





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

16

Receipt 1186  
 Date 4-3-94  
 Rec'd By [Signature]  
 File No. 84 94

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We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone			345 & 359 Colorado	From: C-2 To: B-3	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER       DEVELOPER       REPRESENTATIVE

Name: Harley & Catherine Nelson      Name: Same      Name: Same

Address: 193 Webster      Address:      Address:

City/State/Zip: Grand Junction, CO 81503      City/State/Zip:      City/State/Zip:

Business Phone No.: 242-1974      Business Phone No.:      Business Phone No.:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X Harley V. Nelson      4/26/94  
 Signature of Person Completing Application      Date

X Harley V. Nelson      Catherine S. Nelson  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

# SUBMITTAL CHECKLIST

## REZONE

Location: 359 Colorado

Project Name: St. Regis Hotel

ITEMS	DISTRIBUTION														
<p style="text-align: center;">884 94</p> <p style="text-align: center;">DESCRIPTION Original Due 1st Working day Do NOT Remove of month for hearing From Office 1st Tuesday of following month</p>	<p>SSID REFERENCE</p>	<p>City Community Development</p>	<p>City Dev. Eng.</p>	<p>City Utility Eng.</p>	<p>City Property Assessor</p>	<p>City Attorney</p>	<p>City G.J.P.C. (8 sets)</p>	<p>City Downtown Dev. Auth.</p>	<p>City Council</p>	<p>City Parks and Rec.</p>	<p>City Fire Department</p>	<p>County Planning</p>	<p>Walker Field</p>	<p>16 TOTAL COPIES</p>	
● Application Fee \$330	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
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1
● Evidence of Title / Title Insurance	VII-2	1		X	1										
<del>● Appraisal of Raw Land</del>	<del>VII-1</del>	<del>1</del>													
<del>● Names and Addresses</del>	<del>VII-3</del>	<del>1</del>													
<del>● Legal Description</del>	<del>VII-2</del>	<del>1</del>													
○ Deed	VII-1	1			1	1									
○ Easement	VII-2	1	1	1	1	1									
○ Avigation Easement	VII-1	1			1	1									
○ ROW	VII-3	1	1	1	1	1									
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1	1
<del>● Location Map Full</del>	<del>IX-21</del>	<del>1</del>													
● Vicinity Sketch / Site Plan	IX-33	1	1	1	1	1	8	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.

**PRE-APPLICATION CONFERENCE**

Date: 4/27/94  
Conference Attendance: Kristen Ashbeck, Harley Nelson  
Proposal: Rezone from C-2 to B-3  
Location: 359 Colorado - St. Regis Hotel

Tax Parcel Number: 2945-143-27-006 \$ 005

Review Fee: \$330

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? \_\_\_\_\_

Adjacent road improvements required? \_\_\_\_\_

Area identified as a need in the Master Plan of Parks and Recreation? \_\_\_\_\_

Parks and Open Space fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Recording fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Half street improvement fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Revocable Permit required? \_\_\_\_\_

State Highway Access Permit required? \_\_\_\_\_

Applicable Plans, Policies and Guidelines \_\_\_\_\_

Located in identified floodplain? FIRM panel # \_\_\_\_\_

Located in other geohazard area? \_\_\_\_\_

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? \_\_\_\_\_

Avigation Easement required? \_\_\_\_\_

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other \_\_\_\_\_
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: \_\_\_\_\_

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

**PRE-APPLICATION CONFERENCE**

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Harley Nelson  
Signature(s) of Petitioner(s)

X [Signature]  
Signature(s) of Representative(s)

# REPORT CHECKLIST AND OUTLINE

## GENERAL PROJECT REPORT

### CHECKLIST

OK NA

Typed text

Size: 8½ x 11" format

Bound: If more than 1 page, use a staple.

Name of report on a title page or on the first page of text

### OUTLINE

- (A) Project Description
  - 1. Location
  - 2. Acreage
  - 3. Proposed use
- (B) Public Benefit
- C. Project Compliance, Compatibility, and Impact *→ see attached criteria*
  - ① Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
  - ② Land use in the surrounding area
  - ③ Site access and traffic patterns
  - ④ Availability of utilities, including proximity of fire hydrants
  - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
  - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
  - 7. Site soils and geology (such as per SCS soils mapping)
  - 8. Impact of project on site geology and geological hazards, if any
  - 9. Hours of operation
  - 10. Signage plans
- (D) Development Schedule and Phasing

#84 94

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(A) 359 Colo to fit

(B) lots 12, 13, 14, 15, & 16 in Block 124

(C) Restaurant, Lounge, office, Hotel, Apartment, Retail

(B) As is - Heavy industrial? I don't want a oil Refinery

#2 Land use - Restaurant, Lounge, Retail, Room, Hotel, Elks Club, Museum

#3 see vicinity sketch

#4 see vicinity sketch

#5 Building office space & hotel 1994

### COMMENTS

1. This report should only provide general information, and should not be more than 2 pages long.

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

Marcus N. Bebb-Jones  
337 Colorado Avenue  
Grand Junction, CO 81501-2411

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

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

G.J. Elks Home Association  
249 S. 4th Street  
Grand Junction, CO 81501-2503

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

72 94

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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

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84-94

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

Peter J. Atkinson  
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Grand Junction, CO 81504

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422 Brach Drive  
Grand Junction, CO 81503

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Parks & Recreation  
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Grand Junction, CO 81503

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Grand Junction, CO 81503

DAvis Stern  
1740 Broadway, Stop 8691  
Denver, CO 80274-8691

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

Mesa County School Dist. #51  
c/o Industrial Develop.  
248 S 4th Street  
Grand Junction, CO 81501

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

Roland Raso  
3350 Star Court  
Grand Junction, CO 81506

Harley & Esther Nelson  
193 Webster  
Grand Junction, CO 81503

Virgil VanDyke  
2703 Caribbean Drive  
Grand Junction, CO 81506

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

City of Grand Junction  
Community Development Dept.  
250 N 5th Street  
Grand Junction, CO 81501

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707 N 7th Street  
Grand Junction, CO 81501

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337 Colorado Avenue  
Grand Junction, CO 81501

Joanne Costanzo  
2680 Paradise Way  
Grand Junction, CO 81506

G.J. Elks Home Assn.  
249 S 4th Street  
Grand Junction, CO 81501

Thomas Golden  
207 Country Club Park  
Grand Junction, CO 81503

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Grand Junction, CO 81502

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401 Colorado Ave.  
Grand Junction, CO 81501

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

Billy Jones  
425 N 7th Street  
Grand Junction, CO 81501



# REVIEW COMMENTS

Page 1 of 2

FILE #84-94

TITLE HEADING: Rezone from C-2 to B-3 - St. Regis Hotel

LOCATION: 359 Colorado Avenue

PETITIONER: Harley Nelson

PETITIONER'S ADDRESS/TELEPHONE: 193 Webster  
Grand Junction, CO 81503  
242-1974

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 27, 1994.**

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**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Barbara Creasman**

**5/9/94**  
**245-2926**

---

Approve of rezone.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**5/10/94**  
**244-1590**

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Contact Emily Whittum, Industrial Pretreatment Coordinator, for requirements related to a grease trap for restaurant. Telephone number is 244-1489. All restaurants are required to have an approved grease trap as stated in the City of Grand Junction, Codes and Ordinances.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**5/6/94**  
**244-1400**

---

No requirements at this time.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Dave Stassen**

**5/9/94**  
**244-3587**

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If the rezoning is to allow for creating residences on upper floors, I think this is an excellent use of this location. I would recommend that if the parking lot is to be used for resident parking, it should be well lit for night time security.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**5/16/94**  
**244-1437**

---

No comment.

CITY DEVELOPMENT ENGINEER  
Jody Kliska

5/18/94  
244-1591

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No comment.

att Kristen Ashbeek,  
RE Rezone from C-2 to B-3 H. Regis Building  
written Response of Petitioner Harley Nelson - Owner

Comments of City Utility

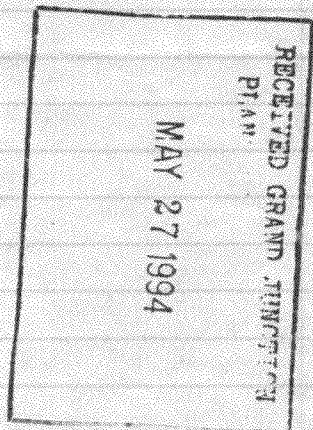
as per purchase trap for restaurant, I fail to see what this has to do with a re zone and if we already have one or not. The restaurant was remodelled 4 or 5 years ago before I bought it and pre-exists it was brought up to current codes at that time.

to: for Police Dept.

as per lighting of parking lot at night, I had a street lite installed several months ago by public service. and, I have plans for more lighting in the future but again, that strikes me as not relevant to the Re-zoning change.

Thanks you

Harley Nelson  
5/25/94



## STAFF REVIEW

---

FILE: 84-94

DATE: June 1, 1994

STAFF: Kristen Ashbeck

REQUEST: Rezone

LOCATION: 345 and 359 Colorado Avenue - St. Regis Hotel

APPLICANT: Harley Nelson

---

EXISTING LAND USE: Commercial - Restaurant & Parking Lot

SURROUNDING LAND USE:

NORTH: Private Parking Lot

SOUTH: Commercial - Elks Club

EAST: Commercial - Hotel Melrose

WEST: Commercial

EXISTING ZONING: Heavy Commercial (C-2)

PROPOSED ZONING: Retail Business (B-3)

SURROUNDING ZONING: All C-2

---

**Background/Staff Analysis.** The current owner of the St. Regis Hotel is proposing to convert a portion of the upper floors of the building for residential purposes (apartments). The existing Heavy Commercial (C-2) zoning on the property does not allow residential uses. The proposed B-3 zone presently allows residential uses with a Conditional Use Permit. A recent text amendment (expected to be effective the first week of July) will revise the use/zone matrix to allow residential uses in the B-3 zone on upper floors.

This proposal is to rezone both the St. Regis Hotel and the adjacent parking lot to the west to B-3. Although the St. Regis parcels will be surrounded by properties zoned C-2, Staff supports this rezone since the proposed B-3 zone is more consistent with existing and future land uses along this portion of the Main Street/Colorado Avenue downtown corridor. It would be preferred that the entire blockface along Colorado be similarly rezoned.

**Relationship to Comprehensive Plan.** The proposed rezone generally meets the criteria set forth in section 4-4-4 of the Zoning and Development Code. It is in conformance with the following objectives of the Downtown Development Strategy: 1) Encourage the preservation and renovation of historically significant structures (the St. Regis Hotel is listed on the National Register of Historic Places); 2) Promote office and residential uses on upper levels of structures; and 3) encourage multiple use of structures whenever this does not create undesirable effects and does not conflict with the Zoning and Development Code. Furthermore, the Downtown Development Strategy specifically recommends that this portion of the Colorado Avenue corridor be zoned (whether planned zones or otherwise) to correspond with Retail Business (B-3) uses (see attached Figure 20 from strategy plan).

**Outstanding Items.** The Grand Junction City Council approved a revocable permit for Mr. Nelson at its May 4, 1994 meeting. The permit will allow for a proposed canopy and ramps on the eastern facade of the St. Regis. The petitioner has not yet returned an executed copy of the resolution and permit to the City to be recorded. This is required prior to any further approvals on the St. Regis property.

---

**STAFF RECOMMENDATION:** Approval subject to the applicant executing the approved Revocable Permit prior to final action by City Council.

**RECOMMENDED PLANNING COMMISSION MOTION:** Mr. Chairman, on item 84-94, a request to rezone property located at 359 Colorado Avenue from Heavy Commercial (C-2) to Retail Business (B-3), I move that we forward this item to City Council with the recommendation for approval subject to the approved Revocable Permit prior to final action by City Council.

## STAFF REVIEW

---

FILE: 84-94

DATE: June 8, 1994

STAFF: Kristen Ashbeck

REQUEST: Rezone

LOCATION: 345 and 359 Colorado Avenue - St. Regis Hotel

APPLICANT: Harley Nelson

---

EXISTING LAND USE: Commercial - Restaurant & Parking Lot

SURROUNDING LAND USE:

NORTH: Private Parking Lot

SOUTH: Commercial - Elks Club

EAST: Commercial - Hotel Melrose

WEST: Commercial

EXISTING ZONING: Heavy Commercial (C-2)

PROPOSED ZONING: Retail Business (B-3)

SURROUNDING ZONING: All C-2

---

**EXECUTIVE SUMMARY:** The owner of the St. Regis Hotel is requesting a rezone from C-2 to B-3 to allow for the option of residential uses in this historic structure.

**Background/Staff Analysis.** The current owner of the St. Regis Hotel is proposing to convert a portion of the upper floors of the building for residential purposes (apartments). The existing Heavy Commercial (C-2) zoning on the property does not allow residential uses. The proposed B-3 zone presently allows residential uses with a Conditional Use Permit. A recent text amendment (expected to be effective the first week of July) will revise the use/zone matrix to allow residential uses in the B-3 zone on upper floors.

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(whether planned zones or otherwise) to correspond with Retail Business (B-3) uses (see attached Figure 20 from strategy plan).

**Outstanding Items.** The Grand Junction City Council approved a revocable permit for Mr. Nelson at its May 4, 1994 meeting. The permit will allow for a proposed canopy and ramps on the eastern facade of the St. Regis. The petitioner has not yet returned an executed copy of the resolution and permit to the City to be recorded. This is required prior to any further approvals on the St. Regis property.

---

**STAFF RECOMMENDATION:** Approval subject to the applicant executing the approved Revocable Permit prior to final action by City Council.

**PLANNING COMMISSION RECOMMENDATION:** Approval subject to staff recommendation.

RVP-1994-072  
RZ-1994-084

October 19, 1999

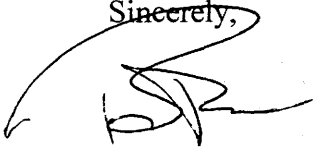
Community Development Director  
City of Grand Junction  
Grand Junction, CO 81502

Re: Waiver of Conditional Use Permit

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

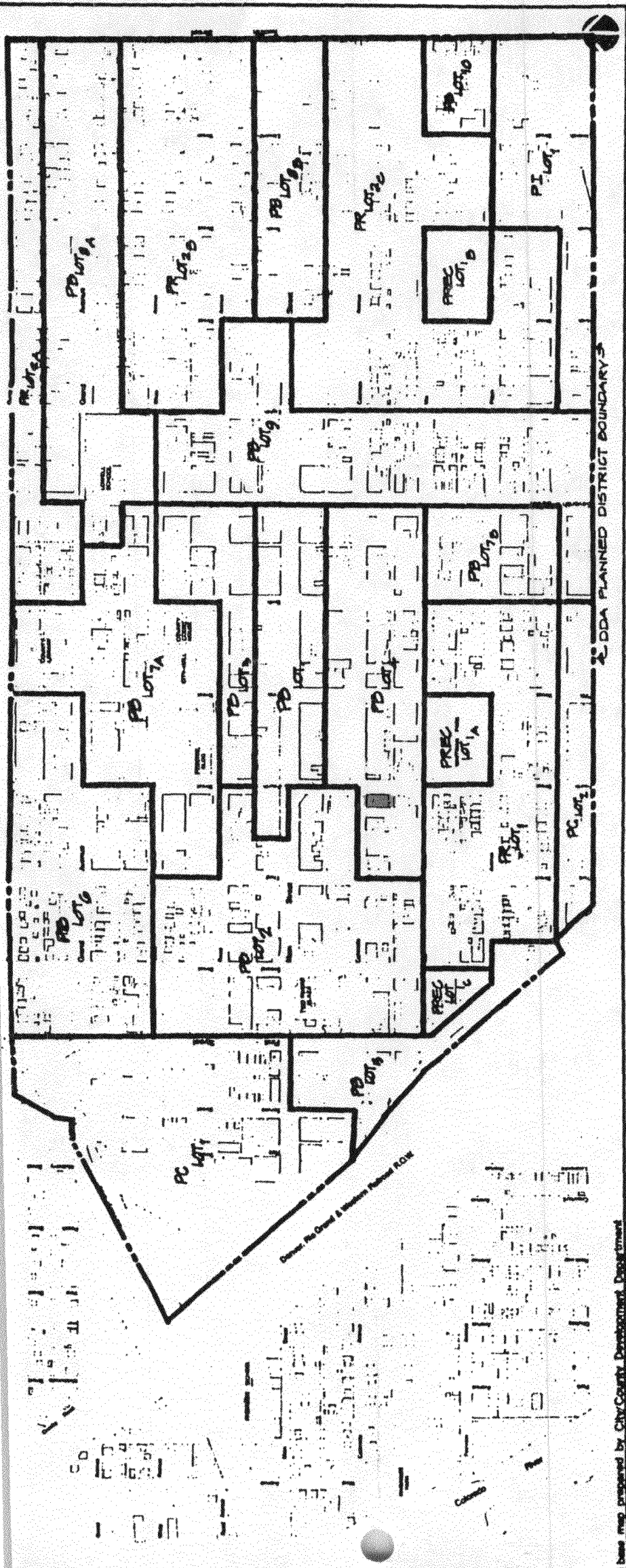
The above property has been leased by Karbar, Inc., dba Capers on Colorado. A restaurant is planned that will serve alcohol in conjunction with food for consumption on the premises. The sale of said beverages will comprise less than 25% of the gross receipts.

Sincerely,



Barry Turner  
President, Karbar, Inc.





base map prepared by City County Department Department

# Grand Junction Downtown Development Strategy Plan

## Proposed Planned Development zoning

- PR LOT, RESIDENTIAL DENSE DISTRICT (PR)
- PR LOT, NEIGHBORHOOD RENOVATION DISTRICT (PR)
- PD LOT, COMMERCIAL RENOVATION DISTRICT (B-1)
- PD LOT, MIXED USE DEVELOPMENT DISTRICT (D-1)
- DDA PLANNED DISTRICT SUB LOTS
- PD LOT, COMMERCIAL DISTRICT (B-2)
- PD LOT, COMMERCIAL DISTRICT (B-3)
- PD LOT, COMMERCIAL DISTRICT (B-1)
- PD LOT, GENERAL OFFICE DISTRICT
- PD LOT, GOVERNMENT/OFFICE DISTRICT
- PD LOT, OFFICE/RESIDENTIAL DISTRICT (PROFESSIONAL/JOB)
- PD LOT, GENERAL OFFICE DISTRICT
- PD LOT, GENERAL OFFICE DISTRICT
- PD LOT, COMMERCIAL DEVELOPMENT DISTRICT (C-1)
- PD LOT, COMMERCIAL/WHOLESALE DISTRICT (C-1)
- PD LOT, INDUSTRIAL DISTRICT (I-1)
- PD LOT, PLANNED RECREATION (PR-1)



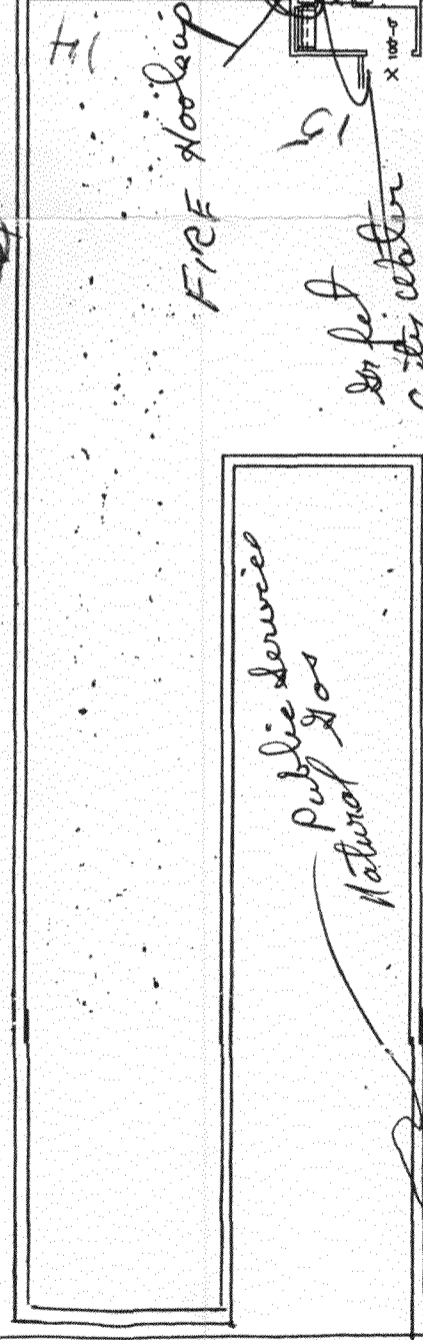
Figure 20

VICINITY SKETCH  
125 ft

Lots 12, 13, 14, 15 & 16 Block 124

24 PARKING

SPACES: West  
North  
South  
East



Public Services Elec  
Natural Gas  
City water  
FIRE HOOD

ST. REGIS HOTEL

4 TH. STREET

FIRE HYDRANT

COLORADO AVE

Traffic  
two way  
Traffic

Traffic  
one way  
Traffic

PRESERVE CURB LINE

SAVE CUT PARKING LINE

Original  
Do NOT Remove  
From Office

84 94

ST. REGIS  
GRAND JUNCTION, COLORADO

CHAMBERLIN  
ARCHITECTS  
417 MAIN STREET  
GRAND JUNCTION, COLORADO 81501  
PHONE (303) 242-1804