

WEST RIO GRANDE STREET

Existing temporary expansion



13 ANGLED PARKING STALLS

Pedestrian Sidwalk 6'W

ALLEY

3 PARALLEL PARKING STALLS

SOUTH CASCADE AVENUE

SITE DEVELOPMENT DATA

EXISTING ZONING: R2
PROPOSED LAND USE: CUSTOMER SEATING AND GARDENS

CONTACT/BUSINESS OWNER:
KEVIN DEXTER
17 W Rio Grande Street
Colorado Springs, CO 80903
(305)766-8888

PROPERTY OWNER:
MULLENS RIO, LLC & 700 CASCADE, LLC
MULLENS FAMILY INVESTMENTS
C/O FOUNTAIN COLONY, LLP
106 W. PIKES PEAK AVE
COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION:
N 30 FT OF E 90 FT OF LOT 14 BLK 302 ADD 2 COLO SPGS
W 32 FT OF E 122 FT OF LOT 14 BLK 302 ADD 2 COLO SPGS
E 36 FT OF W 68 FT OF LOTS 13, 14 BLK 302 ADD 2 COLO SPGS
W 32 FT OF LOTS 13, 14 BLK 302 ADD 2 COLO SPGS
City of Colorado Springs, El Paso County, CO.

TAX SCHEDULE NUMBERS:
6419203001
6419203003
6419203004
6419203005

EXISTING RESTAURANT SQ. FT. = 1,242 SF
SQUARE FOOTAGE OF PREVIOUSLY APPROVED OUTDOOR SEATING: 615 SF
SQUARE FOOTAGE OF NEW PROPOSED OUTDOOR SEATING: 1,100 SF

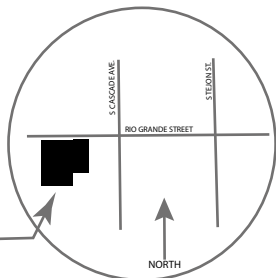
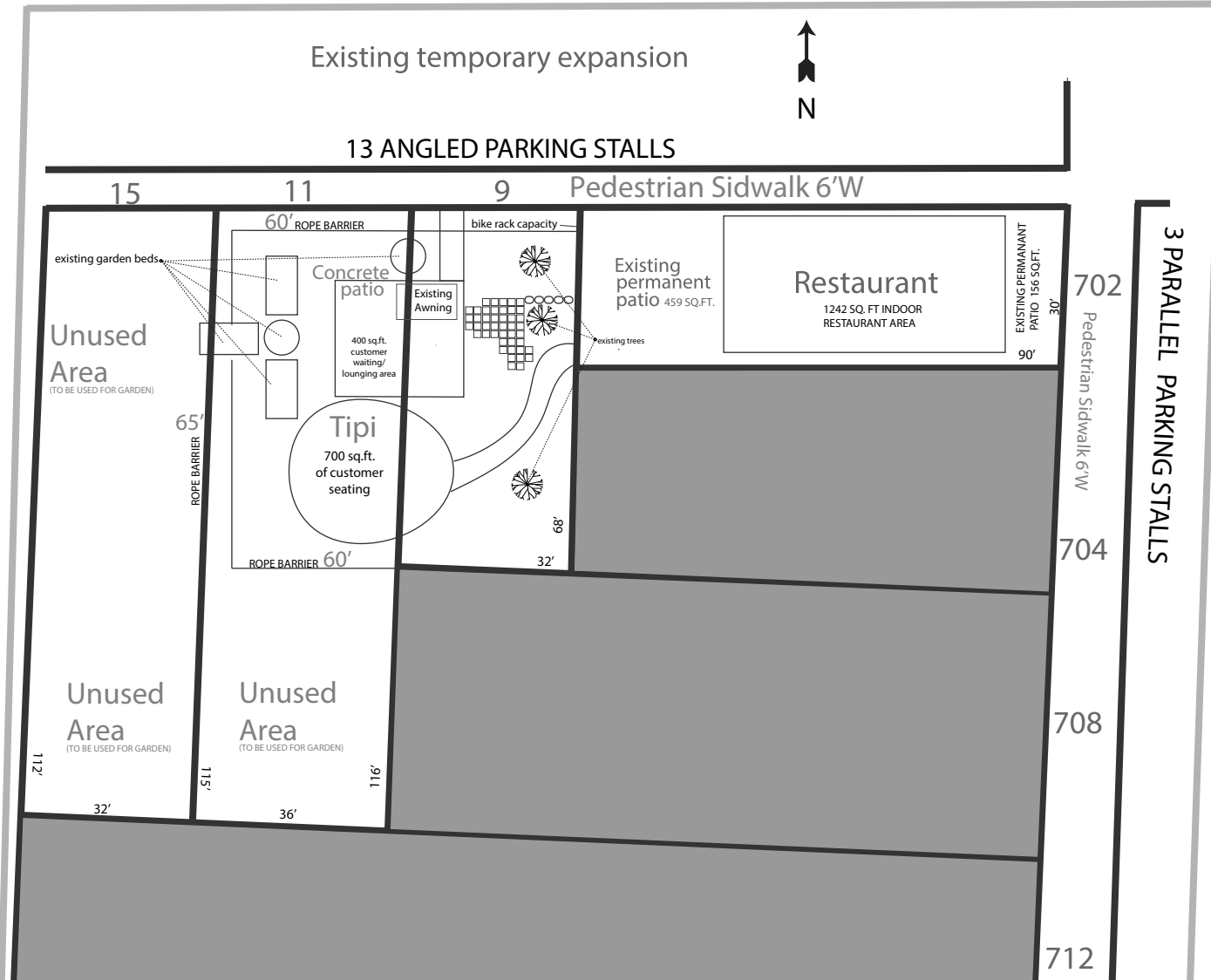
PARKING REQUIREMENTS BASED ON SQUARE FOOTAGE
INDOOR: 1242 SF | 1 STALL FOR EVERY 100 SF = 12.4 STALLS
OUTDOOR: 1715 SF | 1 STALL FOR EVERY 200 SF = 8.6 STALLS
TOTAL = 21 STALLS
ON-STREET PARKING STALLS ADJACENT TO SITE: 16 STALLS

PAST APPROVALS TO PLAN

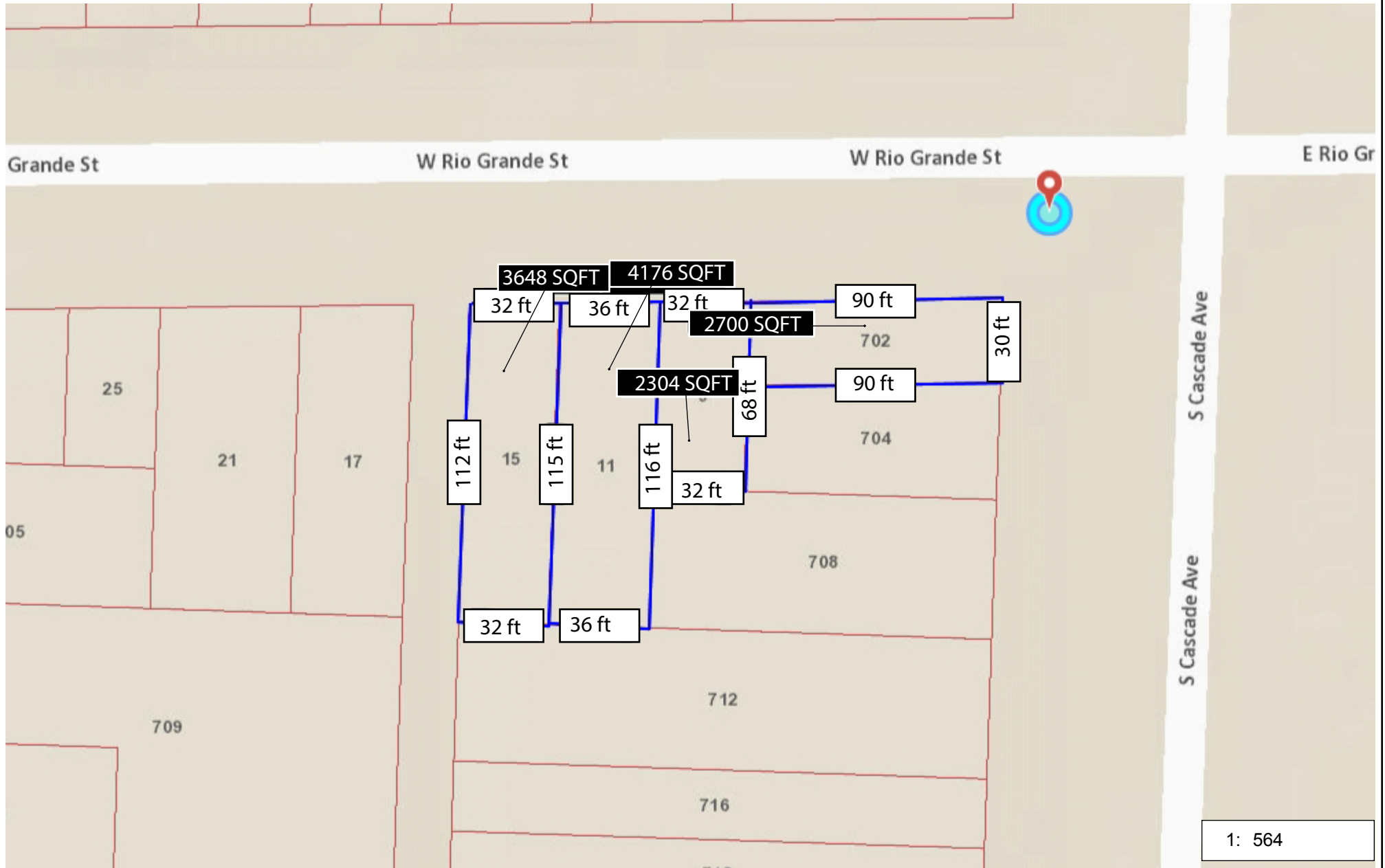
HO UV 01-00075 – initial Use Variance for restaurant use at 702 S. Cascade Ave.
HO NV 01-00076 – initial parking variance for the restaurant
HO NV 02-00055 – second parking variance to allow outdoor dining area
AR NV 06-00354 – third parking variance to allow expanded outdoor dining area
CPC UV 13-00072 – Use Variance for 17 W. Rio Grande for Commercial Kitchen

NO CHANGES TO EXISITING BUILDING ARE PROPOSED

ALL ACCESSORY STRUCTURES MUST MEET FIRE DEPT.
AND COUNTY HEALTH REQUIREMENTS



TUPI INFO:
DIAMETER: 28 FT
HEIGHT: APPROX 25 FT
PROXIMITY FROM ADJACENT PROPERTY LINE: 8 FT



1: 564

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
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