

MEMORANDUM



PLANNING & ZONING COMMISSION

CITY OF BERKELEY – ECONOMIC DEVELOPMENT DIVISION

"Preserve and improve the health, safety, and welfare of our citizens, businesses and the general public in the City of Berkeley" while at the same time maintaining property values and improving the quality of life in the City of Berkeley."

TO: City Council & City Manager DATE: May 14, 2025

FROM: Jeremy Taylor, Economic Development Coordinator c: City Manager's Office
City Clerk's Office
Board of Adjustment
Public Works Secretary
Applicant
File

THROUGH: April Walton, City Manager

SUBJECT: Restaurant located at 9650 Natural Bridge. (WARD 5)

STAFF REPORT

CASE NUMBER PZ25-05

I. PROJECT DESCRIPTION:

This request comes before the Commission from business owner Jazmin Rodriguez. Jazmin is requesting an updated Special Use Permit (SUP) to include the sale of Liquor. Ms. Rodriguez immigrated to the United States with her family in 2011 when she was 10 years old. It has been a dream of hers since she was a little girl to own her own restaurant. Since her and her family's immigration to the U.S. they have done their best to achieve the "American Dream" and be positive contributors to their community and the country. During her Planning & Zoning intake interview Ms. Rodriguez was pleasant and presented herself as a professional woman with goals of being successful. Her restaurant, Jaxel's Café, is planned by her to be a "Generational Family Business" that will be passed down through her family. The restaurant currently has 3 employees and has current business hours of 6:00am – 9:00pm Sunday – Saturday. Jaxel's Café serves Mexican-American food for breakfast, lunch, and dinner. Jaxel's contributes to the Berkeley Community by enriching the area with diverse cuisine that offers authentic Mexican food at a reasonable price. It is important to note that the restaurant is located at the former location of Sweetie Pies.

38 **II. EXISTING SITE CONDITIONS:**

39 The existing property has been kept in good condition. No immediate visible damage in the
40 interior or exterior. However, there is minor damage barely visible on two ceiling tiles from
41 condensation related to the HVAC system. Adequate parking is available on a parking lot
42 that is fully operational. No signage relating to the current business is in violation.
43 Applicant is not the property owner so, all issues found by Inspections regarding the interior
44 or exterior should be addressed to the property owner Ms. Na Cheng. (SEE ATTACHED
45 REPORT PHOTOS)

46
47 **III. SURROUNDING PROPERTIES:**

48 Property is currently zoned as "C-2" General Commercial District and all surrounding
49 properties are zoned the same. It is also important to note that the business is located on
50 the Natural Bridge Corridor at the intersection of Natural Bridge and James McDonnell.
51

52 **IV. ORDINANCE CONDITIONS:**

53
54 **1.** In accordance with Chapter 200, Title II, Public Health, Safety, and Welfare, Section 265
55 business, commercial entity, and/or commercial property has both interior and exterior
56 cameras.
57

58 ANSWER: Yes
59

60 **2.** The compatibility with surrounding uses and compatibility with the surrounding
61 neighborhood.
62

63 ANSWER: Business is deemed compatible.
64

65 **3.** The comparative site, floor area and mass of the proposed structure in relationship to
66 adjacent structures and buildings in the surrounding properties and neighborhood.
67

68 ANSWER: Business is deemed compatible.
69

70 **4.** The frequency and duration of various indoor and outdoor activities and special events
71 and the impact of these activities on the surrounding area.
72

73 ANSWER: The business is located in the Natural Bridge Corridor which is designed for
74 frequent in and out traffic so, this use will not have a significant impact on the surrounding
75 area.
76

77 **5.** The number of transit movements generated by the proposed use and relationship to the
78 amount of traffic on abutting streets and on minor streets in the surrounding neighborhood,
79 not in terms of the street's capacity to absorb the additional traffic, but rather in terms of
80 any significant increase in hourly or daily traffic levels.
81

ANSWER: The impact on traffic should be minimal as the Natural Bridge Corridor is already busy.

6. The capacity of adjacent streets to handle increased traffic in terms of traffic volume.

ANSWER: The impact on traffic should be minimal as the Natural Bridge Corridor is already busy.

7. The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.

ANSWER: No significant increase in noise is expected.

8. In commercial districts, the negative impact on the economic viability of the commercial area of businesses with poor appearance due to type of goods or services offered; limited business hours or other evidence of limited use of building for commercial purposes; and interruption of the continuity of retail sales uses and walk-in customers in commercial areas predominately oriented to retail sales.

ANSWER: As this business is of similar uses as the surrounding businesses, the type of use should not inherently a negative impact. It is up to the Applicant to demonstrate their past experience in this type of business and show that this specific Application is a benefit to the community.

9. The requirements for public services where the demands of the proposed use is in excess of the individual demand of adjacent land uses in terms of Police and fire protection, the presence of any potential or real fire hazards created by the proposed use.

ANSWER: There should be no increase in use of public services from this use.

10. The general appearance of the neighborhood will not be adversely affected by the location of the proposed use on the parcel, nor will the materials used in the construction of the proposed buildings of the special use be greatly dissimilar, or that the general architecture of the building stand out or create a visual problem within the neighborhood.

ANSWER: As this business is of similar uses as the surrounding businesses, the type of use should not inherently a negative impact. It is up to the Applicant to demonstrate their past experience in this type of business and show that this specific Application is a benefit to the community.

11. The impact of night lighting in terms of intensity and duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.

ANSWER: There will be no change in night lighting.

126
127 **12.** The impact of the landscaping of the proposed use in terms of maintained landscaped
128 areas versus areas to remain in a natural state, openness of landscape versus the use of
129 buffers and screens.

130
131 ANSWER: The lot is fully paved, and the Applicant is a tenant, and not the property owner,
132 there is no impact to landscaping, or new landscaping expected.

133
134 **13.** The impact of a significant amount of hard-surfaced areas for buildings, sidewalks,
135 drives, parking areas, and service areas in terms of noise transfer, water runoff and heat
136 generation.

137
138 ANSWER: Very low impact. Significantly no change.

139
140 **14.** The potential for the proposed use to remain in existence for a reasonable period of
141 time and not become vacant, or unused. Consideration should also be given to unusual
142 single purpose structures or components of a more temporary nature.

143
144 ANSWER: Business is located in a prime location. Applicant when initially interviewed
145 appears to have the best intentions to keep business operational. There are zero businesses
146 that are of similar type of restaurant within a visible radius giving likelihood of long-term
147 success due to low competition.

148
149 **15.** In the case of any antenna, any interference with a neighbor's vision, appearance or
150 utilization of their property.

151
152 ANSWER: N/A

153
154 **16.** In addition to any other requirements, all requirements outlined in FCC Ruling PRB-1
155 shall be met for any amateur radio towers and/or antennas. Due to the City's closeness to
156 the St. Louis International Airport, any applicant shall provide a letter from the Airport
157 Commission or the FAA stating that the proposed radio tower, antenna or wave length will
158 not interfere with Airport operations and/or communications.

159
160 ANSWER: N/A

161
162 **V. ADDITIONAL PLANNING COMMISSION CONDITIONS:**

163
164 **1.** The proposed names on the Special Use Permit shall be **Jazmin Rodriguez.**

165
166 **2.** The proposed name of business shall be **Jaxel's Cafe.**

167
168 **3.** Hours of Operation shall be **6:00am – 9:00pm, Sunday through Saturday.**
169

- 170 **4.** Unless noted as a non-conforming condition or noted herein, building and site shall
171 comply with all applicable health, safety, building and sign code standards as required by the
172 City of Berkeley.
- 173
- 174 **5.** The building, lot, yard, and landscaped areas shall be maintained and kept free and clear
175 of any debris or trash.
- 176
- 177 **6.** The owner/operator of this facility need to possess a current State of Missouri
178 Certification. A copy of which should be provided to the city.
- 179
- 180 **7.** A sign permit is required for banners, pennants, festoons, human sign, searchlights are
181 prohibited. Business signage shall be limited to no more than 10% of window space.
- 182
- 183 **8.** No banners, balloons, flags, festoons, snipe signs, or directional signs are to be in the
184 Public Right of Way.
- 185
- 186 **9.** No metal bars, mesh, or other durable material shall be installed over any portion of the
187 frontage window or frontage opening in commercial buildings.
- 188
- 189 **10.** The exterior area shall be maintained and kept free and clear of any debris or trash or
190 weeks.
- 191
- 192 **11.** Buildings and site conditions in need of repair shall be repaired or replaced per the
193 approval of the Building Commissioner.
- 194
- 195 **12.** The building, lot, landscaping, and yard areas shall be maintained and kept free and
196 clear of any debris, trash, or weeds including maintenance of all landscaped areas.
- 197
- 198 **13.** Only 10% of windows space shall be used for window signage. The petitioner will be
199 permitted exterior signage as per the City's sign code.
- 200
- 201 **14.** The premise shall be subject to adherence to City of Berkeley annual fire inspections and
202 life safety plans.
- 203
- 204 **15.** All required inspections by the City are required before issuance of occupancy permit or
205 business license will be issued.
- 206
- 207 **16.** The interior will be thoroughly inspected by City's Building Commissioner and Fire
208 Department, and any and all other jurisdictions, if applicable. All permits that are required
209 by any of said mention must be received. Once, all required inspections are completed;
210 apply for all necessary building/occupancy & fire safety permits from the City of Berkeley,
211 and other jurisdictions, after obtaining City Council's approval on this Special Use Permit.
212 Commercial Occupancy permit and Business License is required and shall be posted at all
213 times.

214
215 **17.** In granting such special use permits, the City Council may provide that the permit be
216 valid for a limited period of time not to exceed ten (10) years. Upon expiration of the time
217 limit specified in the permit, the holder of the permit may request the permit be reviewed
218 by the City Council, and the City Council may extend it for another limited period of time not
219 to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for
220 the holder and non-transferable. **At this time the Planning Commission is recommending**
221 **that the Council grant the Special Use Permit to applicant for a period of no more than**
222 **three (3) years before renewal.**
223

224 **18.** The Special Use Permit will be revoked if for any reason the applicant ceases operations
225 and closes its doors to the public for a period of six (6) months or more, and not complying
226 with the City's Special Use Permit. The Special Use Permit shall not be assigned, or sold, or
227 conveyed, or operated by another without prior approval by the City Council and occupancy
228 permit, building permit or business license shall be issued to such assignee until such
229 approves is secured.
230

231 **19.** Any violations can be a reason for the City to revoke this permit, according to the City's
232 current regulations. To occupy the building and facilities the applicant must comply with all
233 the applicable rules and regulations pertaining to health and safety for vehicular and
234 pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as
235 required by the City Fire Department, City of Berkeley, St. Louis County, State of Missouri,
236 and Federal rules and regulations.
237

238 **20.** Prior to issuance of an Occupancy Inspection and Permits, the above noted conditions,
239 the conditions as described in the attached Report, and the inspections as part of the
240 normal occupancy permit process shall be met, and as approved by the City Council. This
241 Special Use Permit takes effect upon the approval by City Council.
242

243 **21.** Must fill out and file the following with the City's Business Office/Finance Department
244 where applicable: Business Owner Information Sheet, Miscellaneous Service Occupation
245 License, Manufacturer's License, Merchant's License, Sign License, Vending Machine
246 License, Liquor License, and/or any other Licenses that apply.
247

248 **22.** Commercial occupancy and business license are required from the City of Berkeley.
249 Occupancy Permit and Business License shall be posted at all times. Planning Commission
250 shall require that business owner take no more than six (6) months to obtain an occupancy
251 permit.
252

253 **23.** The City Council may, in accordance with Section 400.580, institute a rezoning. The City
254 Council, after a public hearing, may revoke a special use permit for failure of compliance
255 with regulations and restrictions of this Chapter or the requirements of the special use
256 permit.
257

258 **24.** If the City Council determines that the public health, welfare, and safety are adequately
259 protected in view of the foregoing criteria, then the special use permit shall be granted; but
260 if it is negative as to any of such paragraphs, then the special use permit shall be denied.
261

262 **25.** No part of the business or property shall be rented or leased to outside parties other
263 than what was described by Special Use Permit applicant. Business owner shall submit to
264 quarterly inspections from the Planning Commission to ensure compliance with all City
265 regulations as well as the terms and conditions of this report.
266

267 **26.** Upon the permanent closing of the business, business owner must remove all signage
268 and leave property condition free of trash, debris, boxes, etc. both inside and out.
269

270 **VI. STAFF ANALYSIS:**

271 The applicant/petitioner has done their best to remain compliant with the process.
272 Business does not propose any significant risk of noise violations and is compliant with
273 current zoning regulations.
274

275 **VII. STAFF RECOMMENDATIONS:**

276
277 **Suggested Motion:**

278 To move to grant approval for the Special Use Permit applied for by
279 Jazmin Rodriguez for a restaurant seeking a Liquor License located at
280 9650 Natural Bridge, Berkeley, Mo 63134.
281



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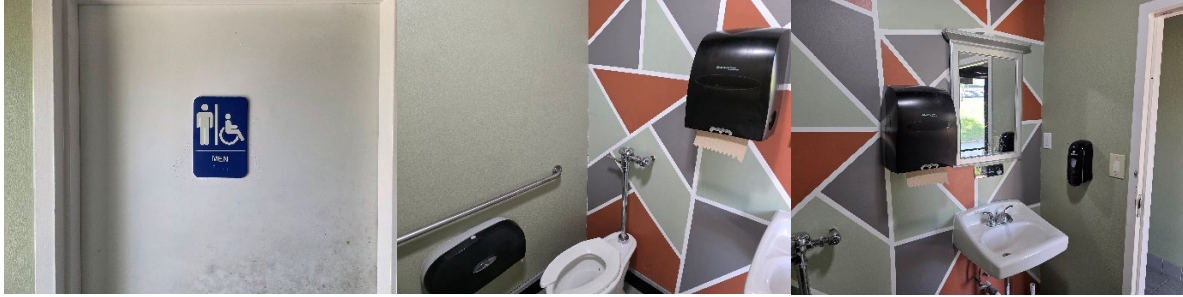
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PLANNING & DEVELOPMENT APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

<input type="checkbox"/> Preliminary (Plats)	<input checked="" type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-Approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input type="checkbox"/> Resubdivision/Reconsolidation
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Business Name/Ownership Change
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance (Land Use)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Variance (Building Code)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order)
<input type="checkbox"/> Medical Marijuana (Dispensary)	<input type="checkbox"/> Medical Marijuana (Grow Facility)
<input type="checkbox"/> Medical Marijuana (Researching/Testing)	<input type="checkbox"/> Building Code Appeal
<input type="checkbox"/> Food Truck - SUP \$100.00 (City Events Only)	<input type="checkbox"/> Food Truck - Fire Inspection \$75.00
<input type="checkbox"/> Food Truck Business License \$75.00	<input type="checkbox"/> Other

REQUIREMENTS:

1. Prepare one (1) legible set of drawings and one (1) PDF High Resolution copy on a USB drive detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Plan Commission Meeting.
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) LEGAL NAME(S):

Jazmin G. Fernandez Rodriguez / Danny Garcia Cortez

APPLICANT IS (check one):

☐ PROPERTY OWNER ☐ AGENT ☐ PURCHASER OF CONTRACT ☒ TENANT

APPLICANT(S) ADDRESS:

Street

[REDACTED]

City

State

Zip

PHONE:

[REDACTED]

EMAIL:

jaxelscafesec@gmail.com**LOCATION OF PROPOSED USE**

STREET ADDRESS:

9650 Natural Bridge Rd Berkeley Mo, 63134

LEGAL DESCRIPTION:

Restaurant Building

PRESENT ZONING DISTRICT:

city of Berkeley

PROPOSED ZONING DISTRICT (IF APPLICABLE):

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS:

Restaurant service

PROPERTY TO BE USED FOR (TYPE OF BUSINESS):

Restaurant food with liquor beverage**DAYS & HOURS OF OPERATION ETC:**Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday

PROPOSED NAME OF BUSINESS:

Jaxel's cafe LLC

APPROXIMATE SIZE OF TRACT:

ACRES

SQ. FT. OF SPACE (UNDER ROOF)



IF APPLICANT IS NOT THE PROPERTY OWNER:

PROPERTY OWNER(S) NAME: _____

PROPERTY OWNER(S) ADDRESS: _____

STREET

CITY

STATE

ZIP

PHONE: (____) ____ - ____ EMAIL: _____

I HAVE AUTHORITY TO ACT ON BEHALF OF THE PROPERTY OWNER: _____
Applicant(s) Signature

By signing this application, the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

Danny Garcia-Contreras
Applicant(s) Signature

Date: 05 / 07 / 25

Property Owner(s) Signature:

Date: ____ / ____ / ____

OFFICE USE ONLY

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature: _____ Date: ____ / ____ / ____

Date Paid: ____ / ____ / ____

☐ Cash

☐ Check

☐ Money Order

☐ Debit/Credit

Receipt No: _____ Case No: _____

**DESCRIPTION AND EXPLANATION OF PROPOSED PROJECT:**

Jaxel's Cafe LLC is a Mexican-American restaurant that provides a full-service. We would like to propose the following project:

Jaxel's Cafe LLC would serve made to order Mexican-American food & beverages as well as serving beer & liquor to the community of Berkeley, MO.

We believe that having the ability to serve beer & liquor could help the success of our business by giving us the opportunity to serve our customers more items in our menu. This is based on what our clients have been asking for everytime they come in at the restaurant. Large group of people have come and immediately leave when we mention we don't serve liquor. We would love to get more people engaged to get to know the food we serve and liquor like Margaritas will help us for them to stay.



SPECIAL USE PROCESS

1. Discuss application with staff ***prior to submitting an application.***
2. Complete Special Use Application and pay applicable fee.
3. Meet with the Plan Commission Board.
4. Meet with the Council for final approval.
5. Apply and schedule a Commercial Inspection. **(Fee: \$175)**
6. Upon passed Commercial Inspection, apply for a Business License
7. Commercial Occupancy Permit will be given along with Business License.

SITE PLAN REQUIREMENTS

All requirements may not be applicable. Please contact (314) 400-3706 for further questions.

1. Must have a North Arrow, including Key Map
2. Be drawn to scale and the scale indicated on the 24" x 36" size) one drawing
3. **One (1) legible set of drawings and one (1) PDF High Resolution copy on a USB drive detailing interior & exterior of property.**
4. Show all property lines and building setback lines
5. Show all buildings on the lot
6. Date plans were drawn
7. Show all easements on property
8. Show any power poles on property
9. Curb cuts including dimensions
10. Parking stalls including ADA complying facilities
11. Dumpster locations
12. All plans drawn by a Professional Architect/Engineer/Surveyor and should have signatures, name, and date. *(Wet seal **not** required.)*
13. The attached "Additional Information" does not replace City's Zoning regulations. All applicants are encouraged to follow the City's Codes and Ordinances.

CHECKLIST OF ALL THAT APPLIES TO YOUR APPLICATION PACKET

- ☐ A complete application for Special Use Permit approval
- ☐ Proof of property control, ownership, lease, or option to lease/purchase.
- ☐ Plan prepared by a registered architect or professional engineer
- ☐ Map showing the applicant's entire property and adjacent properties and streets
- ☐ A locator map at a convenient scale
- ☐ The proposed location, use and design of all buildings and structures
- ☐ Proposed division of buildings into units of separate occupancy, detailed breakdowns of all proposed floor space by type of use and floor level
- ☐ Existing topography and proposed grade elevations
- ☐ Location of driveways
- ☐ Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences and proposed landscaping.
- ☐ Location, design, and size of all signs



PUBLIC WORKS DIVISION | 8425 Airport Road, Berkeley, Missouri 63134-2098 (314) 524-3313 FAX

APPLICANT IS NOT OWNER:

OWNER(S) NAME: Na Cheng

OWNER(S) ADDRESS: 9650 Natural Bridge Road

STREET

CITY

STATE

ZIP

PHONE: () - EMAIL:

HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER:

Applicant(s) Signature

By signing this application, the owner(s) and applicant(s) attest that all information and facts provided and attachments are complete and accurate and that any omission or incorrect fact or information may constitute a false statement or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signatures as needed.)

Applicant(s) signature: Danny Garcia-Lopez Date: 05-07-25 / /

Owner(s) Signature: [Signature] Date: / /

OFFICE USE ONLY

Items necessary for a technical review of the proposed special use permit plan have been submitted. This application is a COMPLETE APPLICATION.

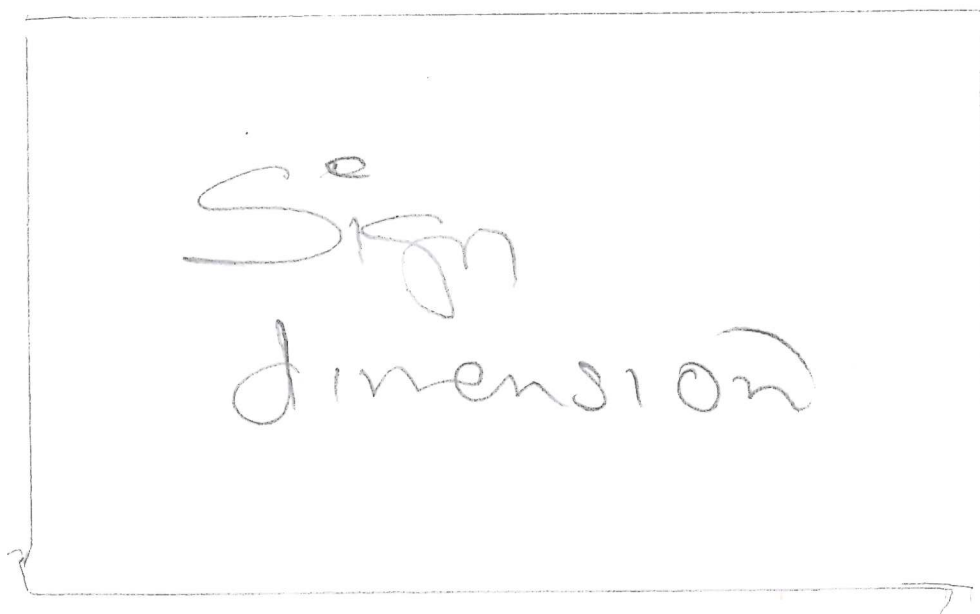
Official Signature: Date: / /

Paid: / / ☐ Cash ☐ Check ☐ Money Order

Receipt No: Case No:



120"



88"



24"

96"

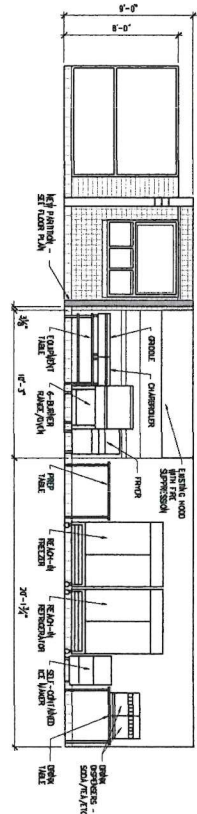


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| 3 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

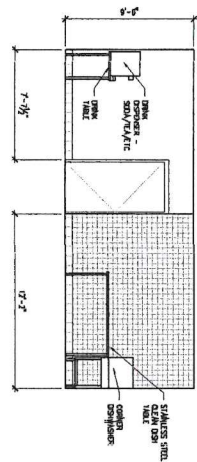
Maximum recorded flying travel distance also significant in 2007 (actual maximum flying distance = 1,000 km)

1 FLOOR PLAN

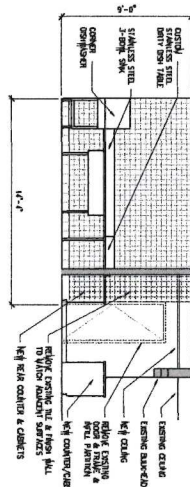




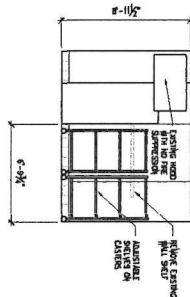
1 KITCHEN - EAST ELEV.
SCALE: 1/4" = 1'-0"



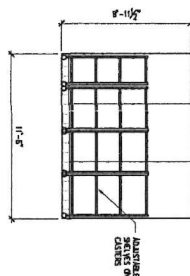
2 KITCHEN - SOUTH ELEV.
SCALE: 1/4" = 1'-0"



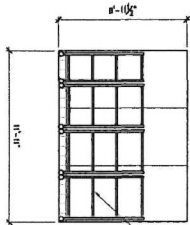
3 KITCHEN - WEST ELEV.
SCALE: 1/4" = 1'-0"



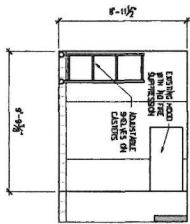
4 DRY GOODS - EAST ELEV.
SCALE: 1/4" = 1'-0"



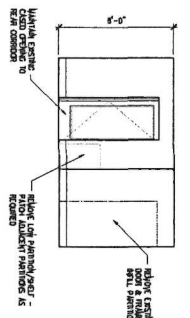
5 DRY GOODS - SOUTH ELEV.
SCALE: 1/4" = 1'-0"



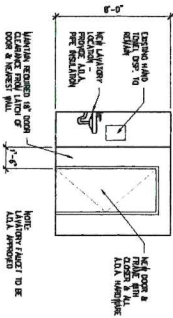
6 DRY GOODS - WEST ELEV.
SCALE: 1/4" = 1'-0"



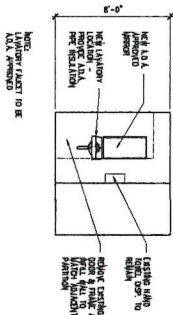
7 DRY GOODS - NORTH ELEV.
SCALE: 1/4" = 1'-0"



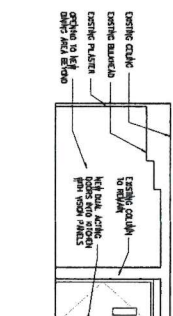
8 DINING - SOUTH ELEV.
SCALE: 1/4" = 1'-0"



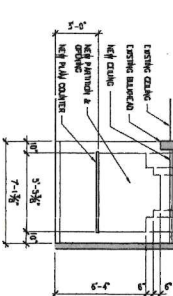
9 HOOP T.I. - EAST ELEV.
SCALE: 1/4" = 1'-0"



10 HOOP T.I. - NORTH ELEV.
SCALE: 1/4" = 1'-0"



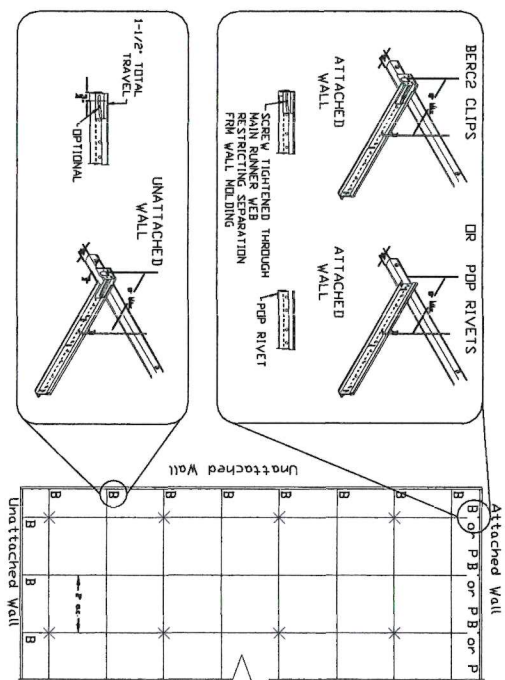
11 LOBBY/CASHER - SOUTH ELEV.
SCALE: 1/4" = 1'-0"



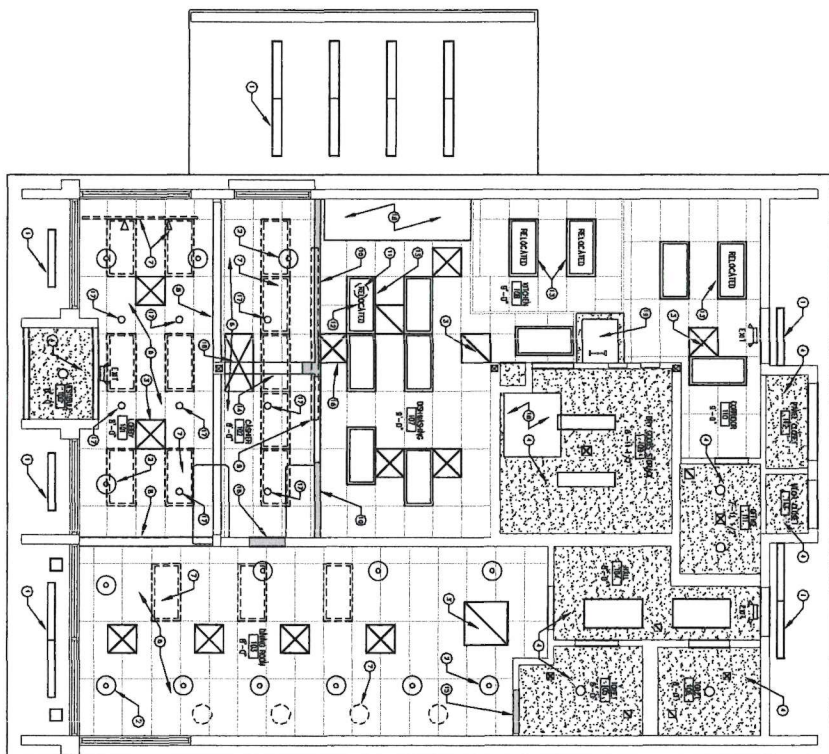
12 CASHIER PTN - SOUTH ELEV.
SCALE: 1/4" = 1'-0"



3 NEW SEISMIC COMP. POST
A-2 SCALE: N.T.S.



2 NEW SEISMIC CLG. BRACING
A-2 SCALE: N.T.S.



1 REFLECTED CEILING PLAN
A-2 SCALE: $1/4" = 1'-0"$



- [illegible]

Ownership and Legal Information: 13K540531 - 2022

Locator No.:	13K540531
Tax District:	111NE
Site Code:	0203
Owner's Name:	LUCKY HOME L L C
Taxing Address:	9650 NATURAL BRIDGE RD SAINT LOUIS, MO 63134
Care-Of Name:	
Mailing Address:	210 SOOTER LN ROLLA, MO 65401
Subdivision Book - Page:	
Assessor's Book - Page:	07 - 0098
City Name: <input type="checkbox"/>	BERKELEY
Subdivision Name:	NATURAL SITES
Legal Description:	LOT 3 30A220251 4 15 78 Important: This is a brief legal description an
Lot Number:	
Lot Dimensions:	0174 / 0199 - 0106 / 0089