Table of Contents

File_____COU-1995-004.8

_ate_____7/14/99_

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P	S	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some
r	С.	instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain
e	a	files, not found on the standard list. For this reason, a checklist has been included.
s e	n n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
	e	guide for the contents of each file.
t	d	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.
X	X	*Summary Sheet – Table of Contents
X	X	Application form
		Receipts for fees paid for anything
v	v	
	X	*Submittal checklist – Change of Use Review
	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
_		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
_		Traffic studies
X		Individual review comments from agencies
X		*Consolidated review comments list
X		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration
		date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X		Fax Sheet from Community Dev. To Scott Howard – 9/19/95
X		Assessor's map
X	X	Site Plan – stamped and signed – 9/25/95
X	X	Lease Agreement
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1]	

DATE SUBMITTED:

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CHANGE OF USE REVIEW DEVELOPMENT APPLICATION

1	
ADDRESS: 207 Country (Inb)	James Purcell
ADDRESS: 207 Country (Inb)	Park
7/12 772 2	
APPLICANT'S NAME: SCOT HOWA	rd (Rockslide Restaurant)
ADDRESS: 401 Main	· · · · · · · · · · · · · · · · · · ·
PHONE: 245-2111	
LOCATION OF PROPERTY: 411 M	laim (rear) 3 2945-143-21-003
TAX PARCEL # Block 118 Lot.	3 2945-143-21-003
EXISTING USE: None	·
PROPOSED USE: patio diving	
OTHER:	
************	************
區 區 FOR OFF	ICE USE ONLY 🖗 🖗
ZONE: <u>B-3</u>	SETBACKS: FSR
SPECIAL CONDITIONS:	
**************************************	***************************************
	HAVE READ THIS APPLICATION AND THE
ABOVE IS CORRECT AND I AGREE FAILURE TO COMPLY SHALL RESULT	TO COMPLY WITH ALL REQUIREMENTS.
	Son Howard
	SIGNATURE
APPROVED BY: This fellitin	-
DATE APPROVED: $9/25/95$	

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ITEMS													. C)[5	STI	RIE	3U'	TIC	DN	1											
Date Received $9-5-95$ Receipt # 2852 File # $Cou - 95$	An Continuenti Davalorimane		And	the Protocky American and A	ity Parks/Recreation	Sime broken.	ity Sanitation			Water District	ewer District	l.S. West	Public Service	GVBP	Other																TOTAL REO'D.
DESCRIPTION HS	-		•	9	0 0		0 0	8			0 0			_1	o o															111	N
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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

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

CITY POLICE DEPARTMENT Dave Stassen	9/7/95 255-3587			
Due to the location of the proposal, I would recommend the petitioner provide lighting even when the business is not open. This will assist police when on patrol as well as d possible burglary attempts in this secluded area.				
CITY FIRE DEPARTMENT Hank Masterson	9/8/95 244-1414			

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.

COU-95-4.8 / REVIEW COMMENTS / page 2 of 2

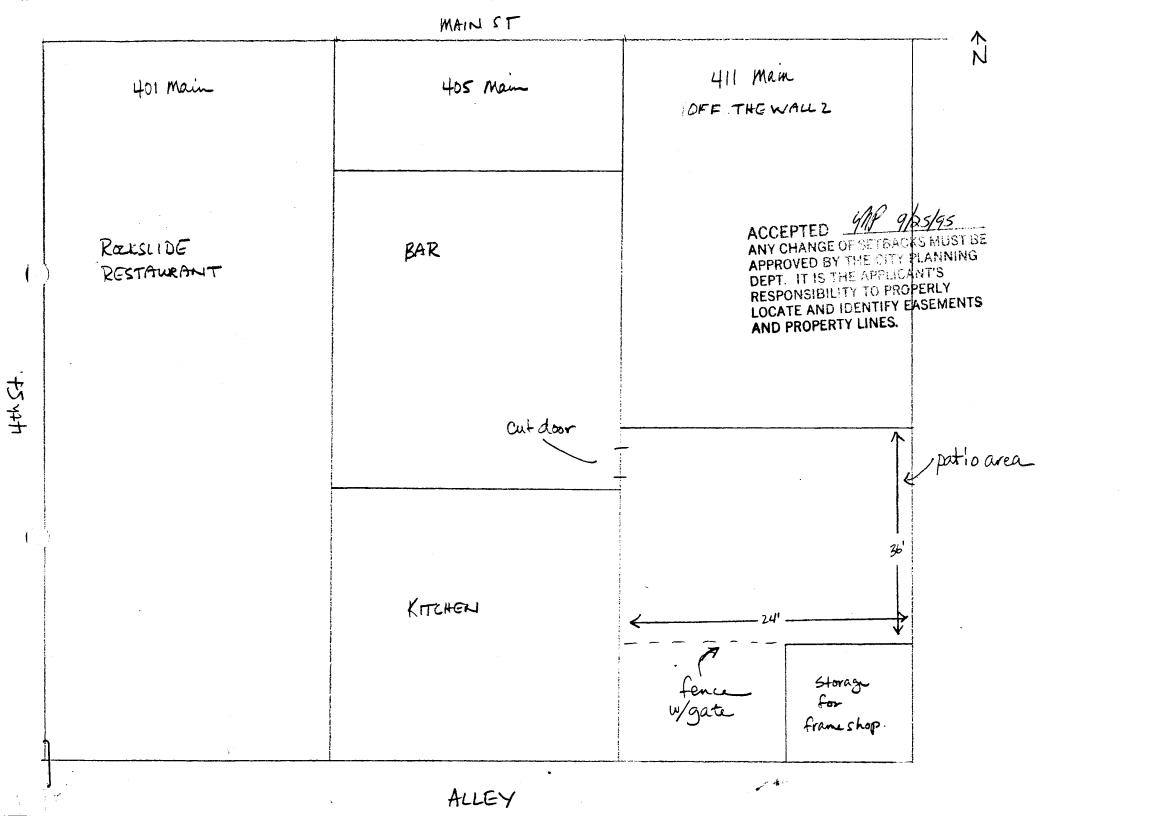
CITY UTILITY ENGINEER	9/18/95
Trent Prall	244-1590
SEWER - CITY	
After reviewing previously paid plant investment f	ees, no additional plant investment fees will be

required for the 48 additional patio seats.

CITY DEVELOPMENT ENGINEER	9/18/95
Jody Kliska	244-1591

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

NIHW ZF 361 5018 mmmm MP 9/2 195 ACCEPTED 77-9793 ANY CHANGE OF SETBACKS MUST BE APPROVED SY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY FOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. MAIN 401 10 L BUDG 24 Wall 4 Z . lence, EXA. Jenant DOOR THBLE THROUGH Cut ANJ MEZED IS NIXIN GOT ¥ (ONTIME OF (OPEN PUB) outslide lithen XIITING botHS



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

POLICE DEPT

We will also put spot lights at the rear by the alley.

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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

COU-95-4.8
September 18, 1995
Mike Pelletier
Change of Use - Rockslide Brew Pub
407 Main St.
B-3

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.