

1528 AND 1604 E. PIKES PEAK AVE.

DEVELOPMENT PLAN AND NONUSE VARIANCE 1528 AND 1604 EAST PIKES PEAK AVE.

CITY STAMP:

APPLICANT:
bobbyhill
DESIGNS
 219 WEST 100TH AVENUE
 SUITE 100
 COLORADO SPRINGS, CO 80901
 719.254-1000 / 719.254-2289

DATE: 05/28/2020

SHEET #

1

OF 2 SHEETS
 CITY FILE NO.
 CPC DP-19-00098
 CPC NV 19-00099

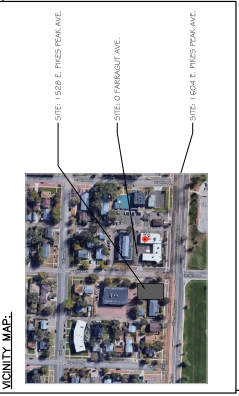
SITE A BUILDING DATA
 OWNER NAME: CAMINO PIKES PEAK LLC
 1528 E. PIKES PEAK AVE
 COLORADO SPRINGS, CO 80903
 APPLICANT NAME: BOBBY HILL DESIGNS
 219 WEST 100TH AVENUE
 SUITE 100
 COLORADO SPRINGS, CO 80901
 SITE ADDRESS: 1604 E. PIKES PEAK AVE
 COLORADO SPRINGS, CO 80909
 LEGAL DESCRIPTION: LOTS 7, 8 BLK 88 EAST END ADD COLO SPHS
 LOT SIZE: .46 ACRES
 TAX SCHEDULE #: 641722012
 EXISTING ZONE: OR/PROPOSED ZONE: PBC

SITE B BUILDING DATA
 SITE ADDRESS: 1528 E. PIKES PEAK AVE
 COLORADO SPRINGS, CO 80909
 LEGAL DESCRIPTION: 565 FT OF LOTS 9, 10 BLK 88 EAST END ADD COLO SPHS
 LOT SIZE: .18 ACRES
 TAX SCHEDULE #: 641723014

PROPOSED LAND USE
 PERSONAL IMPROVEMENT SERVICES FOR 1604 E. PIKES PEAK AVE.
 EXISTING ZONE: OR/PROPOSED ZONE: PBC

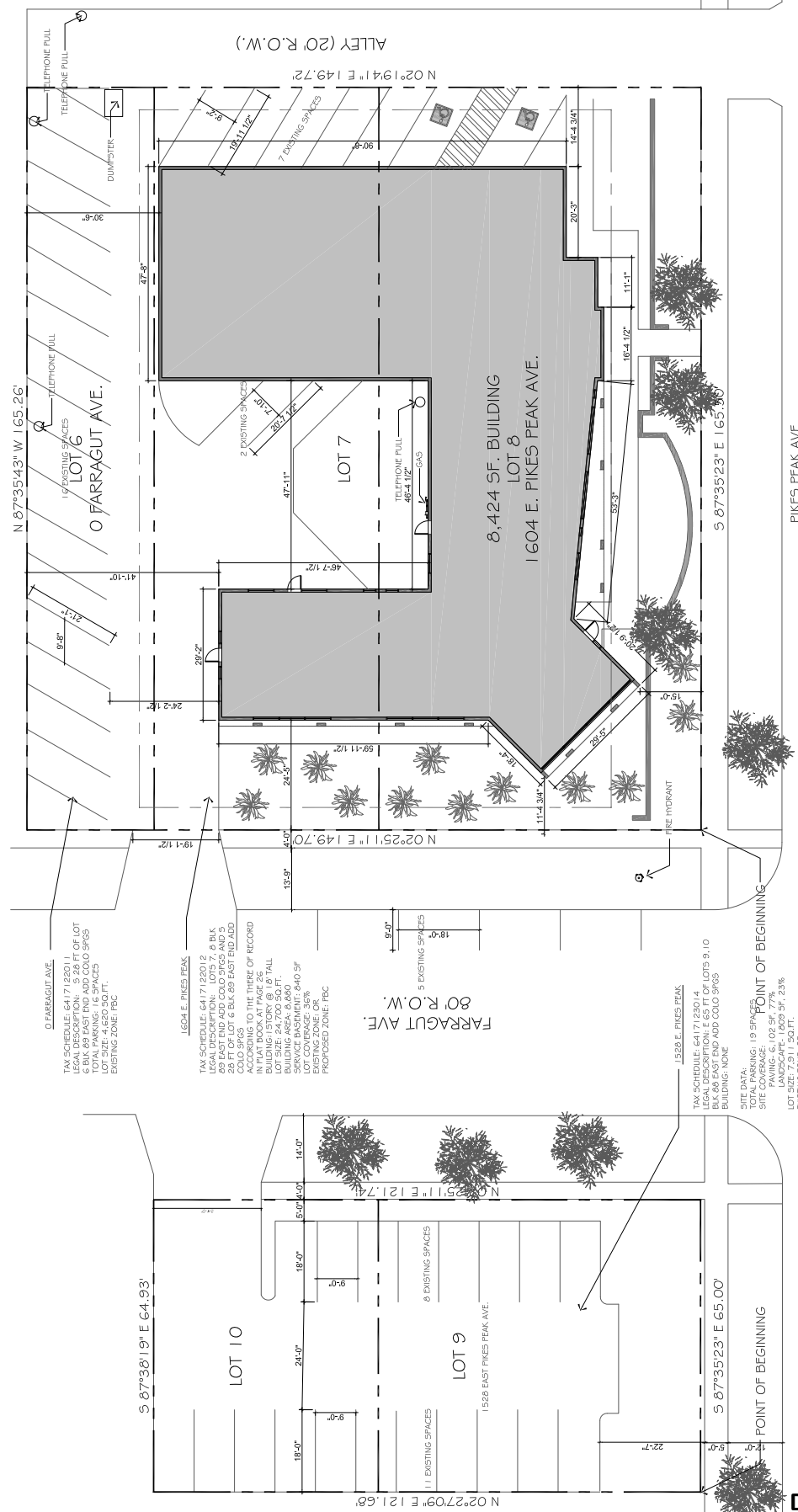
SITE DATA
 SITE ADDRESS: 0 FARRAGUT
 LEGAL DESCRIPTION: S 28 FT OF LOT 8 BLK 89 EAST END ADD COLO SPHS
 LOT SIZE: .11 ACRES
 TAX SCHEDULE #: 641722011
 EXISTING ZONE: PBC

SHEET INDEX:
 1 COVER
 2 ENLARGED SITE PLAN



CITY STAMP:

DEVELOPMENT PLAN FOR 1528 AND 1604 EAST PIKES PEAK AVE.



TAX SCHEDULE: 64171 02501.4
 LEGAL DESCRIPTION: 13.26 FT OF LOT 6 B/LK 695 EAST END ADD COLO 57655 LOT 7, 1528 E. PIKES PEAK AVENUE, 16 SPACES EXISTING ZONE: FBC

1604 E. PIKES PEAK
 TAX SCHEDULE: 64171 02501.2 & B/LK 689 EAST END ADD COLO 57655 AND 5 28 FT OF LOT 6 B/LK 689 EAST END ADD ACCORDING TO THE THREE OF RECORD IN PLAT BOOK AT PAGE 26. LOT 7, 1604 E. PIKES PEAK AVENUE, 16 SPACES EXISTING ZONE: FBC

80' R.O.W.
 5 EXISTING SPACES

1528 E. PIKES PEAK
 TAX SCHEDULE: 64171 02301.4
 LEGAL DESCRIPTION: E 65 FT OF LOTS 9, 10 B/LK 689 EAST END ADD COLO 57655 BUILDING: NONE

SITE DATA:
 PAVING: 6.102 SF, 77%
 SITE COVERAGE: 19 SPACES
 LOT SIZE: 7,291.1 SQ. FT.
 EXISTING ZONE: OR
 PROPOSED ZONE: FBC

POINT OF BEGINNING
 1528 E. PIKES PEAK
 TAX SCHEDULE: 64171 02301.4
 LEGAL DESCRIPTION: E 65 FT OF LOTS 9, 10 B/LK 689 EAST END ADD COLO 57655 BUILDING: NONE



APPLICATION(S) UNDER REVIEW

- 1. ZONE CHANGE (CPC 22, 19-0007) PROPOSED: THE SITE IS LOCATED AT 1528 & 1604 EAST PIKES PEAK AVENUE, CORNERLY ZONED OR.
- 2. DEVELOPMENT PLAN FOR ADDITIONAL PARKING FOR THE PERSONAL IMPROVEMENT SERVICES - 100A STUDIO LOCATED AT 1604 EAST PIKES PEAK AVENUE.
- 3. DEVELOPMENT PLAN FOR ADDITIONAL PARKING FOR THE PERSONAL IMPROVEMENT SERVICES - 100A STUDIO LOCATED AT 1604 EAST PIKES PEAK AVENUE.
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- 9. DEVELOPMENT PLAN FOR ADDITIONAL PARKING FOR THE PERSONAL IMPROVEMENT SERVICES - 100A STUDIO LOCATED AT 1604 EAST PIKES PEAK AVENUE.
- 10. DEVELOPMENT PLAN FOR ADDITIONAL PARKING FOR THE PERSONAL IMPROVEMENT SERVICES - 100A STUDIO LOCATED AT 1604 EAST PIKES PEAK AVENUE.

- NOTES: THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN COMPLIES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATION.
1. THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS, SET TO ADA STANDARDS FOR ACCESSIBLE DESIGN, AS FURNISHED BY THE INTERNATIONAL CIRCLE FOR SOFT PLAN APPLICATION.
 2. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PLAN IS REQUIRED. CONTACT DEVELOPMENT REVIEW INTEROFFICE AT 2800.
 3. THERE WILL BE NO LAND DISTURBANCE OR CHANGE IN SOILS DRAINAGE FLOW PATTERN.
 4. THIS PROPERTY IS NOT IN THE FLOOD PLAIN.

Development Plan

DEVELOPMENT PLAN
 AND NONUSE VARIANCE
 1528 AND 1604 EAST PIKES PEAK AVE.

APPLICANT:
bobboyhill
DESIGNS
 218 WEST 10TH AVENUE
 DENVER, CO 80202
 773.224.1000 / 773.224.2289

DATE: 05/28/2020
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