Table of Contents

File		COU-1995-004.3						
Date		7/14/99						
24	``_	7.4.177						
r e s	S c a n	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick						
1	n e	guide for the contents of each file.						
ı i	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	$\frac{1}{x}$	*Summary Sheet – Table of Contents						
+		Application form						
X		Receipts for fees paid for anything						
X	X	*Submittal checklist						
X	- 1	*General project report						
		Reduced copy of final plans or drawings						
+	-	Reduction of assessor's map						
\vdash	\dashv	Evidence of title, deeds						
1		*Mailing list to adjacent property owners						
$\vdash \uparrow$	\dashv	Public notice cards						
		Record of certified mail						
	\neg	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						
<u> </u>		Traffic studies						
X	v	Individual review comments from agencies *Consolidated review comments list						
1	X	*Petitioner's response to comments						
	\dashv	*Staff Reports						
-		*Planning Commission staff report and exhibits						
\vdash		*City Council staff report and exhibits						
\vdash		*Summary sheet of final conditions						
\vdash	\dashv	*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	X I	Site Plan						
X		Fax to Kathy Portner from Chile Dawgs – Steve Alpert						
X	^	Contract between Top Dawg, Inc. by Steve Alpert, Vice President and P.H. Owen and Violet L. Owen						
X		Lease Agreement signed by P.H. Owens and Violet L. Owen and City Market, Inc 11/2/70						
X		Assessor's map						
		1 BOOGGO O IMAP						
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DATE SUBMITTED: <u>7/3/9/5</u>

CHANGE OF USE / Deck Odde from

DEVELOPMENT APPLICATION							
BUILDING PROPERTY OWNER:	S	ALPEI	RI	FAMILY	TICKT		
ADDRESS: PO.			8150				
					••		
PHONE: 245-		and the state					
APPLICANT'S NAME		ALPER	<u> </u>				
ADDRESS: 211	1 2100 Re		ile i				
PHONE: 244	8474						
LOCATION OF PROP	ERTY: 825	North	aux				
TAX PARCEL #:							
EXISTING USE:	RESTAURANT	- <u></u>	<u> </u>	18 (44)			
PROPOSED USE:	RUSTAUTANI	A STRUCTURE TO THE STRUCTURE OF THE STRU					
OTHER:	- Company	St. Haller					
zone: 🔼	F FOR OFFIC			secfel # Cold	-495 -4.3 R		
SPECIAL CONDITIO	NS: No building pe	and is leg	aud	for the dict	cif less		
ABOVE IS CORRECT	LEDGE THAT I HAVI AND I AGREE TO CO LY SHALL RESULT IN	OMPLY WITH	I ALL RI	.500			
APPROVED BY KO		Signature		Egent			
APPROVED BY: 10/2.	FIRE FILTER						

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

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 friend if the than 30" high.

CITY UTILITY ENGINEER

3/29/95

Bill Cheney

<u> 244-1590</u>

No comments.

COMMUNITY DEVELOPMENT DEPARTMENT

3/30/95

Kathy Portner

244-1446

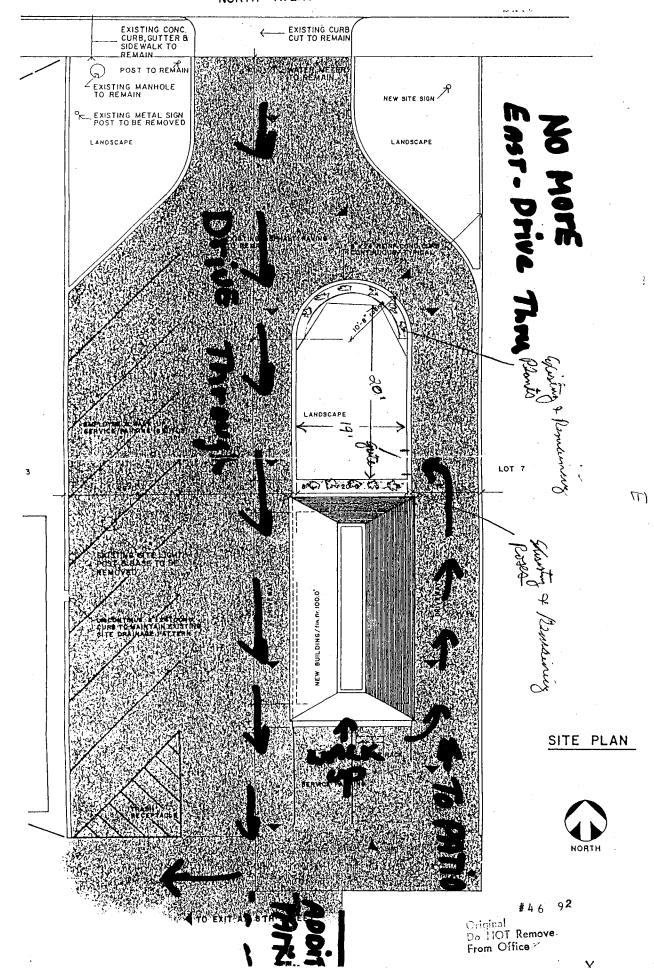
This site received a Conditional Use Permit for a Drive Through Restaurant in 1992 (File #46-92). With that proposal, landscaping far in excess of Code requirements was proposed by the developer. The required landscaping will still be met if the existing sod in front of the building is replaced with 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.

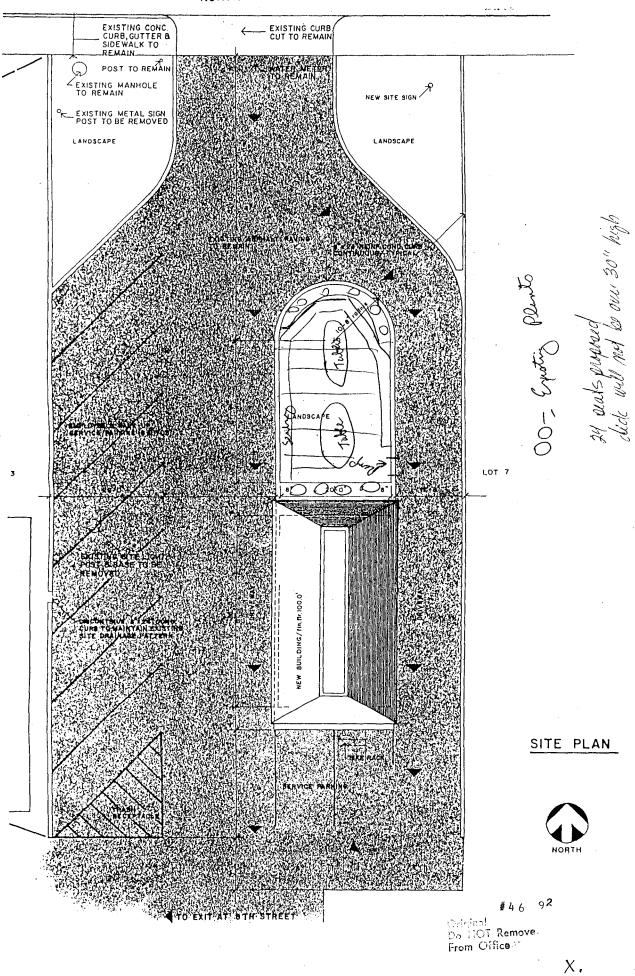
The 8 existing parking spaces on site meet the required parking for the 24 seats proposed.

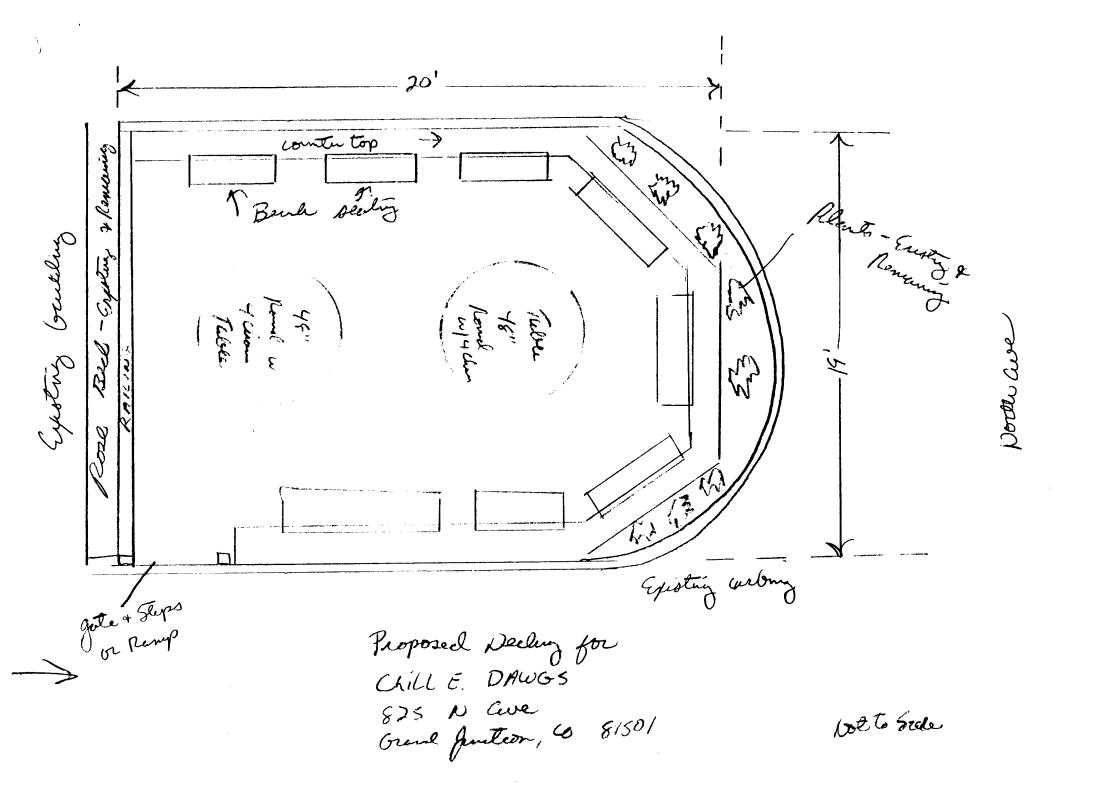
No additional parking is required for the drive-through window.

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

- 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.







RED WOOD DECK SCALE 14"=1"

SIDE VIEW SOUTH TO NORTH

