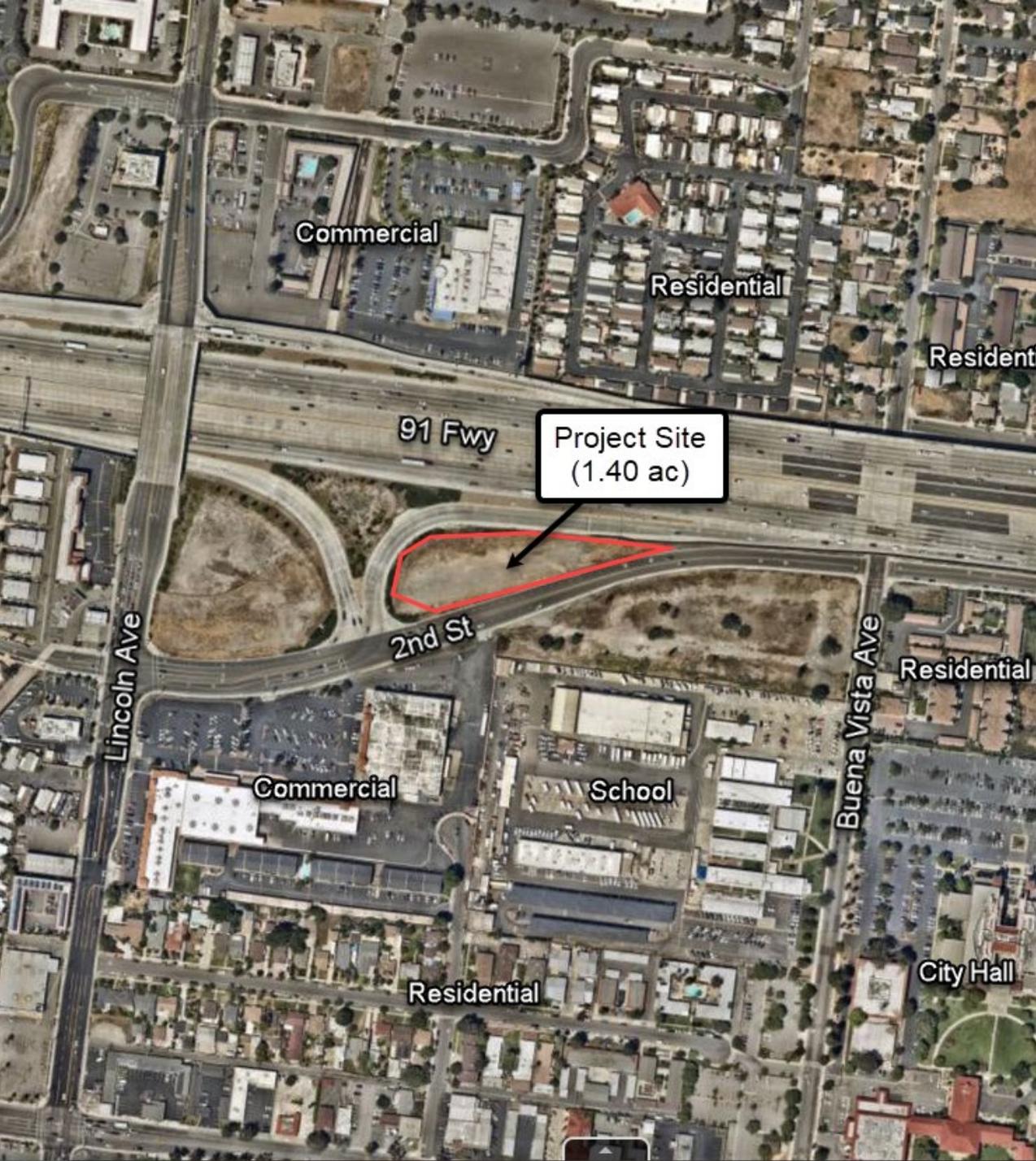




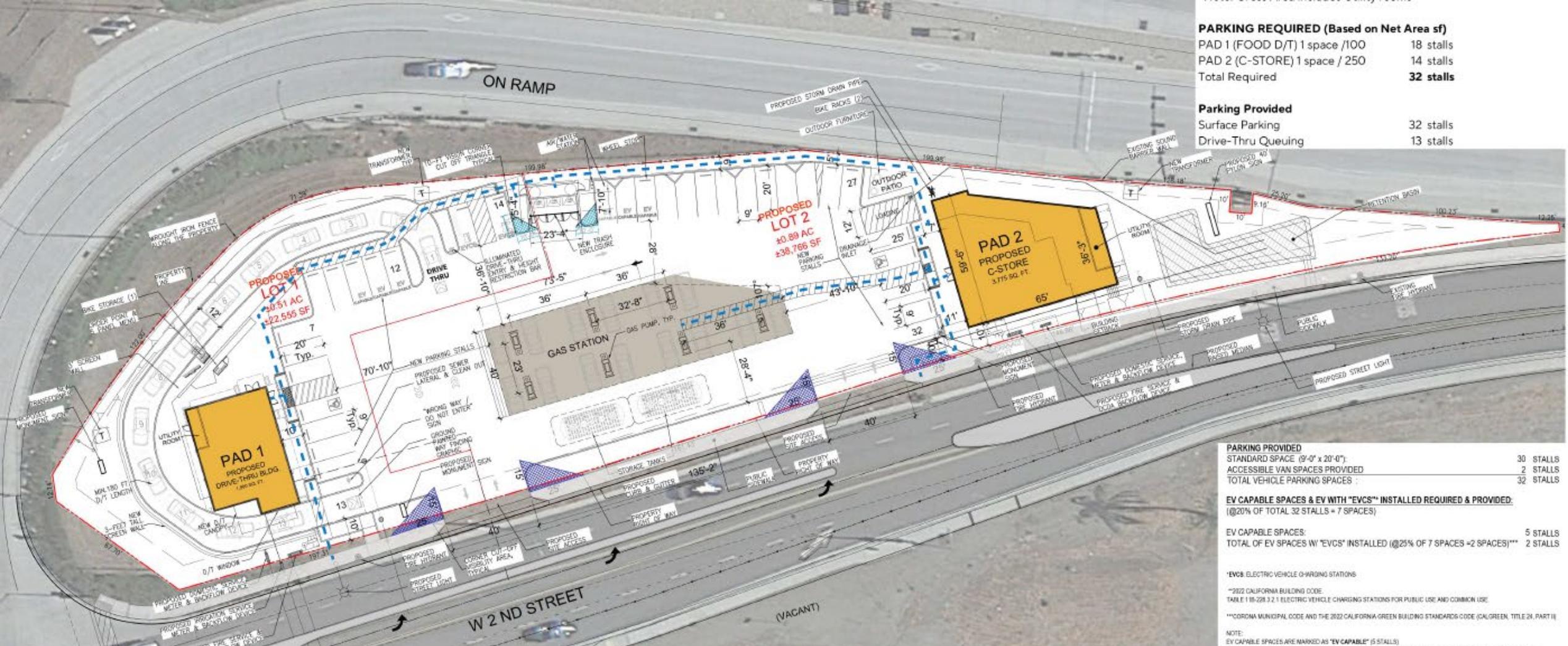
PP2023-0007

Sandra Vanian
Planning Manager



Project

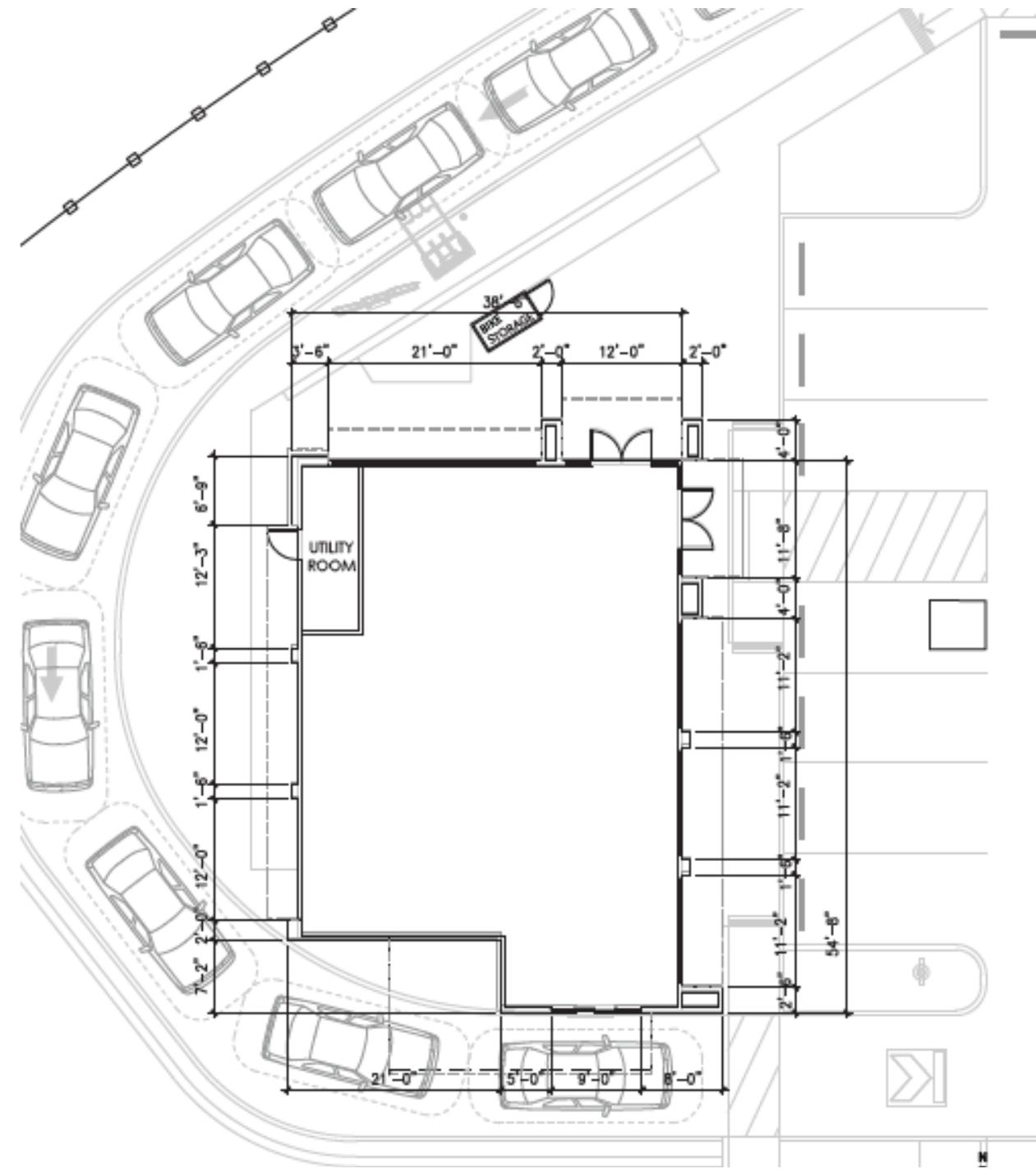
- Precise Plan PP2023-0007



Project

Greens Development

- 1,900 sq. ft. Restaurant with drive-through services
- Gas Station with 7 double-sided fueling pumps
- 3,775 sq. ft. Convenience store



Restaurant

- 1,900 square feet floor area.
- Drive-through lane accommodates 7 vehicles from the menu board, and a total of 13 vehicles from the pick-up window



SOUTH ELEVATION



NORTH ELEVATION

- A STUCCO
- B METAL AWNING
- C GLAZING STOREFRONT & WINDOW
- D LIGHTING FIXTURE
- E ROOF EQUIPMENT

COLOR MATERIAL LEGEND

- P1 COLOR TO MATCH: DE6372 - LACE VEIL BY DUNN EDWARDS
- P2 COLOR TO MATCH: DE6367 - COVERED IN PLATINUM BY DUNN EDWARDS
- P3 COLOR TO MATCH: DE6386 - BANK VAULT BY DUNN EDWARDS
- P4 COLOR TO MATCH: DE6389 - FALLEN ROCK BY DUNN EDWARDS
- P5 COLOR TO MATCH: DEA187 - BLACK BY DUNN EDWARDS
- P6 COLOR TO MATCH: DEA162 - LOG CABIN BY DUNN EDWARDS
- S1 STONE VENEER: EUROPEAN LEDGE - GLACIER BY EL DORADO STONE
- S2 CONCRETE BLOCK CMU: NATURE GRAY - LW - SPLIT-FACE BY ORCO

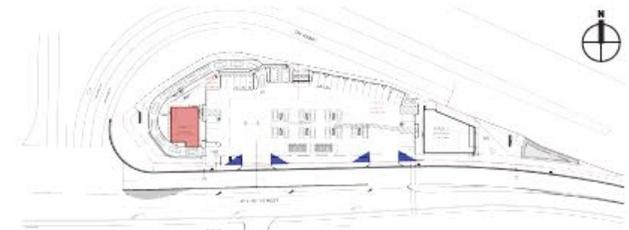


EAST ELEVATION



WEST ELEVATION

NOTE:
ALL SIGNS WILL BE SUBMITTED UNDER SEPARATE CONCEPTUAL SIGN PROGRAM FOR THE PRECISE PLAN APPLICATION PACKAGE FOR REVIEW.



Restaurant Elevations



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

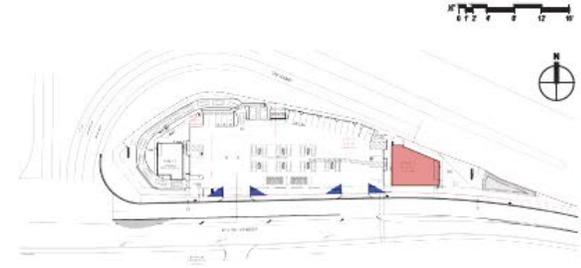


WEST ELEVATION

- A STUCCO
- B METAL AWNING
- C GLAZING STOREFRONT & WINDOW LIGHTING FIXTURE
- D LIGHTING FIXTURE
- E ROOF EQUIPMENT
- F METAL PANEL

COLOR MATERIAL LEGEND

-  P1 COLOR TO MATCH: DE6372 - LACE VEBL BY DUNN EDWARDS
-  P2 COLOR TO MATCH: DE6367 - COVERED IN PLATINUM BY DUNN EDWARDS
-  P3 COLOR TO MATCH: DE6383 - BANK VAULT BY DUNN EDWARDS
-  P4 COLOR TO MATCH: DE6389 - FALLEN ROCK BY DUNN EDWARDS
-  P5 COLOR TO MATCH: DE4187 - BLACK BY DUNN EDWARDS
-  P6 COLOR TO MATCH: DE4162 - LOG CABIN BY DUNN EDWARDS
-  S1 STONE VENEER: EUROPEAN LEDGE - GLACIER BY ELDRADO STONE
-  S2 CONCRETE BLOCK CMU: NATURE GRAY - LW - SPLIT-FACE BY ORCO



KEY PLAN NOT TO SCALE

Convenience Store Elevations



PAD 1

GAS STATION

PAD 2

OVERALL SOUTH ELEVATION



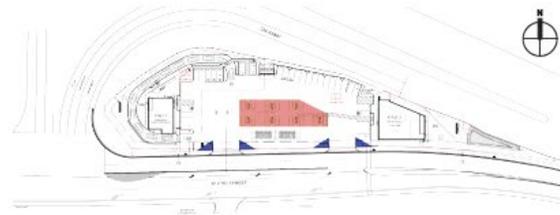
GAS STATION - SOUTH ELEVATION



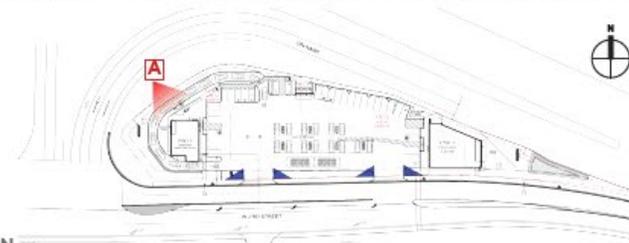
GAS STATION - WEST ELEVATION



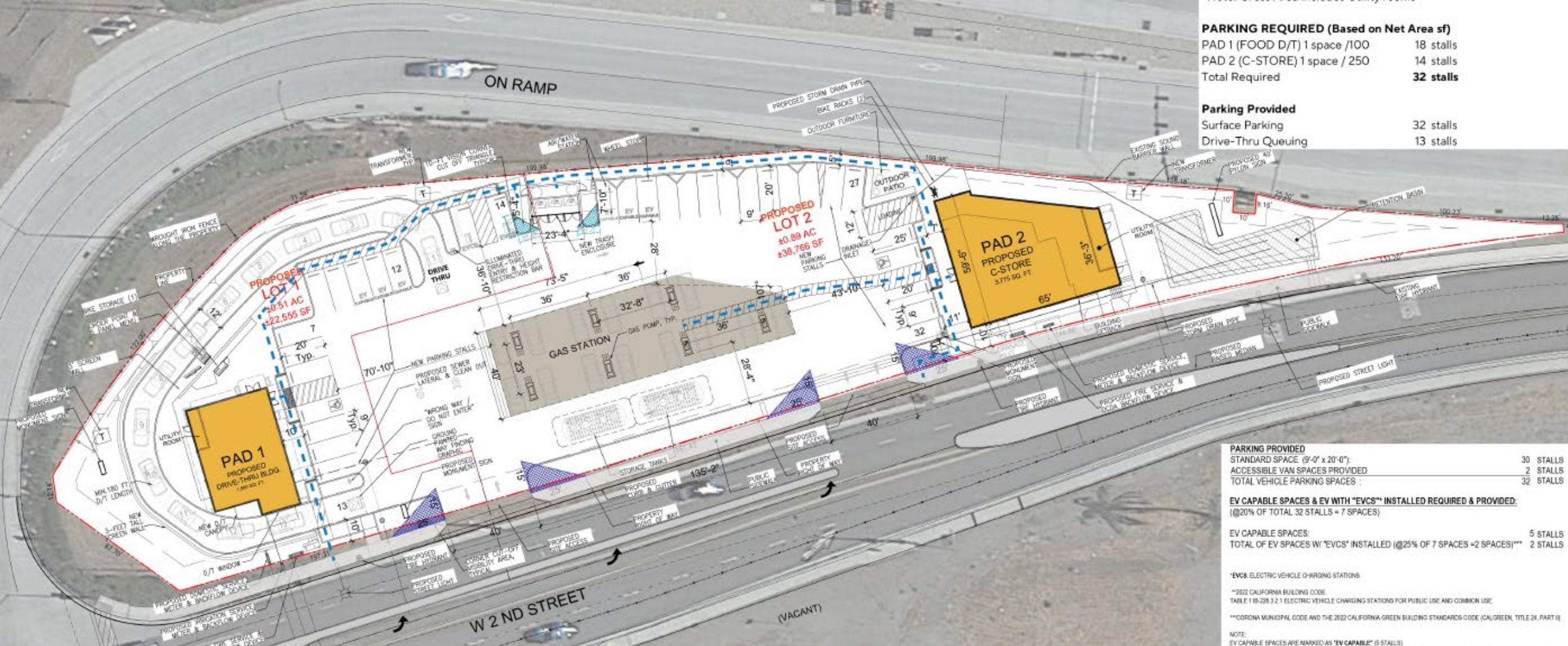
<p>A STUCCO</p> <p>B METAL AWNING</p> <p>C GLAZING STOREFRONT & WINDOW LIGHTING FIXTURE</p> <p>E ROOF EQUIPEMENT</p> <p>F METAL PANEL</p>	<p>COLOR MATERIAL LEGEND</p> <p>P1 COLOR TO MATCH: DE6372 - LACE VEIL BY DUNN EDWARDS</p> <p>P2 COLOR TO MATCH: DE6367 - COVERED IN PLATINUM BY DUNN EDWARDS</p> <p>P3 COLOR TO MATCH: DE6383 - BANK VAULT BY DUNN EDWARDS</p> <p>P4 COLOR TO MATCH: DE6389 - FALLEN ROCK BY DUNN EDWARDS</p> <p>P5 COLOR TO MATCH: DE4187 - BLACK BY DUNN EDWARDS</p> <p>P6 COLOR TO MATCH: DE4162 - LOG CABIN BY DUNN EDWARDS</p> <p>S1 STONE VENEER: EUROPEAN LEDGE - GLACIER BY ELDORADO STONE</p> <p>S2 CONCRETE BLOCK CMU: NATURE GRAY - LW - SPLIT-FACE BY ORCO</p>
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Gas Station Elevations



KEY PLAN
NOT TO SCALE



Public Improvements

- Construct missing roadway pavement, sidewalk, and modified parkway.
- Construct raised medians and left-turn pocket to permit left-turn into east driveway.
- Construct pedestrian crosswalk at SR-91 onramp to 2nd Street.

Recommendation

PP2023-0007

That the Planning and Housing Commission adopt Resolution 2491 granting PP2023-0007 based on the findings contained in the staff report and conditions of approval.

Thank you

