

DATE SUBMITTED: 7/3/95

CHANGE OF USE / *Dedic Addition*
DEVELOPMENT APPLICATION

BUILDING
 PROPERTY OWNER: ~~Steve~~ ALPERT FAMILY TRUST
 ADDRESS: PO. 4251 G.S. 81502
 PHONE: 245-5107
 APPLICANT'S NAME: STEVE ALPERT
 ADDRESS: 2114 ZION Rd
 PHONE: 244-8974
 LOCATION OF PROPERTY: 825 North ave
 TAX PARCEL #:
 EXISTING USE: RESTAURANT
 PROPOSED USE: RESTAURANT
 OTHER:

FOR OFFICE USE ONLY *see file # CU - 95-4.3*

ZONE: C-1 SETBACKS: F S R

SPECIAL CONDITIONS: No building permit is required for the dedic if less than 30" high

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.

Steve Alpert
Signature

APPROVED BY: *Kathy Porter*

DATE APPROVED: 7/3/95

TOP DAWGS, INC.
DBA/ CHILL E. DAWGS
825 NORTH AVENUE
GRAND JUNCTION, CO. 81501
(970) 245-3856 FAX (970) 245-1922

MARCH 22, 1995

TO WHOM IT MAY CONCERN,

THE FOLLOWING IS A PROSPECTIVE PLAN OF MY INTENTIONS OF CHANGES I HAVE PLANNED TO THE LOCATION AT 825 NORTH AVE. FORMERLY KNOW AS "BIG ALS BODACIOUS BURGERS"

1. IT WILL NOW BE CALLED " CHILL E. DAWGS "
2. THE EAST SIDE DRIVE THRU WILL BE TERMINATED . THAT WILL NOW BECOME THE WALK WAY TO THE NEW PATIO.
3. I PROPOSE ADDING A REDWOOD DECK TO THE NORTH FACING PORTION OF THE BUILDING. SEE ATTACHED PLANS. THE PATIO WILL SEAT 24.
4. CHILL E. DAWGS WILL EMPLOY A TOTAL OF FOUR PEOPLE INCLUDING MYSELF. THERE SHOULD ONLY BE 2 PEOPLE ON AT ANY TIME.
5. OUR HOURS WILL BE FROM 11:00 AM TO 9:30 SPRING & SUMMER AND 11:AM TO 7:30 WINTER. FALL IS QUESTIONABLE AT THIS TIME.


STEVE ALPERT V.P.

REVIEW COMMENTS

Page 1 of 1

FILE #COU-95-4.3

TITLE HEADING: Change of Use - Deck Addition

LOCATION: 825 North Avenue

PETITIONER: Steve Alpert / Chill E-Dogs

PETITIONER'S ADDRESS/TELEPHONE: 2114 Zion Road
Grand Junction, CO 81503
245-5107

STAFF REPRESENTATIVE: Kathy Portner

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

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

3/24/95
244-1656

Handicapped access must be provided to the deck along with the required handrails. Setbacks are not an issue with us on the building code. *No building permit required if less than 30" high.*

CITY UTILITY ENGINEER
Bill Cheney

3/29/95
244-1590

No comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

3/30/95
244-1446

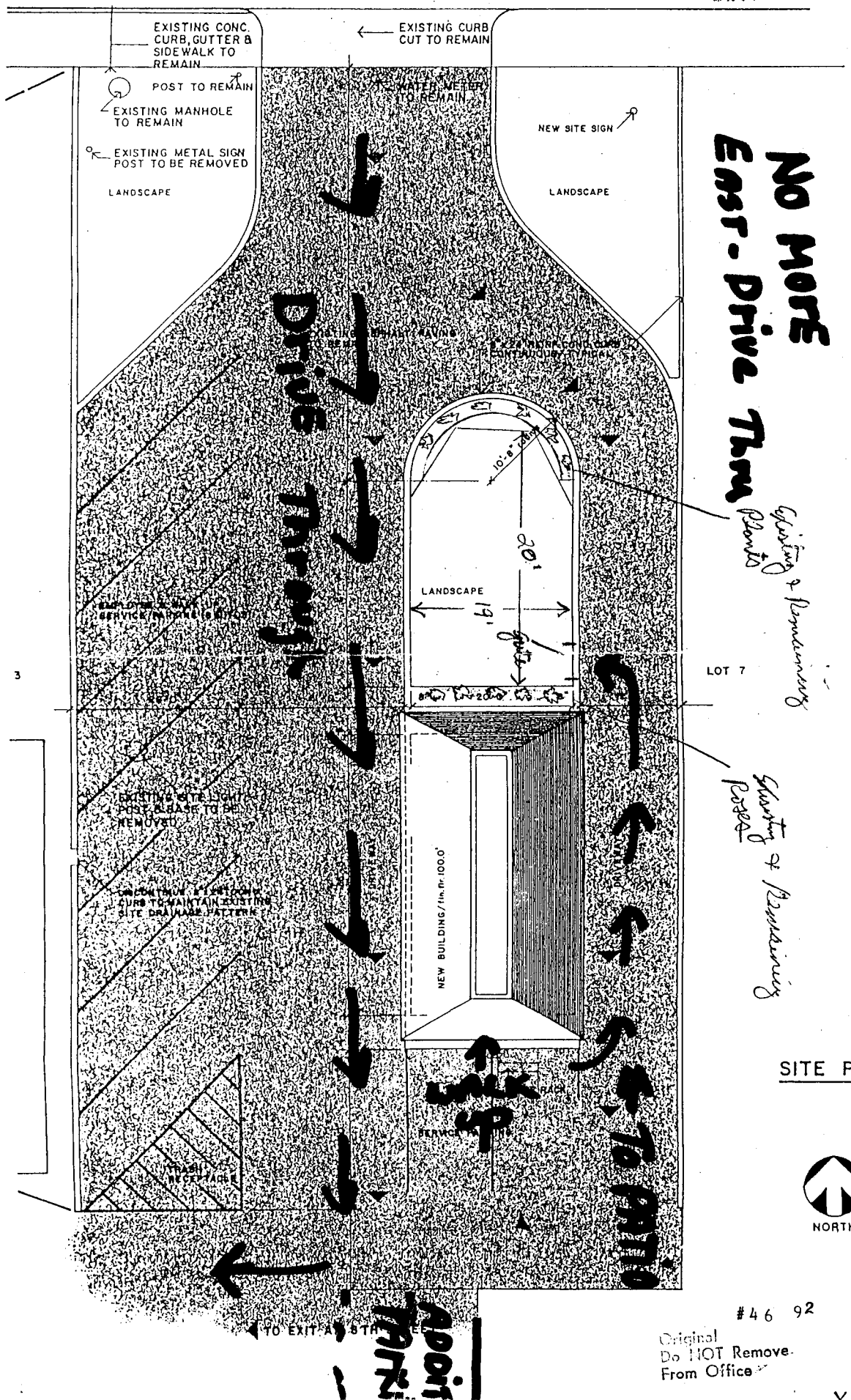
1. This site received a Conditional Use Permit for a Drive Through Restaurant in 1992 (File #46-92). With that proposal, landscaping far in excess of Code requirements was proposed by the developer. The required landscaping will still be met if the existing sod in front of the building is replaced with the deck as proposed. The shrubs around the perimeter of the sod area will remain. The original site plan submitted for Big Al's indicates there are two trees within the sod area. Those trees should be left and incorporated into the deck design or transplanted to another portion of the landscaped area.
2. The 8 existing parking spaces on site meet the required parking for the 24 seats proposed. No additional parking is required for the drive-through window.

The trees were never installed

Review Comments
File #COU-95-4.3, 825 North Avenue
Community Development, Kathy Portner
March 30, 1995

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NORTH AVENUE



NO MORE
EAST-DRIVE THRU

DRIVE THROUGH

EXISTING & REMAINING
SIGNING & PLANTING

EXISTING & REMAINING
SIGNING & PLANTING

SITE PLAN



#46 92

Original
Do NOT Remove
From Office

ADDITIONAL
DRIVE THROUGH

TO EXIT AS ST...

NORTH AVENUE

EXISTING CONC CURB, GUTTER & SIDEWALK TO REMAIN

EXISTING CURB CUT TO REMAIN

POST TO REMAIN

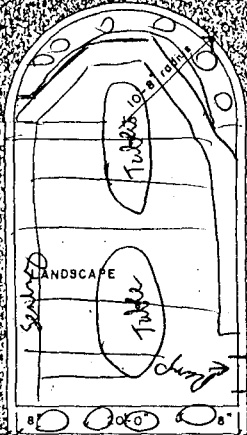
EXISTING MANHOLE TO REMAIN

EXISTING METAL SIGN POST TO BE REMOVED

LANDSCAPE

NEW SITE SIGN

LANDSCAPE



LOT 7

00 - Existing Plants

*24 oak's proposed
decide will not be over 30" high*

SITE PLAN

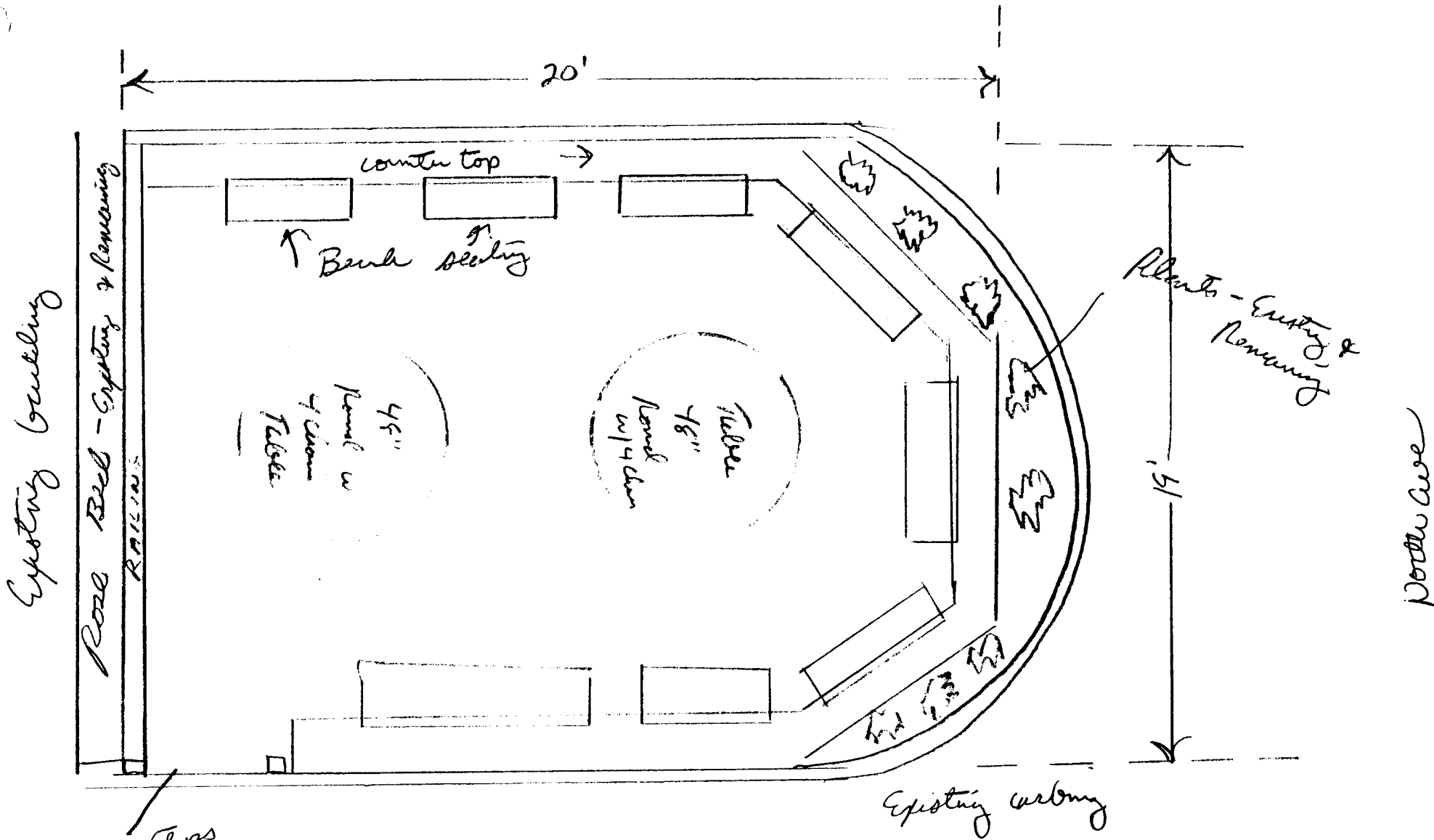


#46 92

Original!
Do NOT Remove
From Office

X.

TO EXIT AT 5TH STREET



Proposed Decking for
 CHILL E. DAWGS
 825 N Ave
 Grand Junction, CO 81501

Not to Scale

RED WOOD DECK

SCALE 1/4" = 1'

SIDE VIEW SOUTH TO NORTH

