



DATE SUBMITTED: \_\_\_\_\_

**CHANGE OF USE REVIEW**  
**DEVELOPMENT APPLICATION**

PROPERTY OWNER: Heirs of James Purcell  
ADDRESS: 207 Country Club Park  
PHONE: 242-7322  
APPLICANT'S NAME: Scott Howard (Rockslide Restaurant)  
ADDRESS: 401 Main  
PHONE: 245-2111  
LOCATION OF PROPERTY: 411 Main (rear)  
TAX PARCEL # Block 118 Lot 3 2945-143-21-003  
EXISTING USE: none  
PROPOSED USE: patio dining  
OTHER: \_\_\_\_\_

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**FOR OFFICE USE ONLY**

ZONE: B-3

SETBACKS: F \_\_\_\_\_ S / R \_\_\_\_\_ NA

SPECIAL CONDITIONS: \_\_\_\_\_

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I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL REQUIREMENTS. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Scott Howard  
SIGNATURE

APPROVED BY: Nike Pelletier

DATE APPROVED: 9/25/95



ROCKSLIDE BREW PUB  
PATIO DINING EXPANTION  
GENERAL PROJECT REPORT

ROCKSLIDE BREW PUB PROPOSES TO MAKE A DOORWAY FROM IT'S LOUNGE AREA AT 405 MAIN, OUTSIDE TO THE UNIMPROVED AREA BEHIND 411 MAIN. THIS AREA WOULD HAVE 12 TABLES USED FOR ROCKSLIDE OUTDOOR DINING.

CONSRUCTION IMPROVEMENTS WOULD CONSIST OF POURING A CONCRETE FLOOR, REMOVING AN OLD ABANDONDED STAIRWAY, AND SOME GENERAL CLEANUP. A DOORWAY WOULD ALSO BE CUT THROUGH THE BRICK WALL. TOTAL COST APPROXAMATELY \$8000.

THIS IS A NICE PRIVATE LITTLE AREA AND WE FEEL IT WOULD BE VERY NICE FOR A PATIO.

# REVIEW COMMENTS

Page 1 of 2

FILE #COU-95-4.8

TITLE HEADING: Change of Use - Retail to Outdoor Seating for Rockslide Brew Pub

LOCATION: 411 Main Street

PETITIONER: Scott Howard

PETITIONER'S ADDRESS/TELEPHONE: 401 Main Street  
Grand Junction, CO 81501  
245-2111

STAFF REPRESENTATIVE: Mike Pelletier

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

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**CITY POLICE DEPARTMENT**

**9/7/95**

**Dave Stassen**

**255-3587**

Due to the location of the proposal, I would recommend the petitioner provide lighting in this area even when the business is not open. This will assist police when on patrol as well as discouraging possible burglary attempts in this secluded area.

**CITY FIRE DEPARTMENT**

**9/8/95**

**Hank Masterson**

**244-1414**

If occupant load of the patio area exceeds 50, a second exit from the area is required. The square footage of the patio results in an occupant load of 58, while the seating arrangement proposed is for 48. The fenced area with gate on the south side could be arranged as an emergency exit for a required second egress.

**CITY ATTORNEY**

**9/8/95**

**Dan Wilson**

**244-1505**

No comment.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**9/18/95**

**Bill Nebeker**

**244-1447**

The Zoning and Development Code requires one parking space per three seats. The site plan shows 48 seats, thus requiring 16 parking spaces. On September 13, 1995 at 1:30 p.m. the parking lot behind the Rockslide had 95 vehicles parked in the 125 space parking lot. On September 18, 1995 the lot had 101 spaces at 1:15 p.m. This does not include parking spaces along the street or the lot on the northwest corner of 4th Street and Colorado Avenue. Per Section 5-5-1.H.37 there appears to be adequate parking for the proposed outdoor seating.

**CITY UTILITY ENGINEER**

**9/18/95**

**Trent Prall**

**244-1590**

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SEWER - CITY

After reviewing previously paid plant investment fees, no additional plant investment fees will be required for the 48 additional patio seats.

**CITY DEVELOPMENT ENGINEER**

**9/18/95**

**Jody Kliska**

**244-1591**

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Where is exit from patio area, other than into the building, for emergencies? See comments from the Fire Department.

BUDG 401 MAIN

N

EXIST. tenant

Rockstar Bar

EXISTING  
BOTH

Kitchen

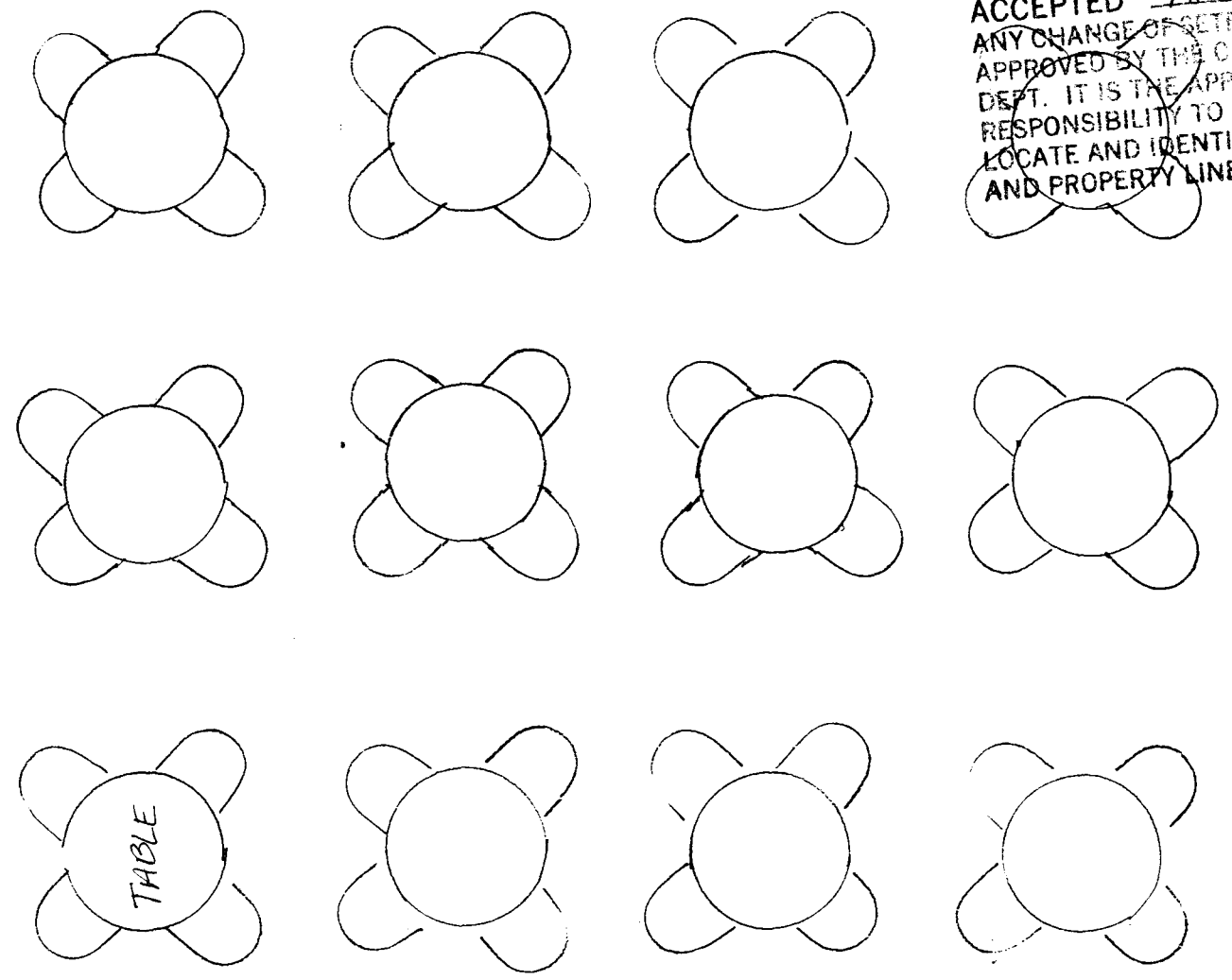
405 MAIN ST. (BREW PUB)

36' 4 2 MAIN

BUDG

-43 seats  
-20 seats  
-11

CUT THROUGH DOOR



ACCEPTED YMC 9/25/95  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Fence/Wall

24

ALLEY

MAIN ST



401 Main

405 Main

411 Main  
OFF THE WALL 2

ROCKSLIDE  
RESTAURANT

BAR

ACCEPTED 4AP 9/25/95  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

cut door

patio area

36'

24'

KITCHEN

fence  
w/gate

Storage  
for  
frame shop.

ALLEY

4th St.



RESPONSE ON REVIEW COMMENTS  
PROPOSED PATIO FOR ROCKSLIDE BREW PUB  
401 MAIN ST  
GRAND JCT, CO.

**POLICE DEPT**

We will provide adequate lighting on the walls around the patio.  
We will also put spot lights at the rear by the alley.

**FIRE DEPT**

There will be a gate through the fence for emergency exit and deliveries to the frame shop.

NO OTHER RESPONSES NEEDED.

## STAFF REVIEW

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FILE: COU-95-4.8  
DATE: September 18, 1995  
STAFF: Mike Pelletier  
REQUEST: Change of Use - Rockslide Brew Pub  
LOCATION: 407 Main St.  
ZONING: B-3

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### STAFF COMMENTS:

1. The Zoning and Development Code requires one parking space per three seats. The site plan shows 48 seats, thus requiring 16 parking spaces. On September 13, 1995 at 1:30 pm the parking lot behind the Rockslide had 95 vehicles parked in the 125 space parking lot. On September 18, 1995 the lot had 101 spaces at 1:15 pm. This does not include parking spaces along the street or the lot on the northwest corner of 4th Street and Colorado Avenue.

Per Section 5-5-1.H.37 there appears to be adequate parking for the proposed outdoor seating.

*RP*