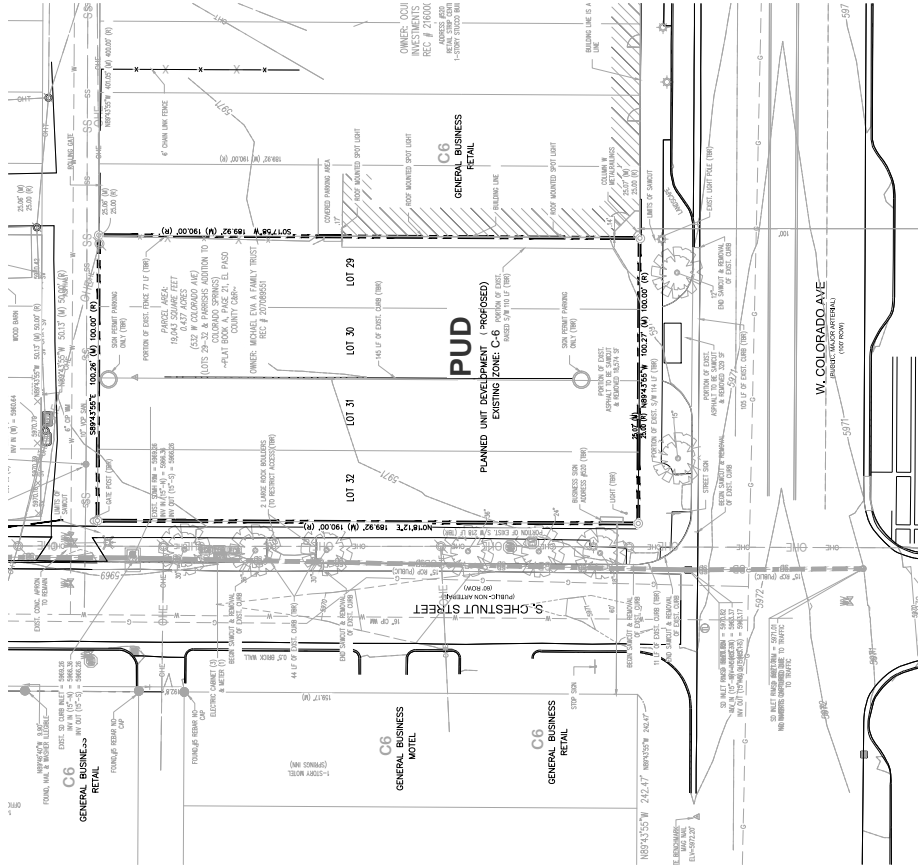


# Parrish's Addition to Colorado Springs, Lots 29, 30, 31 and 32, Block 5 532 W. Colorado Ave., Colorado Springs, CO

PUD - ZONE CHANGE  
C-6 (General Business) to PUD (Plan Unit Development)



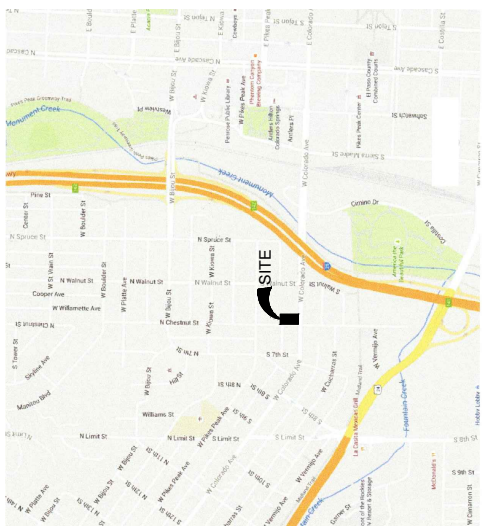
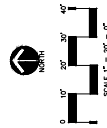
**LEGAL DESCRIPTION:**  
LEGAL DESCRIPTION (FROM THE OLDEST RECORDED DEED):  
LOTS 29, 30, 31, AND 32, BLOCK 5, PARRISH'S ADDITION TO THE CITY OF COLORADO SPRINGS, TOWN OF PARRISH, CITY OF COLORADO  
CONTAINING 19.447 ACRES, MORE OR LESS.

**PROJECT INFORMATION:**  
TAX ID # 7413201016  
MASTER PLAN WEST SIDE WATER PLAN  
CURRENT ZONE C-6 / GENERAL BUSINESS  
PROPOSED ZONE CHANGE PUD  
USE TYPE VACANT/PARKING LOT

**EXISTING:** RESIDENTIAL, COMMERCIAL AND OFFICE  
**PROPOSED:** RESIDENTIAL, COMMERCIAL AND OFFICE  
**PROPOSED DENSITY:** 120.00 DU/AC  
**MAXIMUM BUILDING HEIGHT:** 60'0"

**MINIMUM BUILDING AND PARKING LOT SETBACKS AND PARKING REQUIREMENTS AS LISTED IN ARTICLE 4 OF THE CITY CODE:**  
FRONT - SOUTH & WEST SIDE (REAR SOUTH SIDE WEST)  
REAR LOT LINE ZERO LOT LINE 0'

**SETBACKS:**  
EXISTING:  
PROPOSED:



**OWNERSHIP:**  
Dunbar Holdings, Inc.  
1400 North Academy Blvd.  
Colorado Springs, CO 80921

**PREPARED BY:**  
PLANNER/LANDSCAPE ARCHITECT:  
Land Patterns, Inc.  
1400 North Academy Blvd.  
Colorado Springs, CO 80920

**CIVIL ENGINEER:**  
Galvany and Company, Inc.  
1400 North Academy Blvd.  
Colorado Springs, CO 80920

**ARCHITECT:**  
Gardner/Sullivan Architects  
1400 North Academy Blvd.  
Colorado Springs, CO 80920

CITY APPROVAL STAMP  
File #: CPC PUZ 19-00387

532 W. COLORADO AVE APARTMENTS

PUD - ZONE CHANGE

ISSUED BY: DDM DATE ISSUED: JAN 2019  
DRAWN BY: JSS SCALE: AS SHOWN  
CHECKED BY: DDM (NET) SHEET NO. 1 OF 1 SHEETS

Land Patterns, Inc. Landscape Architectural & Planning	
PROJECT NO.	19-00387
DATE	JAN 2019
SCALE	AS SHOWN
DRAWN BY	JSS
CHECKED BY	DDM (NET)
ISSUED BY	DDM

CLIENT/OWNER:  
**GOODWIN KNIGHT**  
8605 Explore Drive #250  
Colorado Springs, CO 80902

PREPARED BY:

NO.	DATE	DESCRIPTION	BY
REVISIONS			
BENCHMARK DATA (ELEV.)			
(DATE)			
(DESCRIPTION/LOCATION)			

REFERENCE DRAWINGS