

# 2525 Concord



2525 CONCORD CITY COUNCIL  
September 13, 2022



# Development Team

## Owner

Concord Investment, LLC

## Land Planner

Urban Landscapes LLC

## Developer

DHN Development, LLC

## Landscape Architect

Urban Landscapes LLC

## Architect

HB&A Architecture & Planning

## Civil Engineer

MVE, Inc.

## General Contractor

Gordon Construction Company

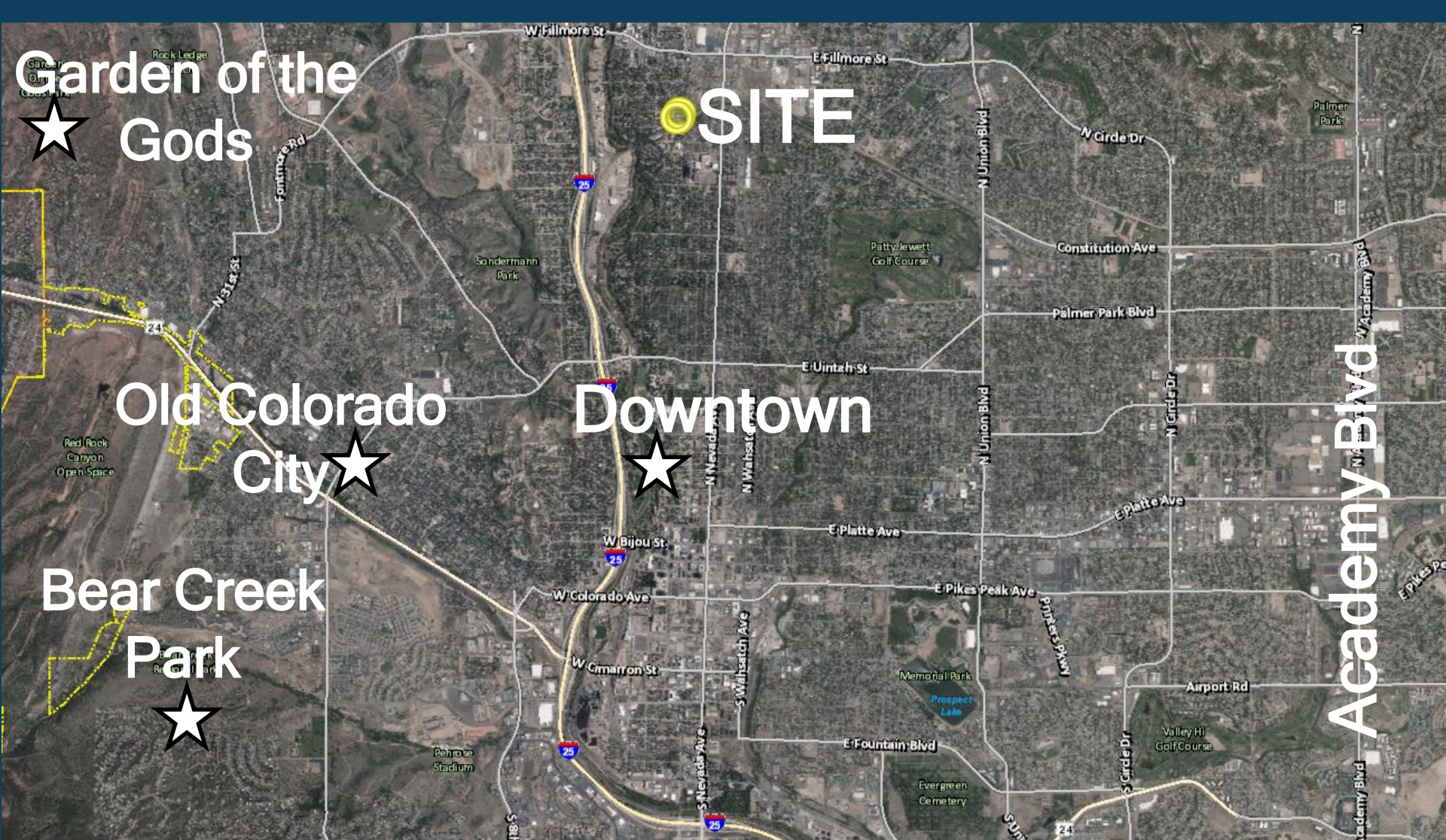
## Land Surveyor

MVE, Inc.



2525 CONCORD CITY COUNCIL  
September 13, 2022





Garden of the Gods ★

2525 CONCORD CITY COUNCIL  
September 13, 2022  
SITE

Old Colorado City ★

Downtown ★

Bear Creek Park ★

Academy Blvd



2525 CONCORD CITY COUNCIL  
September 13, 2022





2525 CONCORD CITY COUNCIL  
September 13, 2022





2525 CONCORD CITY COUNCIL  
September 13, 2022



From Concord



From Harrison  
& Cascade



2525 CONCORD CITY COUNCIL  
September 13, 2022



# PROJECT DESCRIPTION

THIS DEVELOPMENT PLAN IS FOR THE PURPOSES OF PROVIDING MUCH NEEDED RESIDENTIAL UNITS WITH GREAT PROXIMITY TO DOWNTOWN, THE LINCOLN CENTER, AND THE LEGACY LOOP. THE HOMES ARE SITUATED IN A "GREAT HOUSE DESIGN" THAT WILL RELATE WELL TO THE NEARBY HISTORIC OLD NORTH END NEIGHBORHOOD.

# FLOODPLAIN STATEMENT

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA MAP #0804100727 F, EFFECTIVE ON 03/17/1987.

# SITE DATA

**Current Zoning:** OR (Office Residential)  
**Tex Schedule Number:** 833153007  
**Drainage Basin:** Roward Major Drainage Basin (FOMO0000)  
**Development Schedule:** 2022  
**Max Building Height:** 45-Foot  
**Max Building Coverage:** 40%  
**Proposed Building Coverage:** 29%  
**Impervious Surface & Structures:** 62%  
**Proposed Density:** 25.2 Units/Acre  
**Front Setback Required:** 20-Foot  
**Front Setback Proposed:** 10-Foot (Non-Use Variance Request)  
**Cascade Avenue:** 10-Foot  
**Concord Street:** 10-Foot  
**Harrison Street:** 10-Foot  
**Side Setback Required:** 0-Foot  
**Rear Setback Required:** 25-Foot  
**Multi-Family Dwelling Units:** 21 Units

**Property Land Area:** 36,367 sf (0.83 Acres)  
**Max. Building Coverage:** 16,181 sf (50%)  
**Proposed Building Coverage (incl. Side Shed):** 10,400 sf (29%)  
**Paved Area:** 12,018 sf (33%)  
**Total Impervious Surface Area:** 22,419 sf (50%)  
**Landscape / Open Space:** 13,949 sf (38%)

# LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND 5, BLOCK 45, ADDITION NO. 1 TO THE TOWN OF ROOSEVELT, NOW A PART OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THE WEST 1/2 OF THE ALLEY ADJACENT TO SAID ORDINANCE NO. 01-139 RECORDED DECEMBER 21, 2001 UNDER RECEPTION NO. 3018386, AND TOGETHER WITH THAT PORTION OF THE STREET 20 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO SAID LOTS 1, 2, 3, 4 AND 5 AND SAID WEST 1/2 OF THE ALLEY, VACATED BY ORDINANCE RECORDED MARCH 14, 1966 IN BOOK 2122 AT PAGE 115, COUNTY OF EL PASO, STATE OF COLORADO.  
 TOGETHER WITH:  
 LOT & BLOCK 45, ADDITION NO. 1 TO THE TOWN OF ROOSEVELT, NOW A PART OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THE EAST 1/2 OF THE ALLEY AS VACATED IN ORDINANCE NO. 01-139 RECORDED DECEMBER 21, 2001 UNDER RECEPTION NO. 3018386, AND TOGETHER WITH THAT PORTION OF THE STREET 20 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO SAID LOT & BLOCK 45, ADDITION NO. 1 TO THE TOWN OF ROOSEVELT, NOW A PART OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND TOGETHER WITH THAT PORTION OF THE STREET 20 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO SAID LOT & BLOCK 45, ADDITION NO. 1 TO THE TOWN OF ROOSEVELT, NOW A PART OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND TOGETHER WITH THAT PORTION OF THE STREET 20 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO SAID LOT & BLOCK 45, ADDITION NO. 1 TO THE TOWN OF ROOSEVELT, NOW A PART OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND TOGETHER WITH THAT PORTION OF THE STREET 20 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO SAID LOT & BLOCK 45, ADDITION NO. 1 TO THE TOWN OF ROOSEVELT, NOW A PART OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

# PARKING REQUIREMENTS

2525 Concord	City	Ratio	Parking Required
1 Bedroom Units	5 Units	1.5 Spaces/Unit	8 Spaces
2 Bedroom Units	8 Units	1.7 Spaces/Unit	14 Spaces
3 Bedroom Units	8 Units	2.0 Spaces/Unit	16 Spaces
<b>Subtotal</b>	<b>21 Units</b>		<b>38 Spaces</b>
<b>Reductions:</b>			
Traffic (2.242-1.4) (5%)			-3 Spaces Required
<b>TOTAL</b>			<b>35 Spaces Required</b>
<b>Parking Provided:</b>			
On-Street Parking			18 Parking Spaces
Motorcycle Spaces	2 Motorcycle (7.4.203.3)		2 Motorcycle Spaces
Adjacent On-Street (7.4.204.6)			17 Spaces
<b>Total</b>			<b>36 Spaces Provided</b>

# PARCEL DATA

Lot Number - Development Name	Land Use	Area (Sq. Ft.)
LOT 1 - 2525 Concord	MUS-1 Family Residential	36,367

# GENERAL NOTES

1. NON-USE VARIANCE SHALL APPLY PER NON-USE VARIANCE TABLE ON THIS SHEET.
2. PORCHES AND BUILDING ROOFS SHALL BE OUTSIDE OF THE SIGHT VISIBILITY TRIANGLES ILLUSTRATED ON THE PLANS. PORCHES AND BUILDING ROOFS ARE ALLOWED WITHIN THE FRONT SETBACKS AND UTILITY EASEMENTS AS AN ELEVATED DECK OR AS A SLOPED CONCRETE SLAB.
3. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJOINING PROPERTY OWNER.
4. SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN.
5. PER CITY CODE SECTION 7.3.205(C), RESIDENTIAL DWELLING UNITS IN THE OR ZONE DISTRICTS SHALL COMPLY WITH THE R2 ZONE DISTRICT STANDARDS.
6. ON-STREET PARKING SPACES SHALL BE USED FOR VEHICULAR PARKING ONLY. NO SALES, RENTAL, STORAGE, REPAIR, SERVICING OF VEHICLES, EQUIPMENT OR MATERIALS, OR MAINTENANCE, OR OTHER ACTIVITIES SHALL BE CONDUCTED OR LOCATED IN SUCH AREAS. ON-STREET SPACES CANNOT BE DESIGNATED AS PRIVATE OR RESERVED FOR ADJACENT USE.
7. A WAIVER OF REPLAT, CITY FILE NO. AR W/12-21013 IS BEING REVIEWED CONCURRENT WITH THIS DEVELOPMENT PLAN APPLICATION. THE WAIVER OF REPLAT IS FOR THE PURPOSE OF THE LEGAL DESCRIPTION TO BE CONSIDERED AS ONE LOT FOR THE PURPOSES OF THE ZONING ORDINANCE (CHAPTER 7, ARTICLE 2, 3, 4 AND 5 OF THE CITY CODE) ONE LOT FOR THE APPLICABLE PROVISIONS OF THE CITY CODE AND/OR INCLUDING APPLICABLE CODES, RULES AND REGULATIONS ADOPTED PURSUANT TO THE CITY CODE.

# DEVELOPMENT CONTACTS

**OWNER:** Concord Investment, LLC  
 c/o Daney Nickelson  
 P.O. Box 853  
 Colorado Springs, CO 80901

**DEVELOPER:** DHN Development, LLC  
 c/o Daney Nickelson  
 Daney@FacilitiesManagement.com  
 719.243.0648

**ARCHITECT:** HB&A  
 c/o Tina Leone  
 Tina.Leone@hbasa.com  
 719.473.7063

**CIVIL ENGINEER:** MVE, Inc.  
 c/o Thomas J. Wenzland  
 Tom@mvengineer.com  
 719.387.0433

**CONTRACTOR:** Gordon Construction Company  
 c/o Mike Jacques  
 MikeJacques@Gordon-Con.com  
 719.634.2112

**PLANNER/ LANDSCAPE ARCHITECT:** Urban Landscapes, LLC  
 c/o John Olson  
 John@UrbanLandscapes.design  
 719.200.8366

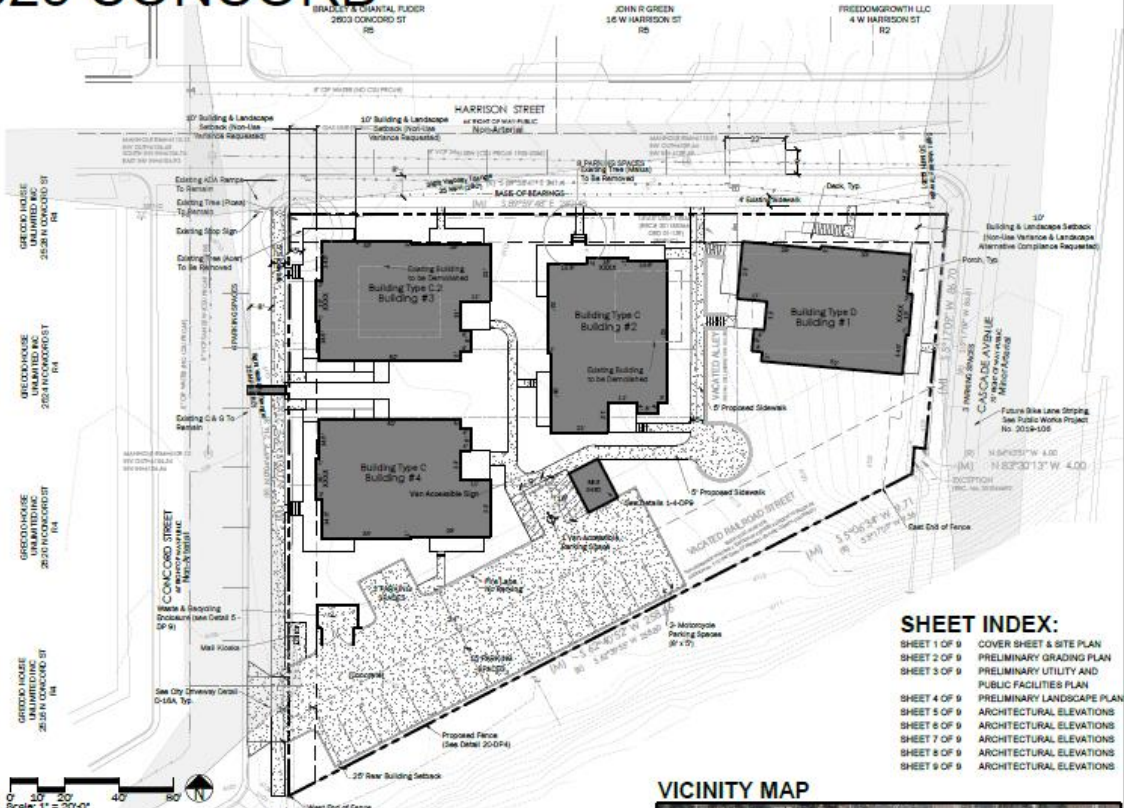
# NON-USE VARIANCE TABLE

CODE SECTION PLAN NUMBER	CODE/PLAN REQUIREMENT	REQUEST & JUSTIFICATION
7-334	FRONT SETBACK	WE ARE REQUESTING A VARIANCE TO ALLOW A REDUCTION OF THE FRONT YARD SETBACK FOR CONCORD STREET, HARRISON STREET, AND CASCADE AVENUE TO BE 10 FEET WHERE 20 IS REQUIRED.

# PARKING DETAILS



# 2525 CONCORD



**ADA STATEMENT:** The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State Accessibility Laws or with respect to such laws. Sole responsibility for compliance with Federal and State Accessibility Laws lies with the Property Owner.

**NOTE:** All curbs, gutters, pedestrian ramps and sidewalks posing a safety hazard, damaged, exhibiting excessive deterioration or do not meet current City Engineering standards along the public right-of-way (ROW) adjacent to the site will need to be removed and replaced prior to the issuance of the Certificate of Occupancy (CO). An on-site meeting can be set up with the Engineering Development Review Division (EDRD) Inspector to determine what, if any improvements are required. The EDRD Inspector can be reached at 719.585-5977.

# SHEET INDEX:

SHEET 1 OF 9	COVER SHEET & SITE PLAN
SHEET 2 OF 9	PRELIMINARY GRADING PLAN
SHEET 3 OF 9	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
SHEET 4 OF 9	PRELIMINARY LANDSCAPE PLAN
SHEET 5 OF 9	ARCHITECTURAL ELEVATIONS
SHEET 6 OF 9	ARCHITECTURAL ELEVATIONS
SHEET 7 OF 9	ARCHITECTURAL ELEVATIONS
SHEET 8 OF 9	ARCHITECTURAL ELEVATIONS
SHEET 9 OF 9	ARCHITECTURAL ELEVATIONS

# VICINITY MAP



# CONDITIONAL USE DEVELOPMENT PLAN DP1

APPROVED: DATE: 09/13/2022  
 EXPIRES: 06/30/2023

COPIRIGHT © 2022  
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

NOT FOR CONSTRUCTION  
 CITY FILE NUMBER CPC CU 22-00059 CPC NV 22-00061

COVER SHEET & SITE PLAN  
 SHEET 01 OF 09



**2525 Concord**  
 2525 Concord Street  
 Colorado Springs, Colorado 80907



**2525 CONCORD CITY COUNCIL**  
 September 13, 2022



# SITE DATA

Current Zoning: OR (Office Residential)  
 Tax Schedule Numbers: 6331330007  
 Drainage Basin: Roswell Major Drainage Basin (FOMO0800)  
 Development Schedule: Winter - 2022  
 Max Building Height: 45-Feet  
 Max Building Coverage: 40%  
     Proposed Building Coverage: 29%  
     Impervious Surfaces & Structures: 62%  
 Proposed Density: 25.2 Units/Acre  
 Front Setback Required: 20-Feet  
 Front Setback Proposed: 10-Feet (Non-Use Variance Request)  
     Cascade Avenue: 10-Feet  
     Concord Street: 10-Feet  
     Harrison Street: 10-Feet  
 Side Setback Required: 0-Feet  
 Rear Setback Required: 25-Feet  
 Multi-Family Dwelling Units: 21 Units

Property Land Area: 36,367 sf (0.83 Acres)  
 Max. Building Coverage: 18,181 sf (50%)  
 Proposed Building Coverage (Incl. Bike Shed): 10,400 sf (29%)  
 Paved Areas: 12,019 sf (33%)  
 Total Impervious Surface Area: 22,419 sf (52%)  
 Landscape / Open Space: 13,948 sf (38%)

# PARKING REQUIREMENTS

2525 Concord	Qty	Ratio	Parking Required
1 Bedroom Units	5 Units	1.5 Spaces/Unit	8 Spaces
2 Bedroom Units	8 Units	1.7 Spaces/Unit	14 Spaces
3 Bedroom Units	8 Units	2.0 Spaces/Unit	16 Spaces
<b>Subtotal</b>	<b>21 Units</b>		<b>38 Spaces</b>
<b>Reductions:</b>			
Transit (7.4.204.C.1.a) (5%)			
<b>TOTAL</b>			<b>36 Spaces Required</b>
<b>Parking Provided</b>			
Off-Street Parking			18 Parking Spaces
Motorcycle Spaces	2 Motorcycle (7.4.203.C3.b) (2 Motorcycle=1 Standard)		1 Parking Space
Adjacent On-Street (7.4.204.B)			17 Spaces
<b>Total</b>			<b>36 Spaces Provided</b>

# PARCEL DATA

Lot Number - Development Name	Land Use	Area (Sq. Ft.)
Lot 1 - 2525 Concord	Multi-Family Residential	36,367

# LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, AND 5, BLOCK 45, ADDITION NO. 1 TO THE TOWN OF ROSWELL, NOW A PART OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THE WEST 1/2 OF THE ALLEY AS VACATED IN ORDINANCE NO. 01-139 RECORDED DECEMBER 21, 2001 UNDER RECEPTION NO. 201188366, AND TOGETHER WITH THAT PORTION OF THE STREET 50 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO SAID LOTS 1, 2, 3, 4 AND 5 AND SAID WEST 1/2 OF THE ALLEY, VACATED BY ORDINANCE RECORDED MARCH 14, 1966 IN BOOK 2122 AT PAGE 115, COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH:

LOT 6, BLOCK 45, ADDITION NO. 1 TO THE TOWN OF ROSWELL, NOW A PART OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THE EAST 1/2 OF THE ALLEY AS VACATED IN ORDINANCE NO. 01-139 RECORDED DECEMBER 21, 2001 UNDER RECEPTION NO. 201188366, AND TOGETHER WITH THAT PORTION OF THE STREET 50 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO SAID

LOT 6 AND SAID EAST 1/2 OF THE ALLEY, VACATED BY ORDINANCE RECORDED MARCH 14, 1966 IN BOOK 2122 AT PAGE 115, LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 21, 2001 UNDER RECEPTION NO. 201066692, COUNTY OF EL PASO, STATE OF COLORADO.



2525 CONCORD CITY COUNCIL  
 September 13, 2022





# Great House Design



2525 CONCORD CITY COUNCIL  
September 13, 2022





## Craftsman Great House at Mosaica

2525 CONCORD CITY COUNCIL  
September 13, 2022





# Concept from Harrison and Concord Looking Southeast



2525 CONCORD CITY COUNCIL  
September 13, 2022





# Bird's Eye View of the Massing Looking East/Southeast



2525 CONCORD CITY COUNCIL  
September 13, 2022





# Concept from Cascade and Harrison Looking Southwest



2525 CONCORD CITY COUNCIL  
September 13, 2022





2525 CONCORD CITY COUNCIL  
 September 13, 2022

# Housing for All

*Housing should reflect our community, not only where people live now, but where they want to live in the next phases of their life. This Plan recognizes the market realities that impact our housing and what we choose to regulate, incentivize, or subsidize. A fundamental expectation is to move our community in the direction of more housing choices. We choose to accomplish this less by mandated exactions and requirements and more by proactive accommodation, incentives, and support for a full spectrum of attainable housing opportunities, located in different areas of the city.*

# Reclaim Neighborhood Space

*As our city matures, a decline of any neighborhood will not serve us well. Neighborhood disinvestment affects our entire city. If we are not paying attention and being proactive as a city, we should expect areas to change in undesirable ways. A key tenet of this Plan is that viable opportunities for neighborhood reinvestment need to be identified, prioritized, and pursued in all neighborhoods, but particularly those that are most vulnerable.*



# Embrace Creative Infill, Adaptation and Land Use Change

*We value the preservation of our built environment, especially our historic buildings and areas. But, for our city to be even more competitive, we also need areas to infill and adapt in response to a myriad of trends including demographics, technology, and the market. As a community we should embrace the prospect of managed, thoughtful, and forward-thinking changes in land use by reinvesting in key areas.*

# Policy UP-2.A (Unique Places)

Support infill and land use investment throughout the mature and developed areas of the city.

Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.

# Policy UP-4.A (Unique Places)

Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.

Strategy UP-4.A-2: Focus area-specific planning attention and capital improvements prioritization on mature corridors and centers with a potential and need for redevelopment.

# Policy UP-4.B (Unique Places)

Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm, and design for multimodal access including transit.

Strategy UP-4.B-1: Evaluate development applications in and around unique centers with particular attention to their contribution to the integration and mixing of uses, orientation to the public realm, and their support of connections with multimodal transportation.

# Policy UP-5.B (Unique Places)

Encourage cost-effective development that promotes the wise use of resources.

Strategy UP-5.B-3: Revise, adapt, and apply codes and requirements to encourage landscape design and maintenance that uses water efficiently and effectively.

# Policy TE-4.A (Thriving Economy)

Prioritize development within the existing City boundaries and built environment (not in the periphery).

Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3 (Unique Places)

# Policy SC-2.A (Strong Connections)

Systematically support and encourage the density and design needed to support this network beginning with Downtown, key corridors, activity centers, and trip generators.

Strategy SC-2.A-2: Continue to update zoning and other regulations to allow mixed-use and high-density development as uses by right.

# Policy SC-4.A (Strong Connections)

Efficiently use the existing utility system capacity.

Strategy SC-4.A-1: Support a combination of density, infill, redevelopment, and design to reduce the rate of addition of pipeline and conductor miles that need to be maintained by Colorado Springs Utilities (CSU) or other entities.



**Policy ML-4.B:** Promote built landscape practices and innovative and environmentally-conscious design that uses water wisely, reflects and respects our natural environment, reduces pesticide and fertilizer application, restores biodiversity, and improves resiliency.

**Strategy VN-2.A-3:** Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

**Strategy VN-2.A-4:** Allow for zoning residential bonuses that result in the provision of additional attainable housing, such as increased heights or densities.

**Strategy VN-2.A-5:** Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.

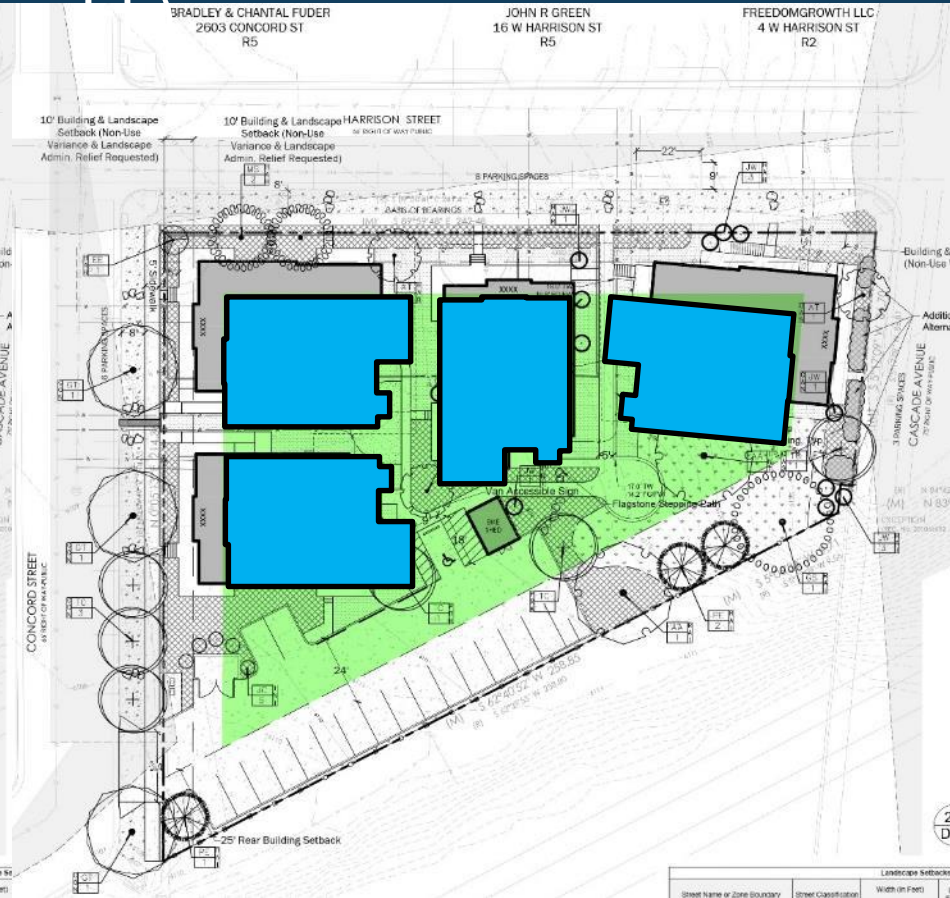
**Strategy TE-1.C-3:** Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.

# Non-Use Variance Discussion

10-Ft. Setbacks (25,049 Sq. Ft.)

20-Ft. Setbacks (20,732 Sq. Ft.)

Non-Use Variance Discussion



2525 CONCORD CITY COUNCIL  
September 13, 2022



# Non-Use Variance Discussion

Request for 10' Front Setback where 20' Front Setback is Required (Cascade, Harrison, and Concord).

## Plan As Proposed

*(Utilizing Great House Architecture)*

- 25,049 Sq. Ft. Buildable
- 21 Total Homes
- Development Cost: \$7.1M
- Starting Rent: \$1,800/mo.

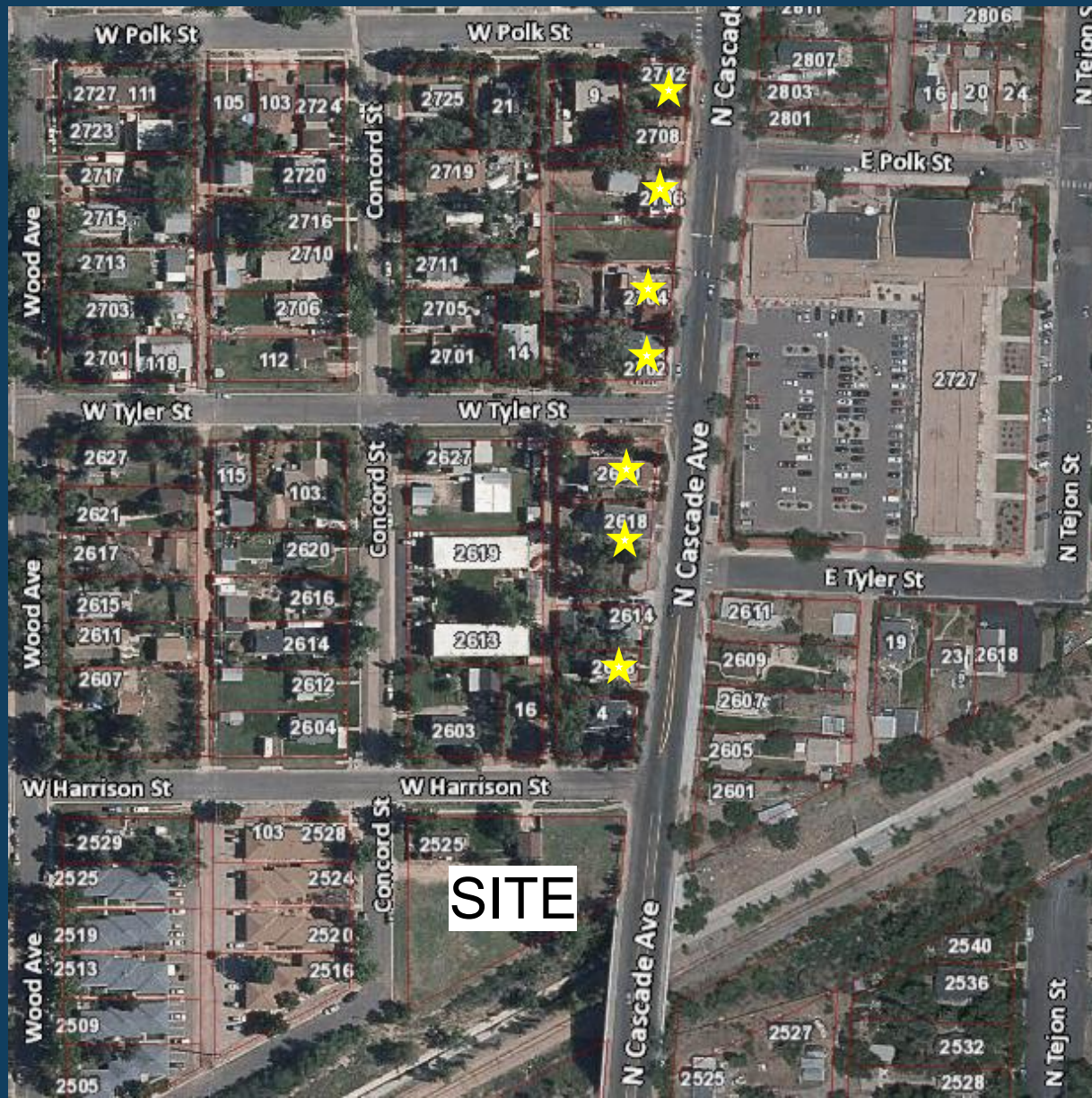
## Plan with 20-Foot Setbacks

*(Utilizing Great House Architecture)*

- 20,732 Sq. Ft. Buildable
- 16 Total Homes
- Development Cost: \$5.8M
- Starting Rent: \$2,200/mo.



# Non-Use Variance Precedence



2525 CONCORD CITY COUNCIL  
September 13, 2022



Non-Use Variance Precedence



Approximately  
10' Setback

2608 N. Cascade  
Avenue



2525 CONCORD CITY COUNCIL  
September 13, 2022



Non-Use Variance Precedence



Approximately  
10' Setback

2618 N. Cascade  
Avenue



2525 CONCORD CITY COUNCIL  
September 13, 2022



Non-Use Variance Precedence



Approximately  
8' Setback

2620 N. Cascade  
Avenue



2525 CONCORD CITY COUNCIL  
September 13, 2022



Non-Use Variance Precedence



Approximately  
2' Setback



2702 N. Cascade  
Avenue

2525 CONCORD CITY COUNCIL  
September 13, 2022





Non-Use Variance Precedence



Approximately  
2' Setback

2704 N. Cascade  
Avenue



2525 CONCORD CITY COUNCIL  
September 13, 2022



Approximately  
10' Setback

Non-Use Variance Precedence



2706 N. Cascade  
Avenue

2525 CONCORD CITY COUNCIL  
September 13, 2022



Approximately  
10' Setback

Non-Use Variance Precedence

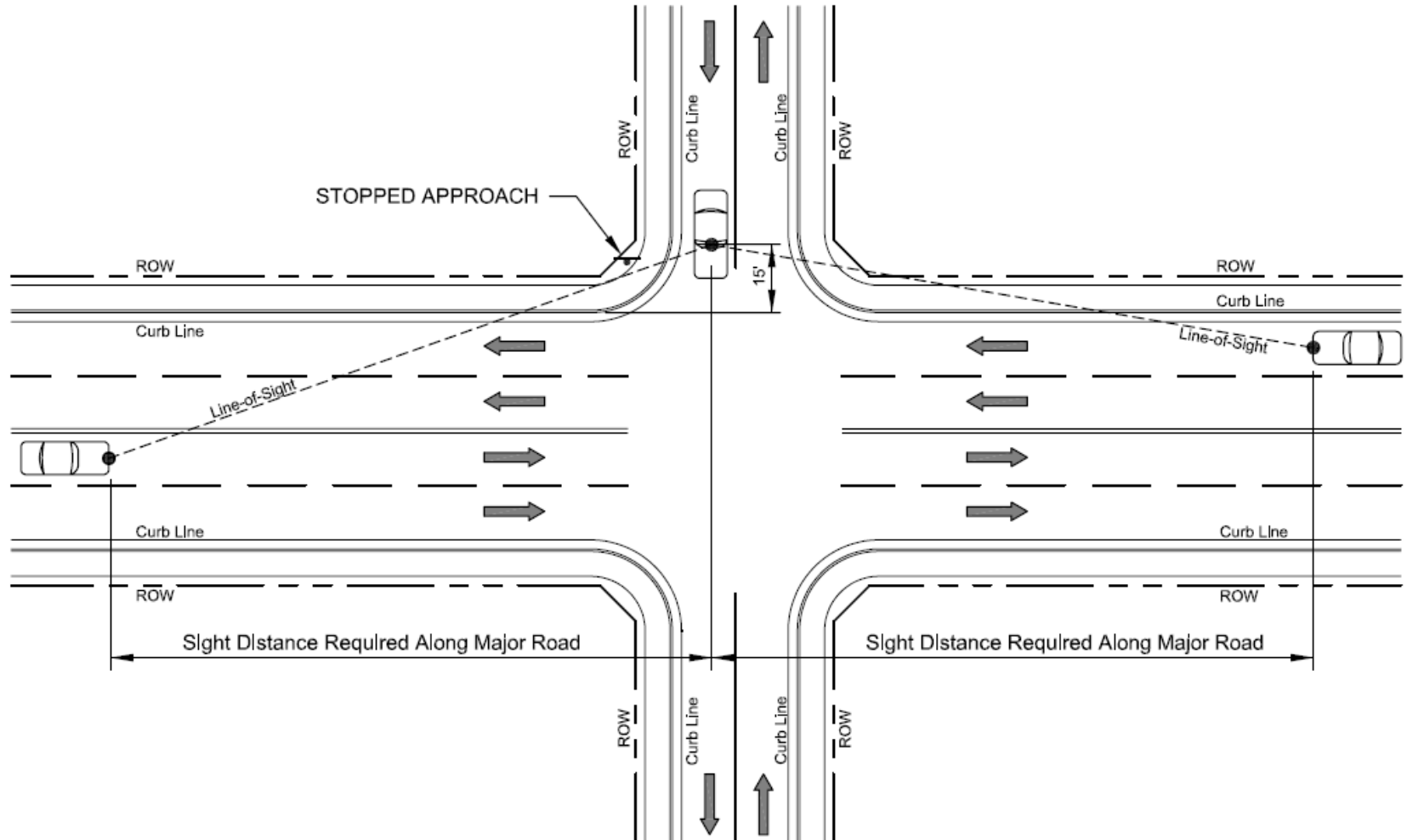


2712 N. Cascade  
Avenue

2525 CONCORD CITY COUNCIL  
September 13, 2022



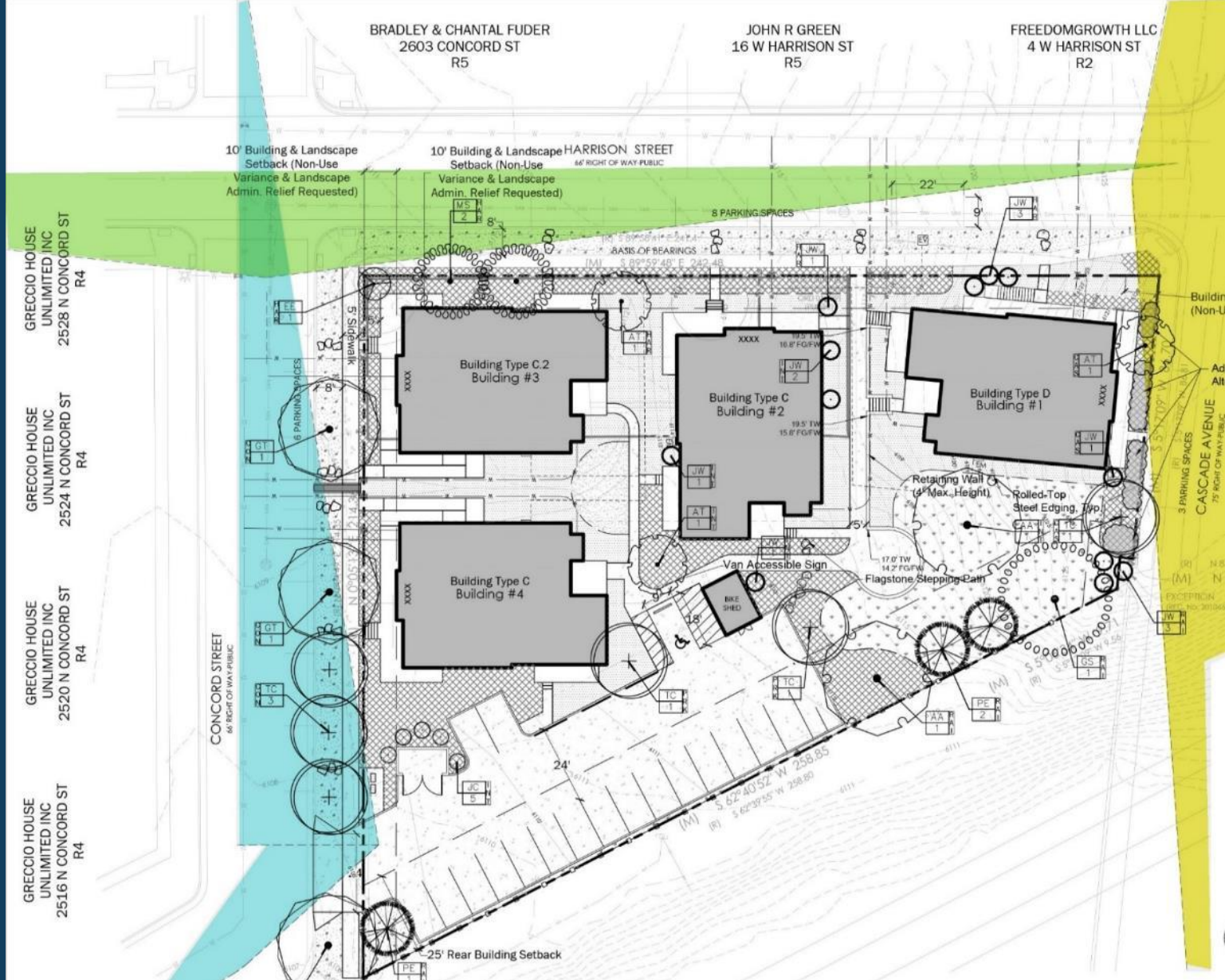
# Sight Distance



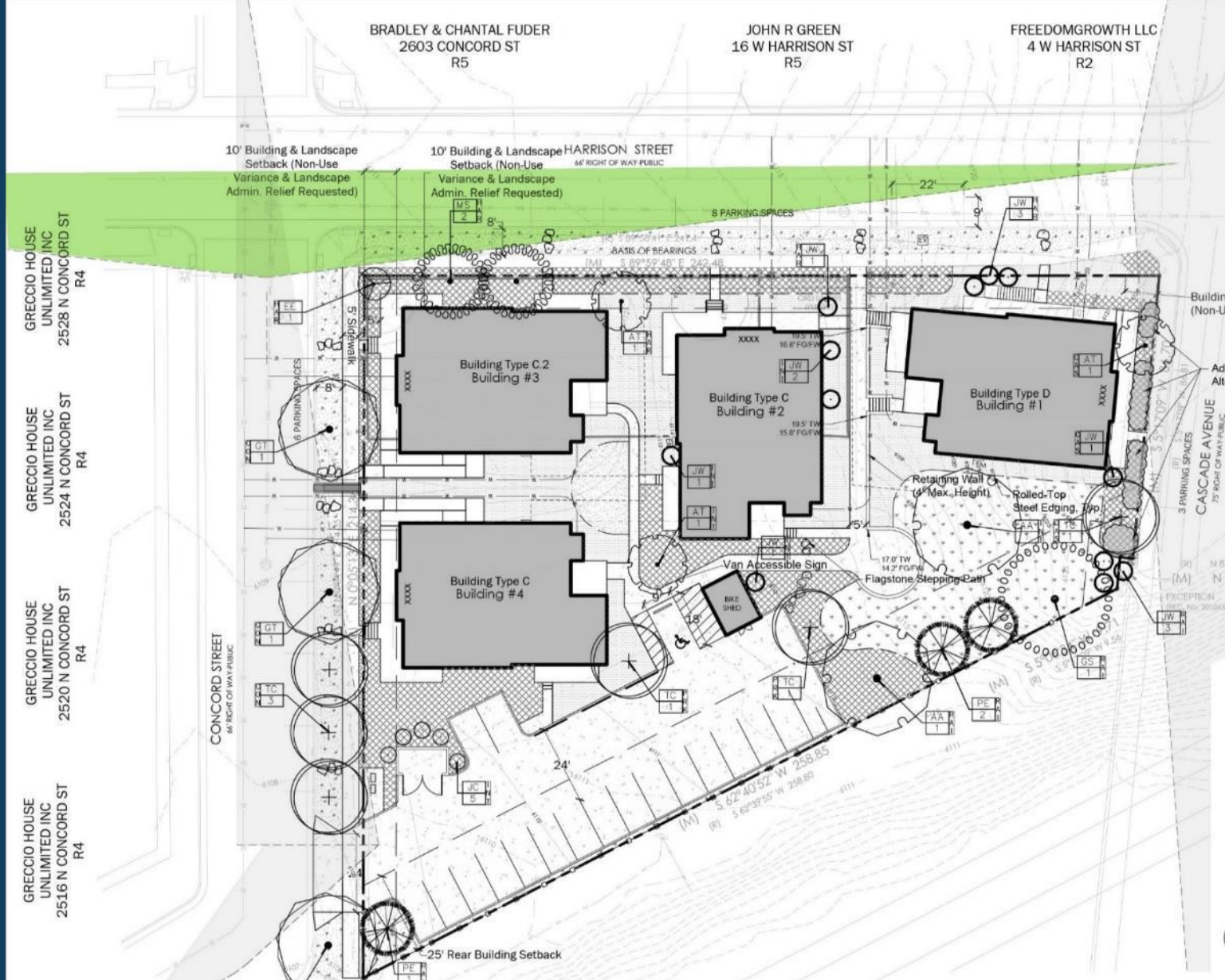
### Sight Distance

Speed of Thru Roadway (MPH)	Minimum Sight Distance for Stopped Vehicle (FT)	Grade Correction Distance (FT)					
		Upgrade To:			Downgrade To:		
		3%	6%	9%	3%	6%	9%
15	80	0	-5	-10	+5	+10	+20
20	115	0	-5	-10	+5	+10	+20
25	280	0	-10	-20	+10	+20	+30
30	335	0	-10	-20	+10	+20	+30
35	390	-10	-15	-25	+10	+25	+40
40	445	-10	-20	-30	+10	+30	+50
45	500	-15	-25	-30	+15	+40	+60
50	555	-20	-35	-45	+20	+50	+70

# Sight Visibility Discussion

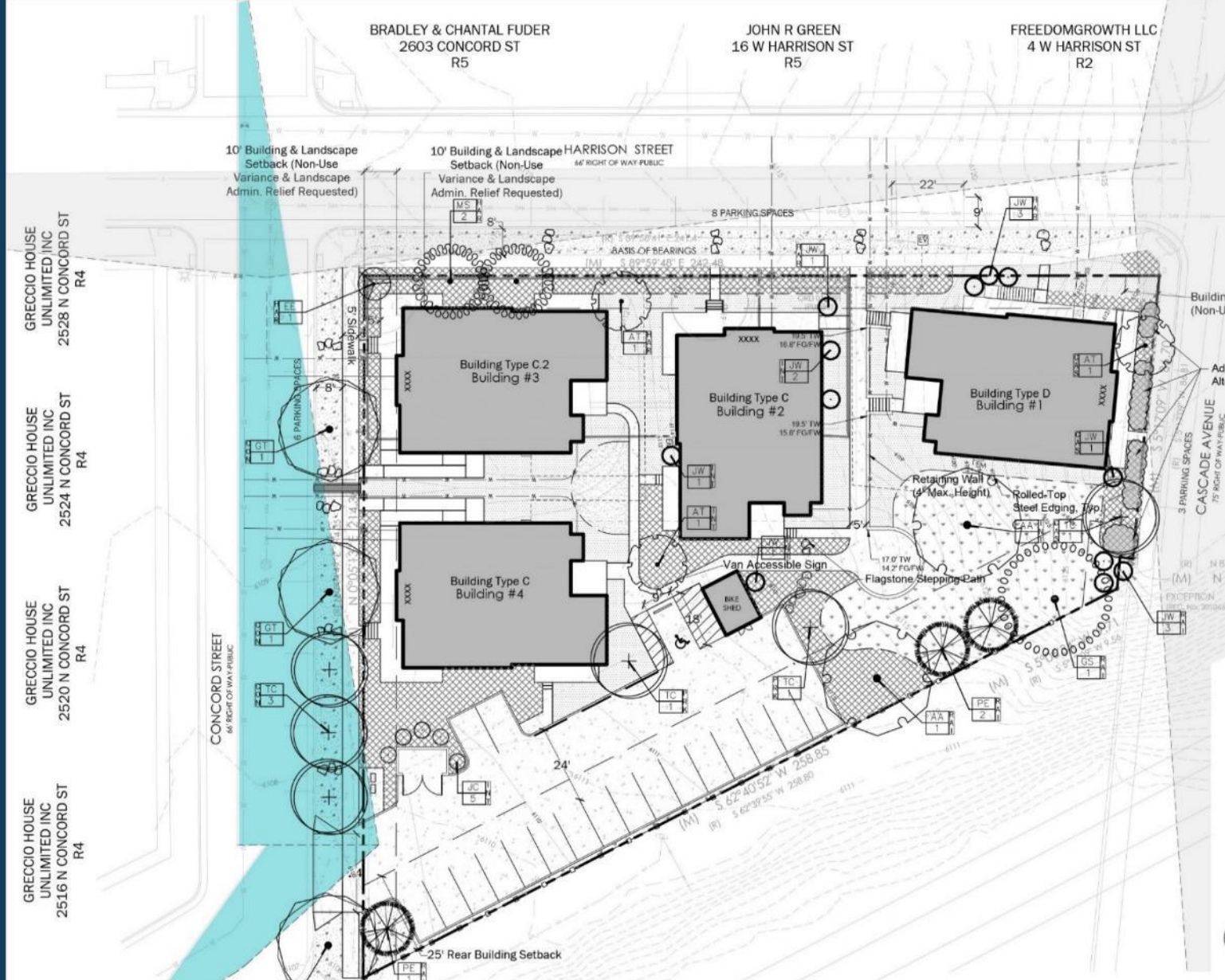


# Sight Visibility Discussion



2525 CONCORD CITY COUNCIL  
September 13, 2022

# Sight Visibility Discussion



GRECCIO HOUSE UNLIMITED INC 2528 N CONCORD ST R4  
GRECCIO HOUSE UNLIMITED INC 2524 N CONCORD ST R4  
GRECCIO HOUSE UNLIMITED INC 2520 N CONCORD ST R4  
GRECCIO HOUSE UNLIMITED INC 2516 N CONCORD ST R4

BRADLEY & CHANTAL FUDER  
2603 CONCORD ST  
R5

JOHN R GREEN  
16 W HARRISON ST  
R5

FREEDOMGROWTH LLC  
4 W HARRISON ST  
R2

10' Building & Landscape Setback (Non-Use Variance & Landscape Admin. Relief Requested)  
10' Building & Landscape Setback (Non-Use Variance & Landscape Admin. Relief Requested)

CONCORD STREET  
44' RIGHT OF WAY PUBLIC

HARRISON STREET  
44' RIGHT OF WAY PUBLIC

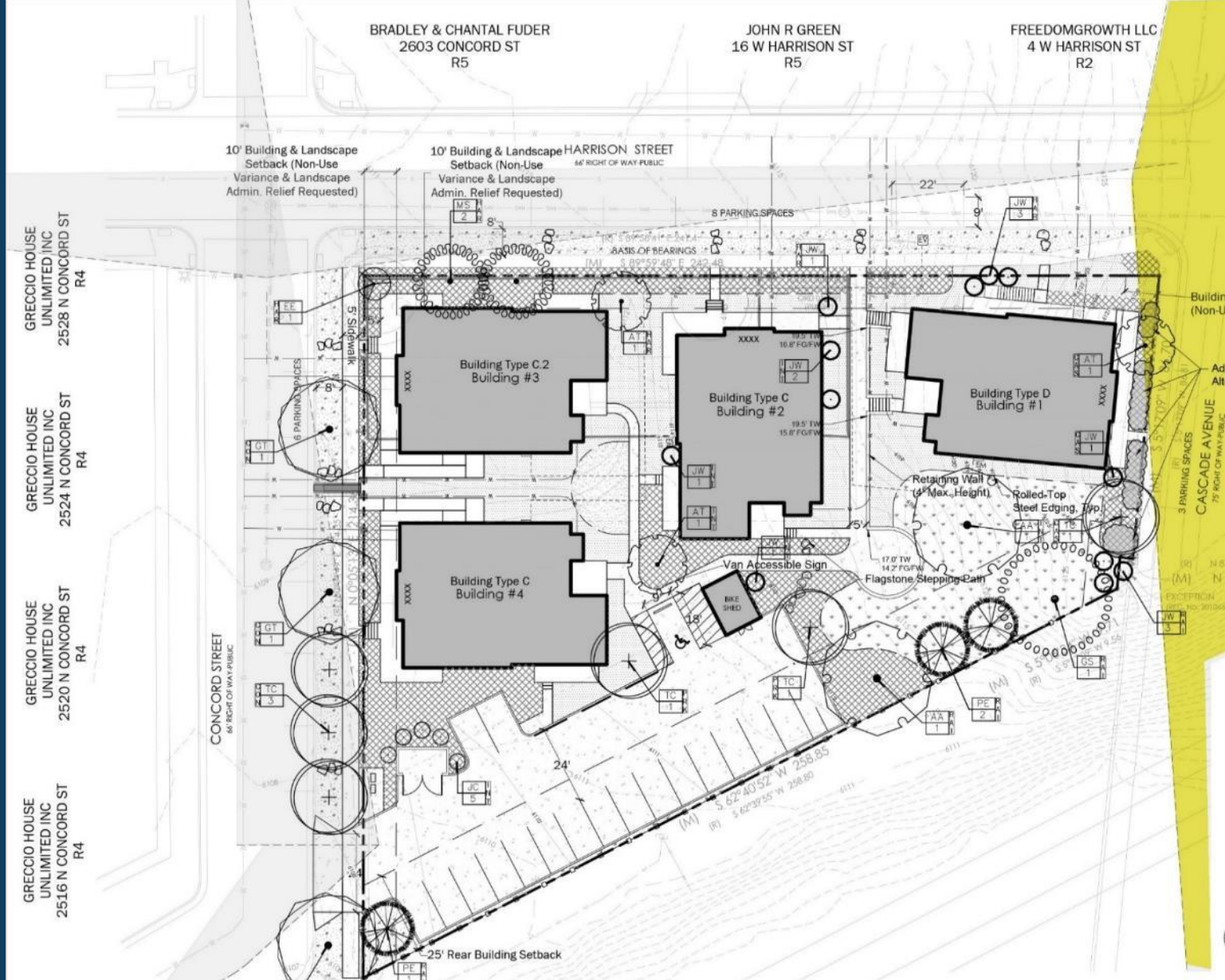
CASCADE AVENUE  
75' RIGHT OF WAY PUBLIC

2525 CONCORD CITY COUNCIL  
September 13, 2022





# Sight Visibility Discussion



2525 CONCORD CITY COUNCIL  
September 13, 2022



# Discussion



2525 CONCORD CITY COUNCIL  
September 13, 2022



# Thank you for your



2525 CONCORD CITY COUNCIL  
September 13, 2022

