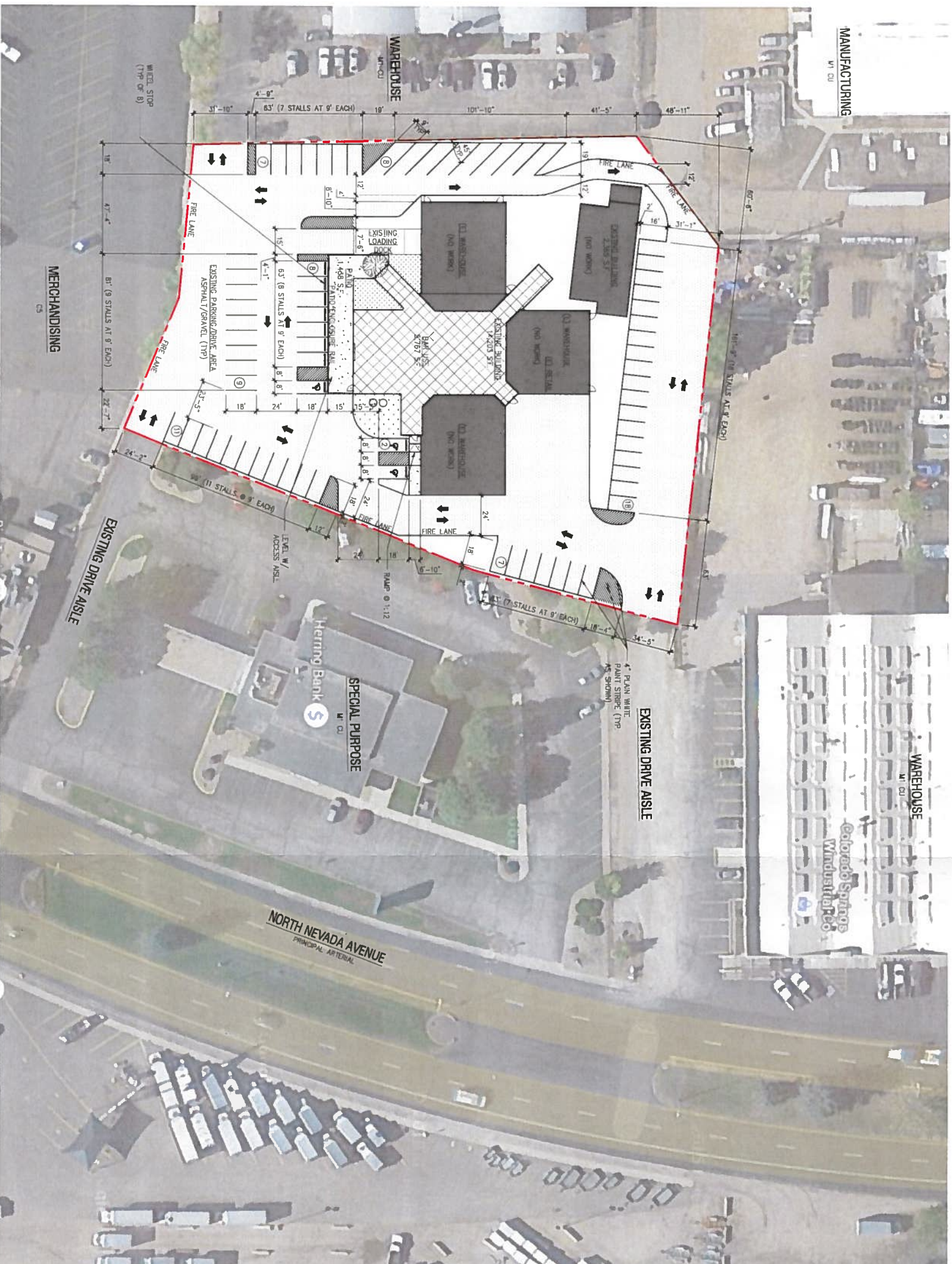


**SITE PLAN LEGEND**

- EXISTING BUILDING (NO WORK)
- EXISTING LANDSCAPING TO REMAIN (NO WORK)
- PARKING AND DRIVE LINES
- AREA OF WORK (BAR USE)
- CONCRETE PAVING
- PROPERTY LINE



**ZONING DATA**

ZONE: W1-CU  
 TOTAL SITE AREA: 1.72 ACRES  
 ALLOWABLE BUILDING HEIGHT (CALCULATED): 40 FEET  
 SETBACKS REQUIRED (CALCULATED):  
 FRONT: 20'  
 SIDE: -  
 REAR: 10'  
 SETBACKS PROPOSED: NO CHANGE TO EXISTING

**PROJECT DATA**

PROJECT SUMMARY: PARTIAL CHANGE OF USE AT EXISTING WAREHOUSE / RETAIL BUILDING CONVERT 5,767 S.F. TO BAR USE AND ADD OUTDOOR PATIO SEATING  
 ADDRESS: 3104 NORTH NEVADA AVENUE  
 SSN: 631109012  
 LEGAL DESCRIPTION: LOT 1 STUDIO ONE SUB  
 PRODCAT TYPE: CHANGE OF USE / BAR  
 LUR FILE #.: CPC CU 16-00055

**CONTACTS**

TILE TRADERS  
 1700 NORTH PENNSYLVANIA AVENUE  
 COLORADO SPRINGS, CO 80907  
 CONTACT: TIM BLACK  
 P: 719.499.9428  
 E: tim@tiletraders.com  
 ECHO ARCHITECTURE, ARCHITECT #120  
 4 SOUTH WASHINGTON CO 80903  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RYAN LLOYD  
 P: 719.322.1022  
 E: ryan@echo-arch.com

**BUILDING DATA**

BUILDING AREA:  
 WAREHOUSE (MAIN BUILDING): 14,203 S.F.  
 MEZZANINE (MAIN BUILDING): 9,371 S.F.  
 TOTAL BUILDING AREA (MAIN BLDG): 15,138 S.F.  
 DETACHED WAREHOUSE: 2,365 S.F.  
 USE AREAS:  
 RETAIL WAREHOUSE: 930 S.F.  
 BAR: 9,371 S.F.  
 PATIO: 5,767 S.F.  
 L.O.F. STORES: 1  
 EMPERSED LOT COVERAGE: NO CHANGE TO EXISTING  
 ACTUAL BUILDING HEIGHT: EXISTING

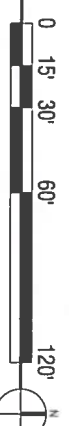
**PARKING SUMMARY**

REQUIRED:  
 RETAIL: 930 S.F. / 300 = 3.1 STALLS  
 WAREHOUSE: 10,696 S.F. / 1,000 = 10.7 STALLS  
 BAR: 5,767 S.F. / 100 = 57.67 STALLS  
 PATIO: 2,365 S.F. / 200 = 11.8 STALLS  
 TOTAL REQUIRED: 69 STALLS REQUIRED  
 PROVIDED:  
 70 ON-SITE STANDARD STEEL STALLS PROVIDED (INCLUDING 3 ACCESSIBLE STALLS) TO COMPLY WITH FEDERAL ADA STANDARDS, INCLUDING SIGNAGE

**SITE PLAN NOTES**

1. INFORMATIONAL ONLY. SIGNAGE IS NOT APPROVED WITH THIS CONCEPT/DEVELOPMENT PLAN.
2. FLOOD LIGHTING IS PROHIBITED.
3. ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.
4. OWNER SHALL PROVIDE THE CITY WITH AN ESCROW IN THE AMOUNT OF \$10,000 FOR THE FUTURE TURN LANES IMPROVEMENTS ALONG NORTH NEVADA AVENUE AND SITE PROVIDE ADA COMPLIANT SIGNAGE AT ALL ACCESSIBLE PARKING STALLS.
5. 9' ON-SITE STANDARD STEEL STALLS PROVIDED.

**1 SITE PLAN**  
 1" = 30'



**VICINITY MAP**



**TILE / TAP TRADERS**  
 3104 NORTH NEVADA AVENUE  
 COLORADO SPRINGS, CO 80907



DEVELOPMENT PLAN  
 LUR FILE #.: CPC CU 16-00055  
 TILE TRADERS  
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