

# **OUTLINE OF PRESENTATION**

- **HISTORY OF THE AREA, PROPERTIES & PARKING VARIANCES**
  - **BLUE STAR/BRISTOL, AND EDELWEISS**
- **EXAMING CODES & HOW CODES ARE BEING APPLIED**
- **REQUIRED CRITERIA FOR THE PARKING VARIANCE**
  - **NO REASONABLE USE**
  - **NO ADVERSE IMPACT**



W Navajo St

E Navajo St

E Navajo St

E Navajo St

Dorchester Dr

Cheyenne

E Ramona Ave

E Ramona Ave

E Ramona Ave

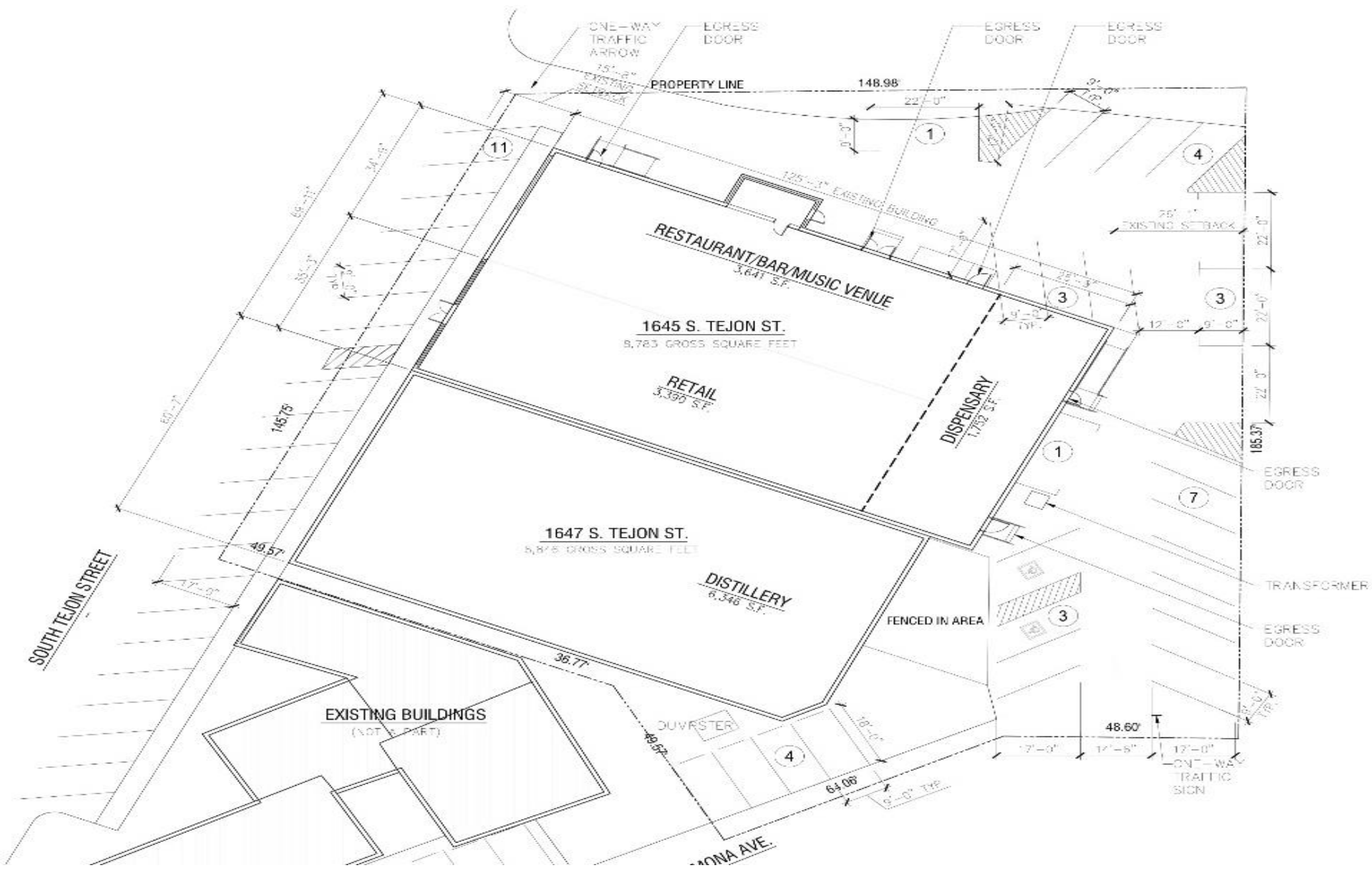
Cheyenne Blvd

Cheyenne Creek

Metzler St

Mt Washington Ave





# PARKING SUMMARY

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1645 SOUTH TEJON ST.:

COMMERCIAL CENTER:

8783 G.S.F./ 1 STALL/250 S.F. = 35 STALLS

1647 SOUTH TEJON ST.:

WAREHOUSING & DISTRIBUTION:

6,346 G.S.F./ 1 STALL/1000 S.F. = 6 STALLS

BAR (TASTING ROOM):

500 G.S.F./ 1 STALL/100 S.F. = 5 STALLS

46 STALLS REQUIRED

(REDUCTION 5%)

= 44 STALLS

ADMINISTRATIVE RELIEF@ 85%

= 37 STALLS REQUIRED

PARKING STALLS PROVIDED:

= 26 ON-SITE STALLS

11 STREET STALLS

37 TOTAL

## PARKING SUMMARY

### 1845 S. TEJON ST.

COMMERCIAL/CLUB/RETAIL;  
8,783 G.S.F. / 1 STALL/250 S.F. — 35 STALLS

### 1847 S. TEJON ST.

WAREHOUSING & DISTRIBUTION;  
6,346 G.S.F. / 1 STALL/1000 S.F. — 6 STALLS

BAR (TASTING ROOM):  
500 G.S.F. / 1 STALL/100 S.F. — 5 STALLS  
48 STALLS REQUIRED  
(2 ADA STALLS REQUIRED)

REDUCTION 5% (FOR PROXIMITY  
TO BKPL 300 L FLR 300 L  
SECTION 7.4.204.C.1.b): — 44 STALLS

PARKING STALLS PROVIDED: = 24 STANDARD ON-SITE STALLS  
2 ADA ON-SITE STALLS  
1 STANDARD STREET STALL  
37 TOTAL

### NOTES:

- 1) A NON-USE VARIANCE IS REQUESTED TO ADDRESS THE  
THE LOW PARKING COUNTS.
- 2) PARKING LOT WILL BE ALSTRIPLED TO MATCH THE SITE PLAN  
PRIOR TO CERTIFICATE OF OCCUPANCY.

## PROJECT DATA

PROJECT TYPE: NEW TENANT(S) IN 1845 S. TEJON  
PROJECT SUMMARY: NEW RESTAURANT /BAR/MUSIC VENUE,  
RETAIL DISPENSARY, DISTILLERY,  
TASTING ROOM IN EXISTING BUILDINGS

PROJECT ADDRESS: 1845, 1847 SOUTH TEJON STREET  
COLORADO SPRINGS, CO 80905

LOT SIZE: 28,573 S.F.

BUILDING USE:  
1845 S. TEJON COMMERCIAL — 8,783 S.F.  
1847 S. TEJON COMMERCIAL — 6,346 S.F.

LOT COVERAGE:  
1845 S. TEJON: 8,783 S.F.  
1847 S. TEJON: 6,346 S.F.  
TOTAL: 15,629 S.F. (52.7%)

TSN: 6430201022

LEGAL DESCRIPTION: IT IS PART OF ALSTRIPLED TRACT 5 ADD NO  
BYW/D, THAT PART OF VAC RADNA AVE AS  
FOUS: BEG AT POB OF FLY R/W LN. OF S  
TEJON ST AND N LN. OF SFC 30-14-86 SD,  
POINT BEING 888.05 FT W OF NE COR CORNW  
OF SD SFC, TH S 23°18'00" W 145.76 FT, S  
65°42'00" E 49.57 FT, S 65°47'46" E 36.71  
FT, S 25°58'00" E 49.57 FT, N 81°02'00" E  
64.06 FT, N 85°55'00" E 48.50 FT, N  
00°42'15" W 185.37 FT, TH S 88°15'07" W  
148.96 FT TO POB

LEGAL REF #: (ENTER WHEN ASSIGNED)

ZONING: CG

USES: RESTAURANT/BAR/MUSIC VENUE: 3,641 S.F.  
RETAIL: 3,390 S.F.  
DISPENSARY: 1,752 S.F.  
DISTILLERY: 6346 S.F.  
TASTING ROOM: 500 S.F.

## CONTACTS

OWNER: FORSECA 94 LLC  
1504 S. CASCADE AVE  
COLORADO SPRINGS, CO 80905

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ARCHITECT: ECHO ARCHITECTURE  
4 SOUTH WAPSAATCH AVENUE #200  
COLORADO SPRINGS, CO 80905

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