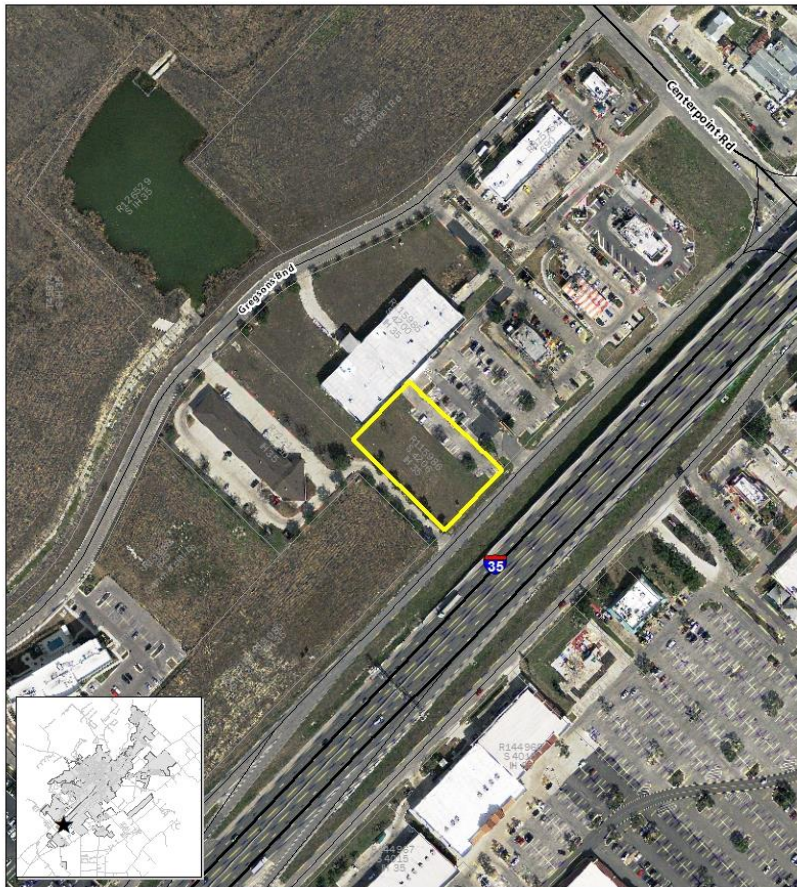


CUP-18-04 (Hat Creek)

Hold a public hearing and consider a request by Steven Cox on behalf of Hat Creek, for consideration of a Conditional Use Permit to allow secondary materials in excess of 20% at 4206 South Interstate 35.

Location:

- The applicant is located 4206 South Interstate 35, adjacent to Gabriel's Liquor Store.
- The property is located between Centerpoint Road and Commercial Loop.



CUP-18-04

Hat Creek Burger Building Materials
4206 S IH 35

Map Date: 1/17/2018

 Site Location

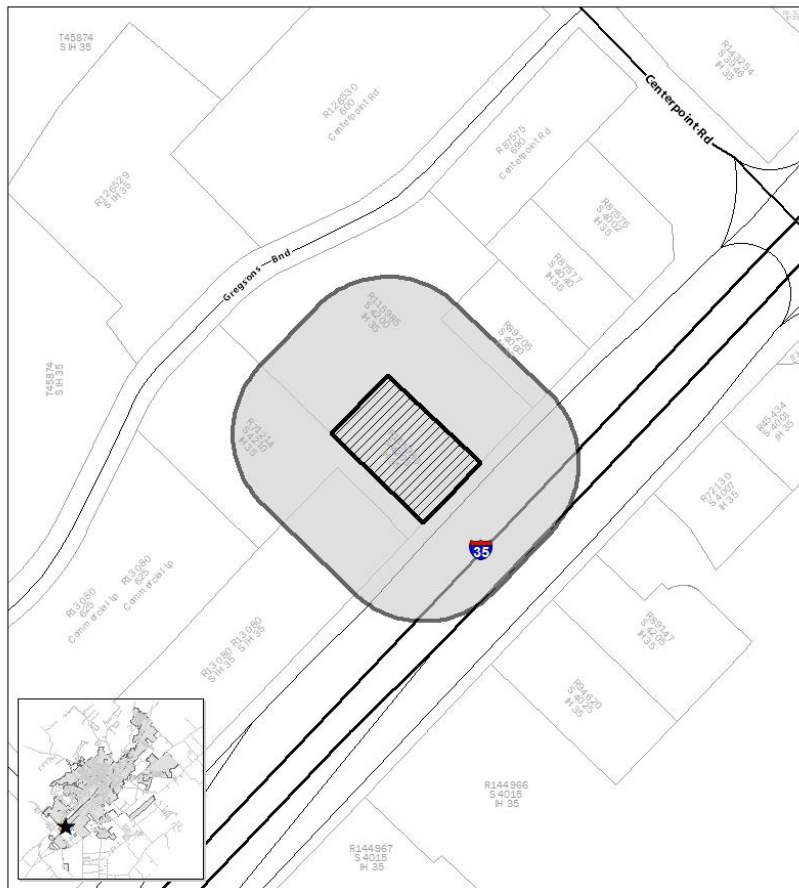


0 150 300 600
 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Context & History:

- Hat Creek is proposing to construct an approximately 4,160 square foot restaurant.
- Hat Creek is a restaurant chain which constructs their restaurants with a modern/urban barn theme.
- Request is to allow more than 20% of a secondary material (cedar) for each side.
- Request is for all 4 sides of the building. No side will exceed 35% secondary material.



CUP-18-04

Hat Creek Burger Building Materials

4206 S IH 35

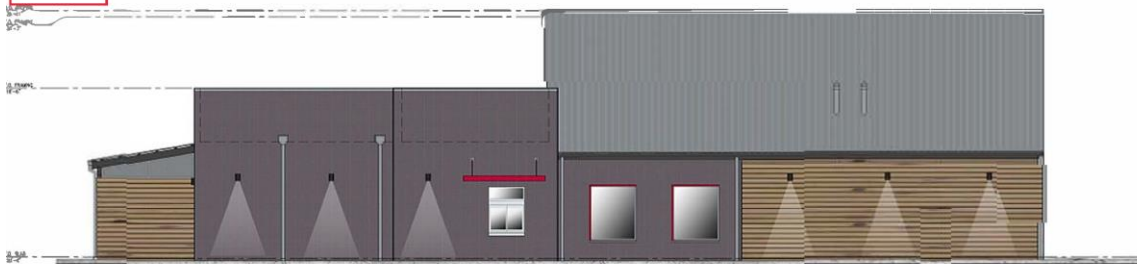
Map Date: 1/17/2018



0 150 300 600
Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Left Side



SIDE ELEVATION

Right Side



SIDE ELEVATION

Rear



BACK ELEVATION

Front



FRONT ELEVATION

FINISH SCHEDULE

- EP-1 : BLAC
- EP-2 : BERRY PAN
- EP-3 : IRON GRE
- EP-4 : CLEAR SEALER

EXTERIOR FINISHES

- EF-1 : NORMAN FULL SIZE BRICK
- EF-2 : NORMAN THIN BRICK
- EF-3 : STAINED CEDAR SHIP LAR
- EF-4 : CMU BLOC
- EF-5 : CEDAR SLAT CREVE

ROOFING

- R-1 : CORRUGATED METAL
- R-2 : WHITE PVC MEMBRAN
- R-3 : BLACK TPO MEMBRAN





Recommendations:

Staff has analyzed the request and recommends **approval** of the Conditional Use Permit for the use of cedar boards and siding as shown by the applicant.