

PARKING SUMMARY

1645 SOUTH TEJON ST.
 COMMERCIAL CENTER
 6783 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. = 4 STALLS REQUIRED
 (2 ADA STALLS REQUIRED)

REDUCTION 5% (FOR PROXIMITY TO BIKE ROUTE PER CODE SECTION 7.4.204.C.1.b):
 = 44 STALLS

PARKING STALLS PROVIDED:
 24 STANDARD ON-SITE STALLS
 2 ADA ON-SITE STALLS
 11 STANDARD STREET STALLS
 37 TOTAL

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

PROJECT DATA

PROJECT TYPE: NEW TENANT(S) IN 1645 S. TEJON
 NEW RESTAURANT/BAR/MUSIC VENUE, RETAIL, DISPENSARY, DISTILLERY, TASTING ROOM IN EXISTING BUILDINGS

PROJECT ADDRESS: 1645, 1647 SOUTH TEJON STREET COLORADO SPRINGS, CO 80905

LOT SIZE: 29,673 S.F.

BUILDING USE: COMMERCIAL - 8,783 S.F.
 COMMERCIAL - 6,846 S.F.

LOT COVERAGE: 1645 S. TEJON: 8,783 S.F.
 1647 S. TEJON: 6,846 S.F.
 TOTAL: 15,629 S.F. (52.7%)

TSN: 6430201022

LEGAL DESCRIPTION: THAT PART OF RESERVED TRACT IN ADD NO 1 IWYILD, THAT PART OF VAC RAONA AVE AS FOLS: BEG AT POI OF ELY R/W LN OF S TEJON ST AND N LN OF SEC 30-14-66 SD, POINT BEING 368.09 FT. W OF NE COR CORNW 66-4200"E, 49.37 FT. S, 65-4746"E, 56.77 FT. S, 28-458700"E, 49.57 FT. N, 81-02700"E, 64.06 FT. N, 89-45500"E, 48.60 FT. N, 00-1216", W 185.37 FT., TH S 88-4507" W 148.98 FT TO POB

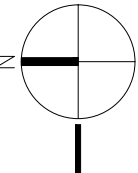
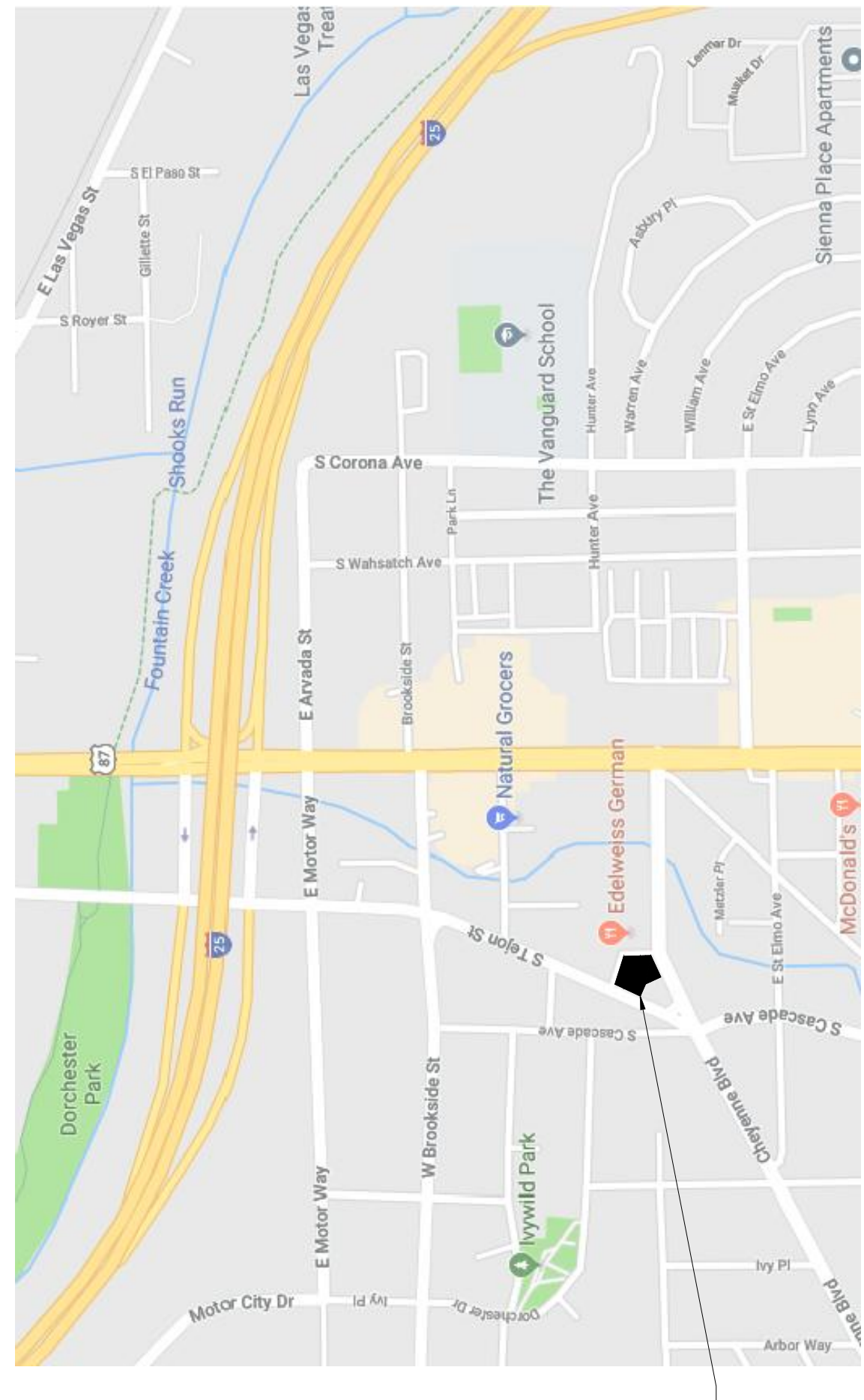
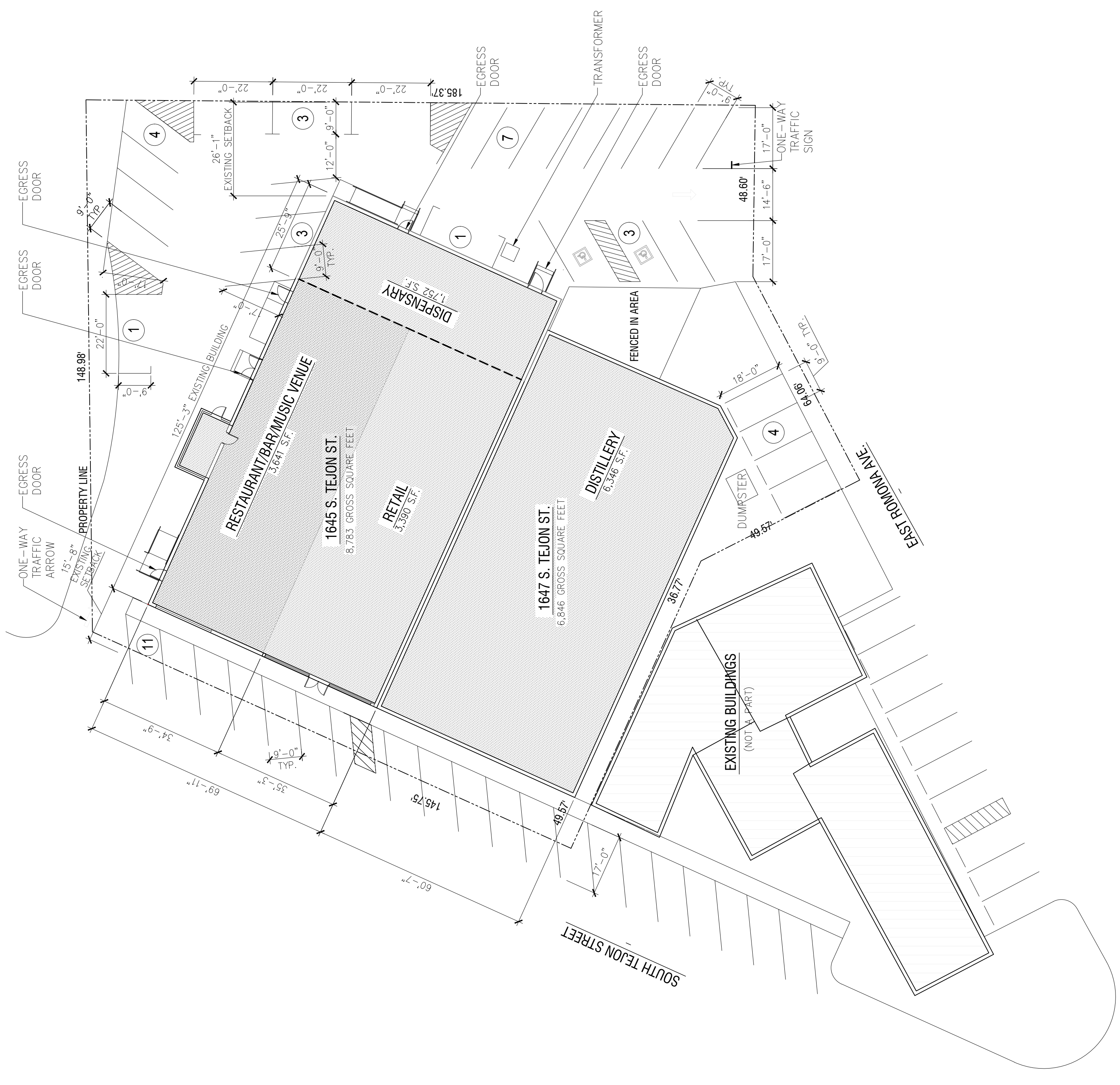
CONTACTS

OWNER: FONSECA 94 LLC
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 COLORADO SPRINGS, CO 80905
CONTACT: JOSEPH COLEMAN
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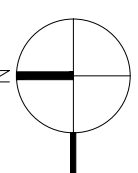
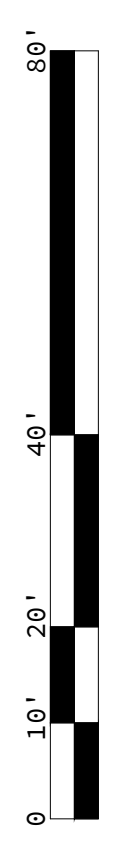
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1645 & 1647 S. TEJON ST. COLORADO SPRINGS, CO

COLORADO SPRINGS
 CITY OF COLORADO
 Land Use Review
 Approved
04/12/2019
1:14:30 PM
R Tefertiller



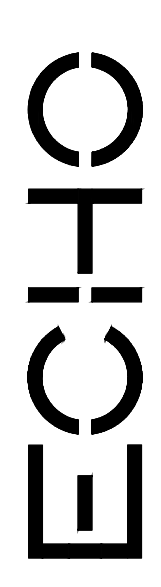
VICINITY MAP



SITE PLAN
 1" = 20'-0"

FIGURE 1

SITE PLAN + PROJ. INFO
 LUR FILE# AR R 19-00118, AR R 19-00141



date: 04.02.2019
 phase: DP
 1645, 1647 S. TEJON
 COLORADO SPRINGS
 drawn by:

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10ft