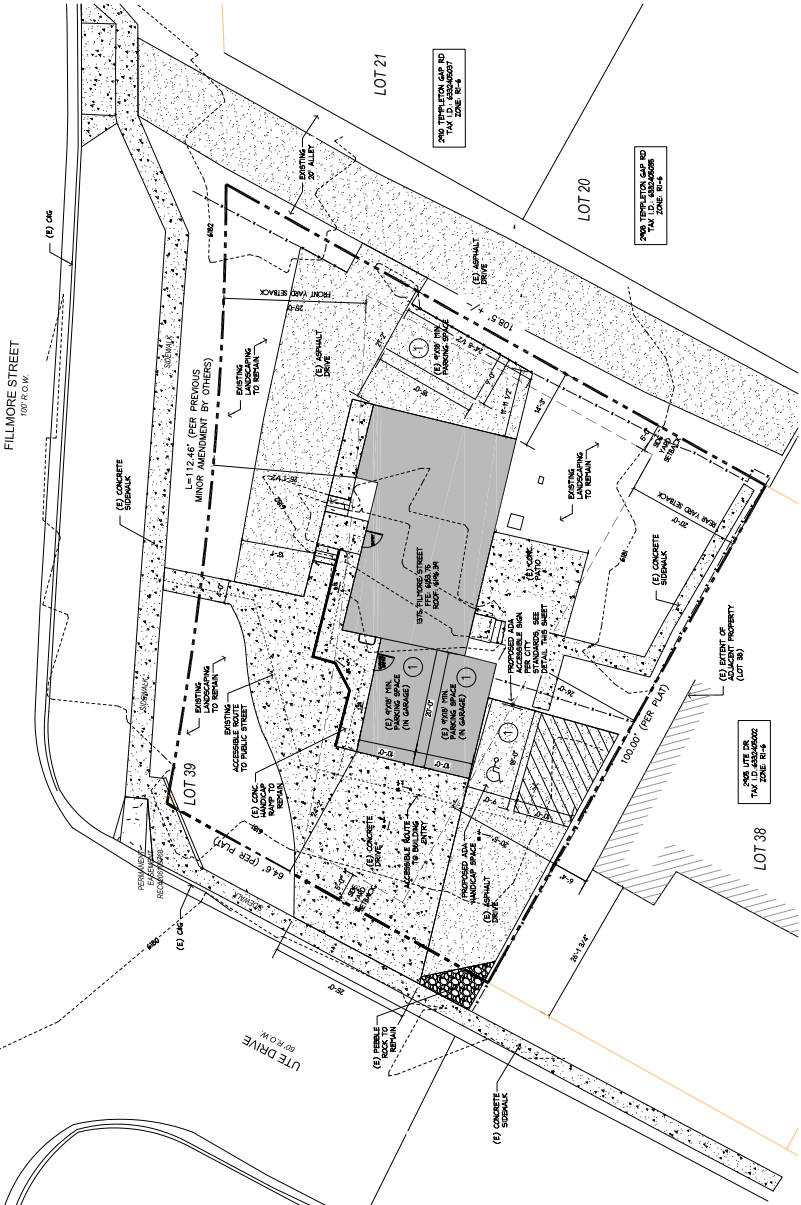


1375 E. FILLMORE ST - VARIANCE OF USE

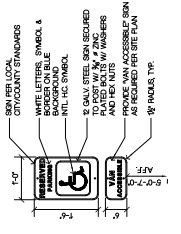


SITE PLAN

SCALE: 1/8" = 1'-0"

SITE LEGEND

- EXISTING WOOD FENCE
- - - - PROPERTY LINE
- - - - BUILDING SETBACK
- - - - ACCESSIBLE ROUTE
- - - - EXISTING GRAVING
- - - - EXISTING CONCRETE TO REPAIR
- - - - EXISTING ASPHALT TO REPAIR



ADA PARKING SIGN
SCALE: 3/4" = 1'-0"

PARKING STANDARDS
SCALE: 3/16" = 1'-0"

EXISTING SITE DATA

PROJECT ADDRESS: 1375 E. FILLMORE ST.
COLORADO SPRINGS 80907

ZONING: CD-35 (Dues Residential)
CD-35 (Dues Residential)
CD-35 (Dues Residential)
CD-35 (Dues Residential)

TAX SCHEDULE NO.: 63000000

LEGAL DESCRIPTION: LOT 20 BLK. MARTIN HEIGHTS

PLAT NO.: T96

JURISDICTION: CITY OF COLORADO SPRINGS PLANNING & COMMUNITY DEVELOPMENT

(B) LOT AREA: 847.55'

PROJECT DESCRIPTION: VARIANCE OF USE

PROPOSED BUILDING USE: PERSONAL IMPROVEMENT SERVICES

EXISTING B.G. AREA: 195 SF (+ GARAGE) = 400 SF3

LOT COVERAGE: 20.9%

EXISTING BUILDING FOOTPRINT: 1940 SF. / 847.55 SF.

LOT COVERAGE =: 22%

BUILDING SETBACKS: FRONT SETBACK: 25 FEET
SIDE SETBACK: 5 FEET
REAR SETBACK: 25 FEET

OFF-STREET PARKING

PARKING REQUIREMENTS: PERSONAL IMPROVEMENT SERVICE PER 200 SF: 1 SPACE
PERSONAL SERVICE PER 200 SF: 1 SPACE
PERSONAL STORAGE PER 700 / 100 = 0.7

PARKING PROVIDED: 4 SPACES PROVIDED

DEVELOPMENT PLAN NOTES

- The site is not within a floodplain (zone X) per FEMA form 02/17/1997.
- The parties responsible for this plan have familiarized themselves with the current zoning ordinance and all elements required by the applicable ADA design standards and guidelines. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State promulgated order or with respect to such laws. Site owner is responsible for obtaining Federal and State accessibility laws with the property owner.
- Site does not contain any site lighting. The addition of site lighting may require an amendment to this plan and/or a professional seal.
- Signage is not approved for this plan. A separate sign permit is required. Contact the Development Review Enterprise at 719-595-8928 to begin a sign permit application.
- No direct vehicular access shall be allowed onto Filmmore Street from the parcel within this development.
- Accessible parking spaces, spaces, signs, and signage shall meet all applicable City code requirements including:
 - Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions.
 - Accessible parking spaces shall be marked with four inch (4") markings.
 - Accessible aisles shall be outlined and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue.
 - Each accessible parking space shall be designated as such by a sign containing the International Symbol of Access.
 - Accessibility: Van accessible spaces shall have an additional sign containing the designation, "Van Accessible".
 - Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide.
 - Each accessible parking space sign shall be no smaller than six inches (6") tall by twelve inches (12") wide.
 - Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and eight feet (8') above the finish floor or ground surface.

PROJECT TEAM

PROPERTY OWNER: PHILIP V. CLARK
1332 BARCOCK LANE
COLORADO SPRINGS, CO 80915-414

CLIENT/DEVELOPER: LISA MILLER
PLATES CONNECTION
12255 CRACLE BLVD, SUITE 111
COLORADO SPRINGS, CO 80921
(719) 333-3483

ARCHITECT: BUCHER DESIGN STUDIO INC.
BRIAN K. BUCHER, AIA, NCARB
12305 CRACLE BLVD, SUITE 111
COLORADO SPRINGS, CO 80921
(719) 644-0480

DRAWING INDEX

SHT. #	DESCRIPTION
1	COVER SHEET / SITE PLAN

AMENDMENT HISTORY

PREVIOUS ZONE CHANGE: CPC P 92-80
CITY FILE NO: CPC UV 20-00043

APPROX. DEVELOPMENT SCHEDULE

SUMMER 2020

VICINITY MAP



A PROPOSED USE VARIANCE FOR

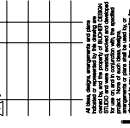
PILATES CONNECTION

COVER SHEET / SITE PLAN

DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Revisions: No. Description By Date



Date: 03/17/20

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.: 1 of 1

CITY FILE NO: CPC UV 20-00043

FIGURE 1