitigation Plans and Specifications for the West and North Wings of "The Regis Building" located at 359 Colorado Avenue, Grand Junction, Colorado.

Dear Mr. & Mrs. Nelson:

With my inspection with you yesterday as mentioned above, I found that your construction generally complies to my firm's Mitigation Plans and Specifications for the West and North Wings and Fully meets my firm's Structural Intent of meeting Chapter 23 Load Requirements of the 1988 Uniform Building Code for Commercial Office Buildings.

These Load Adequacies and Requirements are as Follows:

Vertical Loads:

Roof Dead Load of 20 Pounds per Square Foot
Roof Snow Load of 30 Pounds per Square Foot
3rd Floor Dead Load of 15 Pounds per Square Foot
3rd Floor Live Load of 50 Pounds per Square Foot
2nd Floor Dead Load of 15 Pounds per Square Foot
2nd Floor Live Load of 50 Pounds per Square Foot
1st Floor Dead Load of 15 Pounds per Square Foot
1st Floor Live Load of 50 Pounds per Square Foot
1st Floor Dance Live Load of 100 Pounds/Square Foot
Basement Floor Dead Load of 50 Pounds/Square Foot
Basement Floor Live Load of 50 Pounds/Square Foot

Vertical Loads:

Wind Loads for 70 Mile per Hour for Exposure "C"
Seismic Loads for Seismic Zone Load Factor "1"

(Structural Inspection Letter Cont'd)

If you have questions or comments on our Firm's findings or Load Limitations as mentioned above, please feel free to call us at telephone number 241-6872 or contact my firm at the above address within the next ten days, or my firm will assume you concur with our findings.



Sincerely,
Sightler & Associates

William Joseph Sightler, Jr.

William Joseph Sightler, Jr. P.E.
President/Structural Engineer

Date

December 10, 1993

WJS:cjs

2945-143-27-000 + 003

U.S. Bank of Grand Junction
C/O AVTAX, Inc.
P.O. Box 2798
Littleton, CO 80161-2798

First National Bancorporation
C/O AVTAX, Inc.
P.O. Box 2798
Littleton, CO 80161-2798

Roland A. Raso
3350 Star Court
Grand Junction, CO 81506-1944

Sean Forey
422 Brach Drive
Grand Junction, CO 81503-2756

Thomas J. Golden
207 County Club Park
Grand Junction, CO 81503-1612

Brown's General Office, Inc.
846 Higuera Street, Suite 2
San Luis Obispo, CA 93401-3691

Davis M. Stern
1740 Broadway, Stop 8691
Denver, CO 80274-8691

Grand Junction Colorado
Parking Authority
Grand Junction, CO 81501

Emte Limited Liability Co.
518 28 Road, Suite A100
Grand Junction, CO 81501-6557

Norwest Bank
4th & Main Street
Grand Junction, CO 81501



Virgil Z. VanDyke
2703 Caribbean Drive
Grand Junction, CO 81506-1717

Peter J. Atkinson
3173 1/2 Bookcliff Avenue
Grand Junction, CO 81504-6051

Ed Hokanson
P.O. Box 2041
Grand Junction, CO 81502-2041

Nancy J. Edginton
707 N. 7th Street
Grand Junction, CO 81501-3201

City of Grand Junction
Parks & Recreation/Whitman Park
1340 Gunnison Avenue
Grand Junction, CO 81501

Billy E. Thompson
401 Colorado Avenue
Grand Junction, CO 81501-2510

Joanne Costanzo
2680 Paradise Way
Grand Junction, CO 81506-8630

R.J. Thurlow, Jr.
421 Colorado Avenue
Grand Junction, CO 81501-2510

Billy M. Jones
425 N. 27th Street
Grand Junction, CO 81501-7964

George R. Todd
2776 Webster Road
Grand Junction, CO 81503-2250

Melvin D. Speakman
2753 Unaweep Avenue
Grand Junction, CO 81503-2091

Mesa County School District #51
C/O Industrial Development (Museum)
248 S. 4th Street
Grand Junction, CO 81501-2504

#72 94

St Regis
RVP-1994-072
RZ-1994-084

October 19, 1999

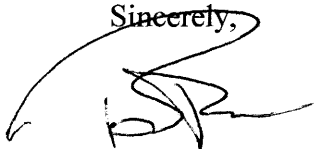
Community Development Director
City of Grand Junction
Grand Junction, CO 81502

Re: Waiver of Conditional Use Permit

Location: 359 Colorado Avenue, Suite 102, Grand Junction, CO 81502

The above property has been leased by Karbar, Inc., dba Capers on Colorado. A restaurant is planned that will serve alcohol in conjunction with food for consumption on the premises. The sale of said beverages will comprise less than 25% of the gross receipts.

Sincerely,

A handwritten signature in black ink, appearing to be 'Barry Turner', written over a circular scribble.

Barry Turner
President, Karbar, Inc.

STAFF REVIEW

FILE: 73-94

DATE: April 28, 1994

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Door Swing, Ramp and Canopy

LOCATION: 359 Colorado Avenue (St. Regis Hotel)

APPLICANT: Harley Nelson

EXISTING LAND USE: Commercial - Restaurant

PROPOSED LAND USE: Commercial - Office / Restaurant

SURROUNDING LAND USE:

NORTH: Parking Lot

SOUTH: Commercial - Elks Club

EAST: Commercial

WEST: Commercial - Hotel Melrose

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow construction of a canopy and accessible ramps which will encroach into the public right-of-way for 4th Street adjacent to the property located at 359 Colorado Avenue.

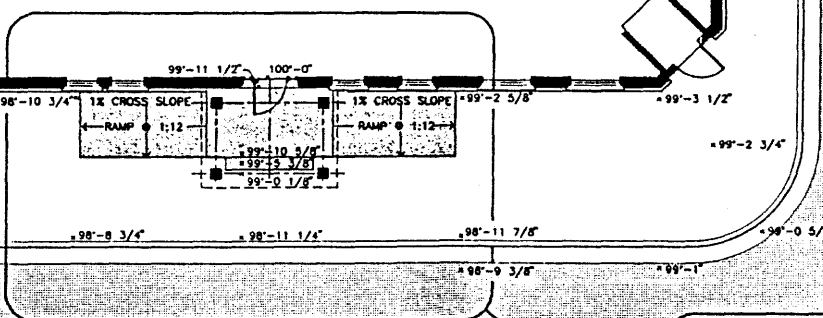
STAFF ANALYSIS: The property owner, Harley Nelson, is continuing to rehabilitate the historic St. Regis Hotel. Part of the restoration will include replacement of a canopy on the east-facing facade and a landing with accessible ramps on either side. The petitioner has worked with the City Engineer while developing the proposal. It is not likely that this portion of the 4th Street right-of-way will be needed, and there will still be over 6 feet of unobstructed sidewalk along this portion of 4th Street.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

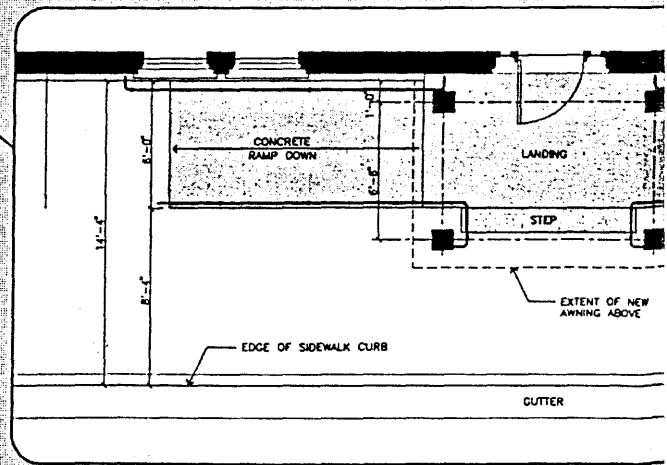
STAFF RECOMMENDATION: Review and adopt proposed resolution

ST. REGIS HOTEL

COLORADO AVE



4TH STREET



ST. REGIS
GRAND JUNCTION, COLORADO

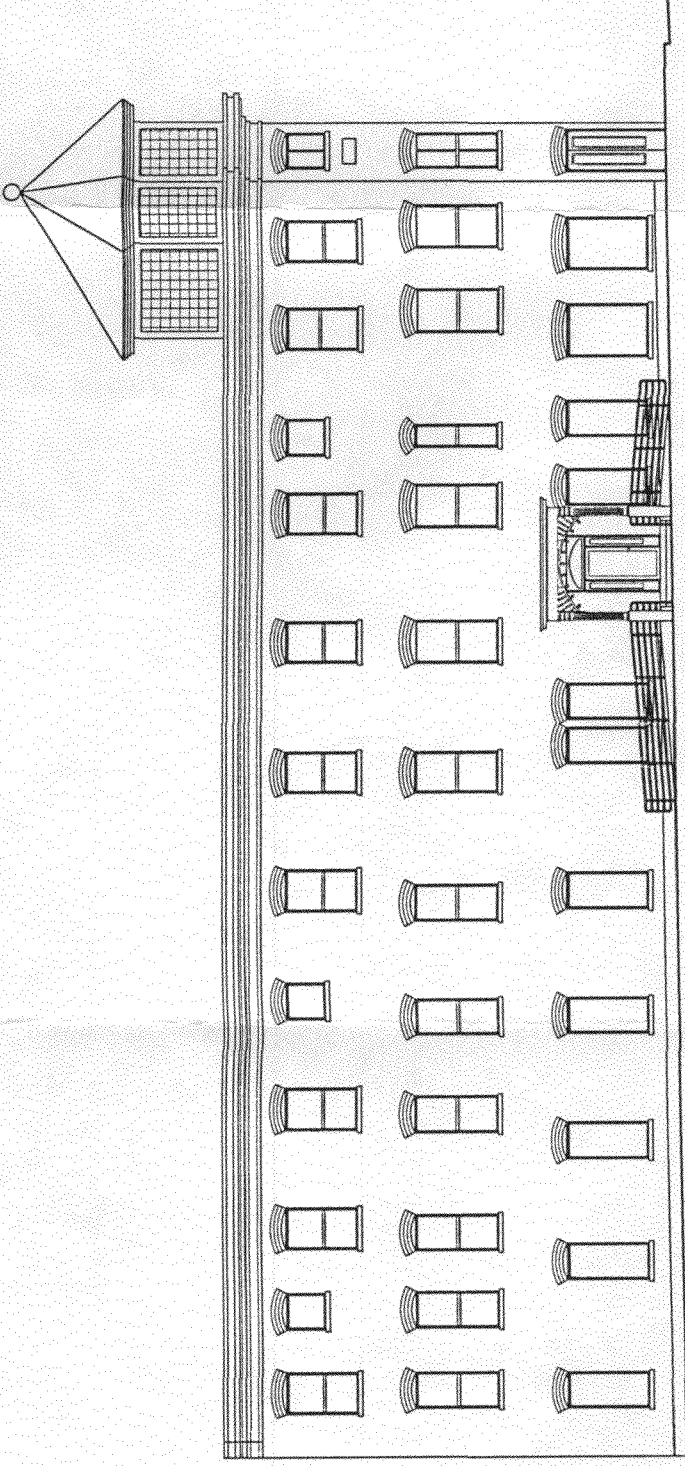
Date
04/02/94

Revisions

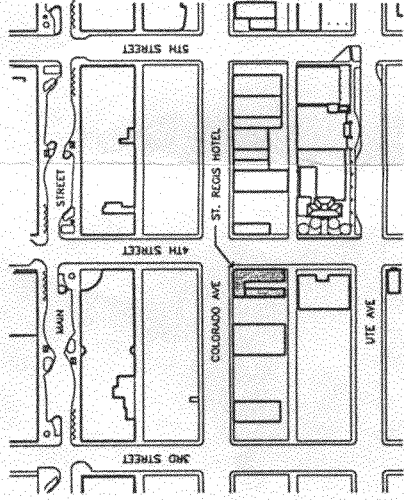
Sheet No.

A1

CHAMBERLIN
ARCHITECTS
437 MAIN STREET
GRAND JUNCTION, CO. 81502
PHONE: (303) 342-8004



1 EAST ELEVATION
1/8" = 1'-0"



2 LOCATION PLAN
NOT TO SCALE

**ST. REGIS HOTEL
REQUEST FOR REVOCABLE PERMIT**

PROJECT NARRATIVE

As part of the remodeling at the St. Regis Hotel, the east entrance will provide access to an elevator lobby serving three floors on the north and east sides of the building. The east exterior door must swing out in the direction of travel in accordance with building code requirements. In order to maintain the original masonry opening at the door and still provide ADA accessibility, the door must be installed in the original door frame location. As a consequence, the outswinging door will extend into the right-of-way more than the allowed twelve inches as prescribed by the U.B.C. The U.B.C. requirement is in place to prevent pedestrians from being hit by the outswinging door.

In addition, the finished floor of the lobby is 11 inches above the existing sidewalk elevation, and two steps now make the transition from sidewalk to the interior floor level. In order to solve the problems of elevation and the door swing, a ramp and stair and a new entrance canopy are proposed, matching an original canopy at the east door. The canopy would be supported on four decorative columns and the columns closest to the building would be located to provide "protection" to approaching pedestrians from the outswinging door.

The addition of the entrance canopy at the restored doorway will complement the efforts to restore the St. Regis to its original appearance. The addition of the ramp and stair will provide full accessibility to the building and to its occupants.

narrative.330

Original
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From Office

72 94

TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE IN MARGIN ON EACH SIDE.

St. Regis Hotel
359 Colorado Avenue
Grand Junction, Colorado

Parcel 2945-143-27-006; Lot 15 and 16, Block 124

Original
Do NOT Remove
From Office

#72 94

