

**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

**PROJECT DATA**

PROJECT TYPE: NEW TENANT(S) IN 1645 S. TEJON  
 PROJECT SUMMARY: 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.  
 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 398.09 FT. W OF NE COR CORNW 66-4200"E, 49.37 FT. S, 65-4746"E, 58.77 FT. S, 28-458700"E, 49.157 FT. N, 81-02700"E, 64.06 FT. N, 89-45500"E, 48.60 FT. N, 00-1216", W 185.37 FT., TH S 88-45107" W 148.98 FT TO POB

LUR FILE # (ENTER WHEN ASSIGNED)

ZONING: C5

USES: RESTAURANT/BAR/MUSIC VENUE: 3,641 S.F.  
 RETAIL: 3,390 S.F.  
 DISPENSARY: 1,752 S.F.  
 DISTILLERY: 6,346 S.F.  
 TASTING ROOM: 500 S.F.

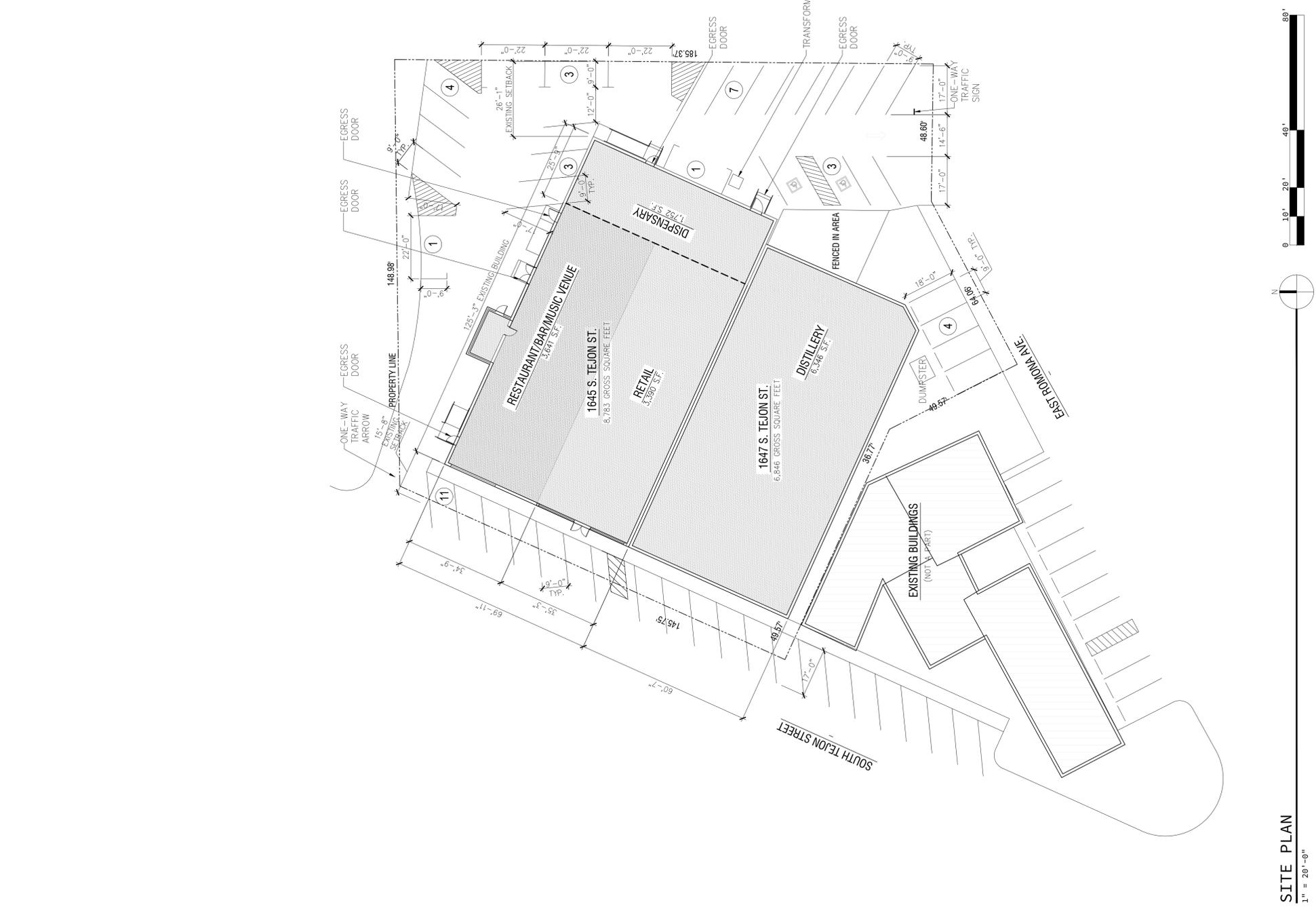
**CONTACTS**

OWNER: FONSECA 94 LLC  
 1604 S CASCADE AVE  
 COLORADO SPRINGS, CO 80905  
 CONTACT: JOSEPH COLEMAN  
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ARCHITECT: ECHO ARCHITECTURE  
 SOUTH WASHATCH AVENUE #120  
 COLORADO SPRINGS, CO 80903  
 CONTACT: RYAN LLOYD  
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**COLORADO SPRINGS**  
 CITY OF COLORADO SPRINGS, CO  
 Land Use Review Approved  
**04/12/2019**  
**1:14:30 PM**  
**R Tefertiller**

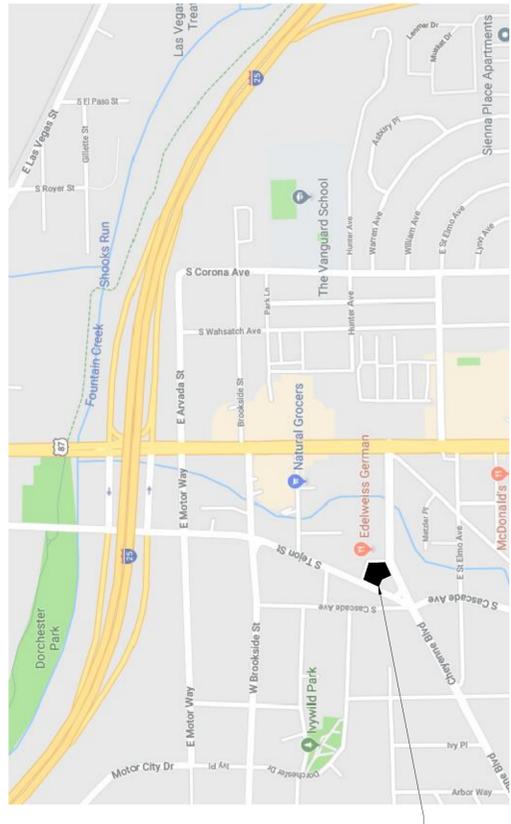


# 1645 & 1647 S. TEJON ST. COLORADO SPRINGS, CO

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

**ECHO**

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



VICINITY MAP

FIGURE 1

SITE PLAN