



Rocky Mountain Tap LLC
1071 Courtesy Road
Louisville, CO 80027
720-261-5567

Temporary Land Use Permit Letter

To: Rob Zuccaro, AICP, Director of Planning and Building Safety City of Louisville

Re: Temporary Land Use Permit Request for Rocky Mountain Tap Beer Garden

To Mr. Zuccaro and City of Louisville Planning and Building Department,

We are requesting a temporary land use permit to finish building out our landscaping in Lot #1 of 1077 Courtesy Road, Louisville, CO 80027. The intended use of the lot is to provide a communal area for patrons to eat, drink and gather together within its boundaries. We intend to utilize wooden fencing to contain the approximately area 12,000 sq. ft. area. On the perimeter of the pad site, we will be utilizing a 4' wooden fence, shown in attached plans for location and design. We will utilize a lockable gate on the southeast corner. The east side near Courtesy Road will be blockaded by 42" planter boxes, spaced 2" apart, filled with native vegetation. Within the boundaries of this area, we intend to place approximately 3,500 sq ft of artificial turf to provide an area for activities. Filling in most of the surrounding area is gray squeegee, a compactable crushed granite material. Seating will be provided using cedar picnic tables, with shade to be provided using individual table umbrellas, as detailed in the attached plans.

The entire lot will be graded to allow runoff into the designated sewer drain area on the southeast corner of the lot, as shown by arrows in the schematic. A small portion of the asphalt curb currently in place will be removed to remove any restriction to accessing the sewer drain. Rock (asphalt) socks will be placed around the storm inlet to prevent sediment from the garden area entering the storm drain.

We will be pursuing an amendment to the current PUD on file concurrently with the temporary land use permit and understand it may take some time to get through the process of building department review, city council review, and subsequent finalization processes, thus we are requesting a public hearing to discuss a 9 month temporary permit window to provide ample time to finalize designs, obtain approval and buildout the PUD amendment plans. We understand that if the PUD amendment is not granted, we will restore the property to the original state. We hope to provide opportunities for the community to gather here as soon as possible and welcome your support.

If you have any further questions, please do not hesitate to contact me.

Thank you kindly,

Garret Nicodemus
Manager - Rocky Mountain Tap & Garden
720-261-5567