

SUBMITTAL CHECKLIST

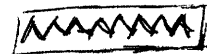
SITE PLAN REVIEW

Location: SE Corner 4th & Main

Project Name: Brew Pub

ITEMS	DISTRIBUTION																						
DESCRIPTION Original Do NOT Remove From Office <i>W/24/94</i> #25 94	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent Police	● City Parks/Recreation	● City Fire Department	● City Attorney	● City Downtown Dev. Auth.	● County Planning Health	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	TOTAL REQ'D.	
		● Application Fee \$110	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	1	1	
● Planning Clearance	VII-3	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	1	1	
● Evidence of Title - Insurance Policy	VII-2	1			X																		
○ Appraisal of Raw Land	VII-1	1			X	1																	
○ Deeds	VII-1	1		1			1																
○ Easements	VII-2	1	1	1	1			1															
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1			1															
○ Improvements Agreement/Guarantee	VII-2	1	1	1				1															
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1		1																			
● General Project Report / BUSINESS	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Elevation Drawing <i>Plan</i>	IX-13	1	1																				
● Site Plan / Floor Plan <i>show property lines</i>	IX-29	2	2	1	1		1	1	1	1													
○ 11"x17" Reduction of Site Plan	IX-29						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Grading and Drainage Plan	IX-16	1	2									1									1		
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1								
○ Roadway Plan and Profile	IX-28	1	2																				
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
○ Geotechnical Report	X-8	1	1								1												
○ Final Drainage Report	X-5.6	1	2									1											
○ Stormwater Management Plan	X-14	1	2									1									1		
○ Phase I and II Environmental Report	X-10.11	1	1																				
○ Traffic Impact Study	X-15	1	2																		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 2/2/94
Conference Attendance: Gregg Robson, Scott Howard, Kristen Ashbeck
Proposal: Brew Pub
Location: SE corner 4th & Main

Tax Parcel Number: 2945-143-21-001/002
Review Fee: \$110

(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 Scott Howard
Signature(s) of Petitioner(s)

X _____
Signature(s) of Representative(s)

25 94

GENERAL PROJECT REPORT

Original
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A: ROCKSLIDE BREW PUB
LOCATION; 401,405 MAIN ST
GRAND JUNCTION, CO. 81501
2 DOWNTOWN BUILDINGS 25'X 125' EA.

USE: Upscale casual restaurant serving great food and our own beer-brewed on the premises.

B: Very popular concept. Especially with 25-55 year old age group. Has been very successful in many areas across the country. Usually in downtown area.

C: Surrounding area is all commercial, office and retail.

Water, sewer, and utilities are already in place.
Fire hydrant in front of the building.

The brewery will use a high amount of water for brewing and cleaning as will the restaurant. The restaurant will have an approved grease trap.

The Rockslide will brew and serve beer but it is not the intent of the owners to be a "bar". We will serve excellent food and we are counting on the family for our business. We hope to have little effect on public facilities.

Hours of operation: 11:00 AM - 10:00 PM Daily

Signage: Surface mount electric signs on the North and West faces of building.

D: Demolition of interior complete 2-28-94. Projected opening June 1994.

Rockslide Restaurant will serve an American variety menu consisting of burgers, sandwiches, steaks, salads, pizzas, chicken dishes, appetizers and desserts. All items will be prepared to order and served on premises with a small percentage of to go orders.

We will also serve our own beer produced on premises. This concept is one of the hottest concepts in the restaurant industry. Most brew pubs have had to increase their beer production since opening.

The concept targets mainly 25-55 year olds who want quality food and quality drinks in a casual atmosphere. Customers can come to have a couple of drinks and an appetizer or bring the family for dinner.

The building is located downtown on the corner of 4th and Main. There is a public parking lot directly behind the building.

Lunches will draw mainly the downtown customer, within walking distance. Nighttime parking is unlimited.

Walls, floors and ceilings will be stripped to their original surface which will give the building a "warehouse" atmosphere. The brewery will be in full view for customers and people passing by the front of the building. The kitchen will be "exhibition style".

Brew pubs have opened in Denver, Boulder, Colorado Springs, Fort Collins, Moab, Aspen, and Vail to name a few and have been highly successful. Two brew pubs in Denver

claim to be the busiest restaurants in Colorado grossing over \$7 million per year. This would be the first brew pub in Grand Junction.

We will be kegging our beer. This will enable us to sell our product off premises also.

REVIEW COMMENTS

Page 1 of 2

FILE #25-94

TITLE HEADING: Site Plan Review - Brew Pub

LOCATION: 401 & 405 Main Street

PETITIONER: Scott Howard

PETITIONER'S ADDRESS/TELEPHONE: 2095 S. Broadway
Grand Junction, CO 81503
242-8861

PETITIONER'S REPRESENTATIVE: Greg Robson/Kent Evans

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

2/18/94
244-1656

No comments. We have met with the owner, contractor and architect on this project and they are aware of the building code requirements.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

2/22/94
244-1400

No requirements at this time.

GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

2/22/94
244-3587

Due to the mixture of a design with restrooms in the basement and the serving of alcohol on premises, the Police Department is concerned that this could become another "T-Bone Restaurant" situation that resulted in a fatality from a fall down a flight of stairs when the person was intoxicated. Is there any alternative to the design to alleviate this potential problem?

It is difficult to tell on the plan where the entries/exits are. Once located, the Police Department would like to comment as to the safety/security features of the doorways.

CITY UTILITY ENGINEER
Bill Cheney

2/22/94
244-1590

The following items need to be addressed:

- A. WATER - Is the existing tap to the building large enough to provide domestic supply and fire protection if needed?
- B. SEWER
 - 1. How many seats in the restaurant?
 - 2. B.O.D. loading from brewery on sewer system?
 - 3. Contact "Industrial Pretreatment Coordinator", 244-1489, to discuss sewer monitoring requirements.
 - 4. Based on site plan "Plant Investment Fee" for sewer could be \$9,750. Information needed by "Utility Billing" to accurately calculate fees - includes seating in restaurant and seating in bar.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

2/22/94
244-1437

- 1. Parking requirement for a restaurant is based on seating capacity (information not given) at a ratio of 1 space per 3 seats. Section 5-5-1.1.37 exempts the reuse of this structure from the parking requirement.
- 2. The City reserves the right to audit sales receipts from the proposed business at any time to determine percentage of liquor sales. Should liquor sales exceed 25% of gross receipts, a Conditional Use Permit shall be required.

RESPONSE ON SITE PLAN REVIEW-BREW PUB

FILE #25-94

PETITIONER: SCOTT HOWARD
2095 S. BROADWAY
GRAND JUNCTION, CO. 81503
242-8861

POLICE DEPARTMENT

Talked to Mark Angelo. Since stairs he was referring to are emergency exit only and not intended for the public he doesn't see a problem. We will keep this door locked from the top so customers can't go down but people could get up in an emergency situation.

CITY UTILITY ENGINEER

A. 199 SEATS IN RESTAURANT

B. SEWER

1. Two buildings have 3/4" water line each. Not sure at this time if enough. Will confirm after Norm Kinney looks at plans.

2. Liquid waste 4000 gal per week. Majority of water will be rinse down water. Maximum BOD 300 PPM and suspended solids approximately 60 PPM.

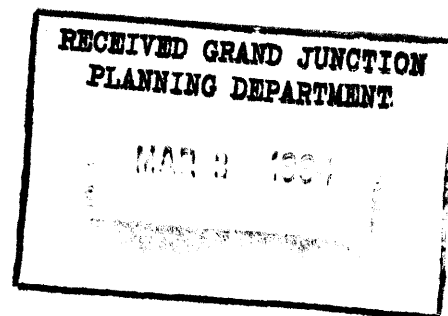
3. Calculated fees with Millie in Utility Billing.

COMMUNITY DEVELOPMENT

Kristen- How can we get the percentage of liquor question resolved from the beginning?

Conditional Use Permit

- Hours of operation
- Menu



STAFF REVIEW

FILE: 25-94

DATE: June 29, 1994

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Grease Interceptor

LOCATION: 401\405 Main Street (Rock Slide Pub)

APPLICANT: Scott Howard

EXISTING LAND USE: Commercial - Vacant

PROPOSED LAND USE: Commercial - Restaurant/Brew Pub

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Public Parking Lot

EAST: Commercial - Norwest Bank

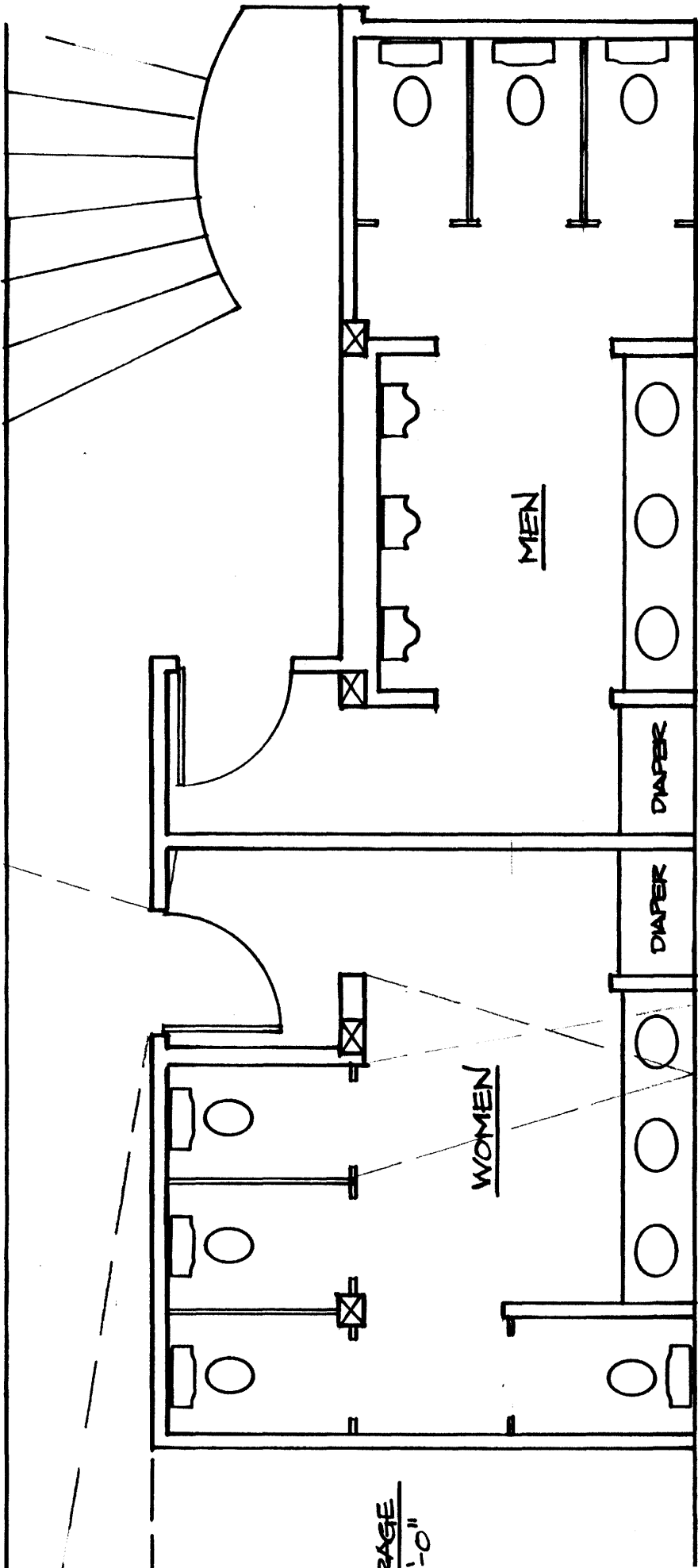
WEST: Commercial

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow installation of an underground grease interceptor within the east-west alley of the 400 block of Main Street adjacent to the property located at 401/405 Main Street.

STAFF ANALYSIS: The property owner, Scott Howard, is in the process of renovating the buildings at 401/405 Main Street (former Brownson's building) to be used as a restaurant/brew pub. A requirement of the change in use to a restaurant was installation of a two compartment grease interceptor. This device must have a minimum capacity of 1,200 gallons. Due to its size and the lack of space on the property, the interceptor must be placed underground in the alley behind the building. It will be placed so as not disrupt any existing underground utility lines.

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.

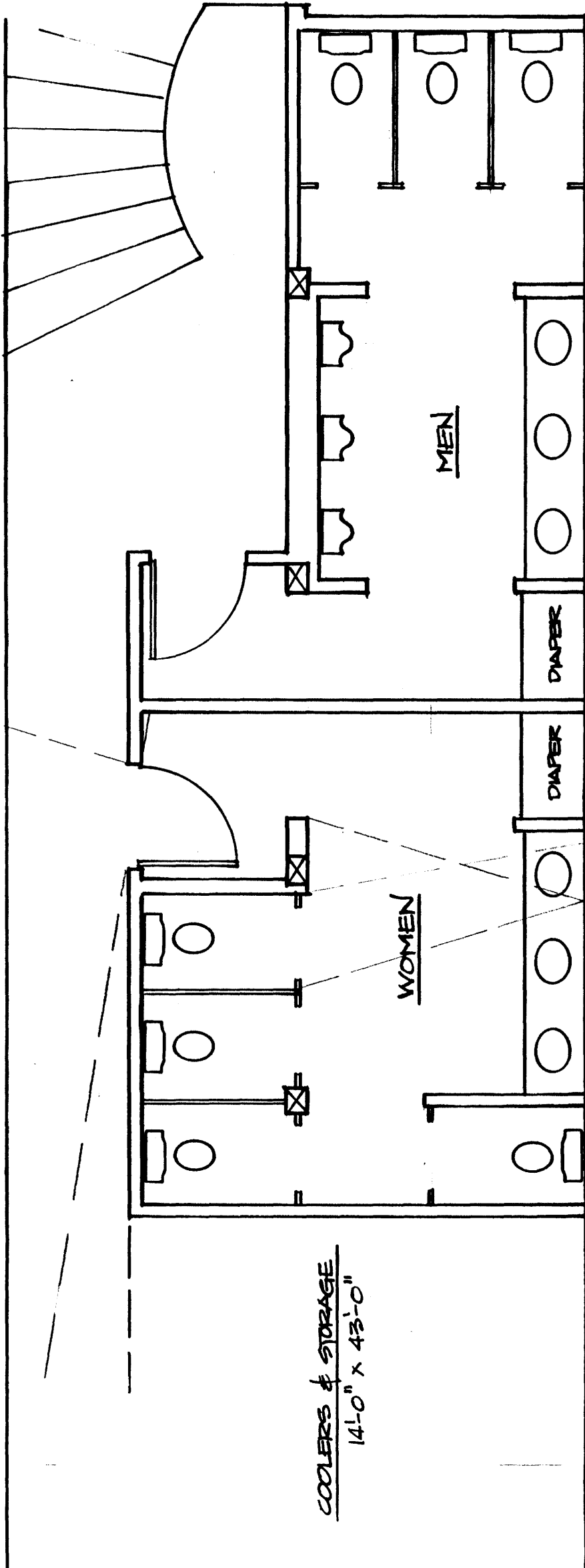
STAFF RECOMMENDATION: Review and adopt proposed resolution



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PAGE
1-0



COOLERS & STORAGE
14'-0" x 43'-0"

WOMEN

MEN

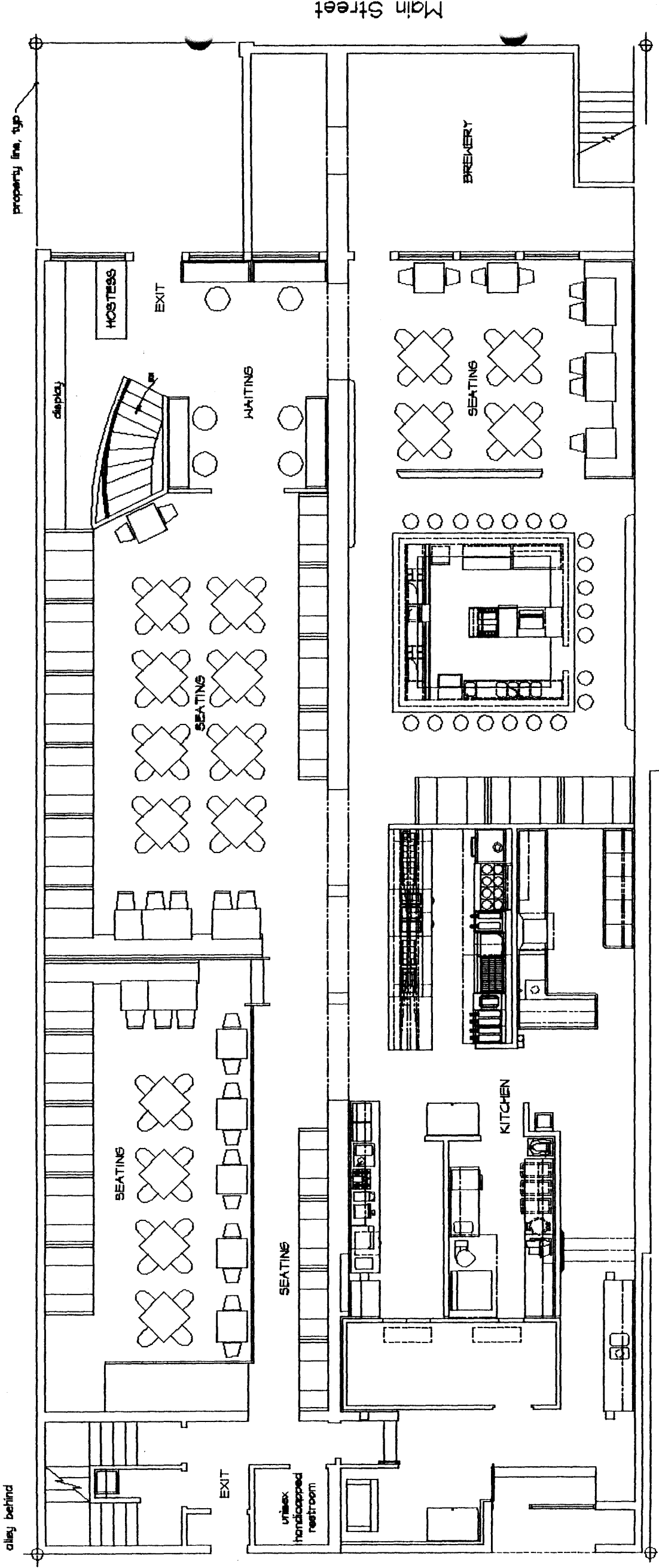
DIAPER

DIAPER

#25 94

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Fourth Street



property line, typ

alley behind

Main Street

HOSTESS

EXIT

WAITING

SEATING

SEATING

SEATING

BREWERY

SEATING

KITCHEN

EXIT

unisex
handicapped
restroom

BREW PUB

Original
Do NOT Remove
From Office

#25 94

NOTE: Restrooms are in basement,
see attached restroom plan.