



VICINITY MAP

SITE DATA

PROPERTY ADDRESS: 1536 CHEYENNE BLVD.
 TEN: T185106005
 ZONE: R1-14H
 LEGAL DESC: LOT 3; BLOCK 2 STRATTON PARK ADD

USE: SINGLE FAMILY HOME OF 1599 SQ. FT.
 ACCESSORY DWELLING UNIT: EXISTING 525 SQ. FT.

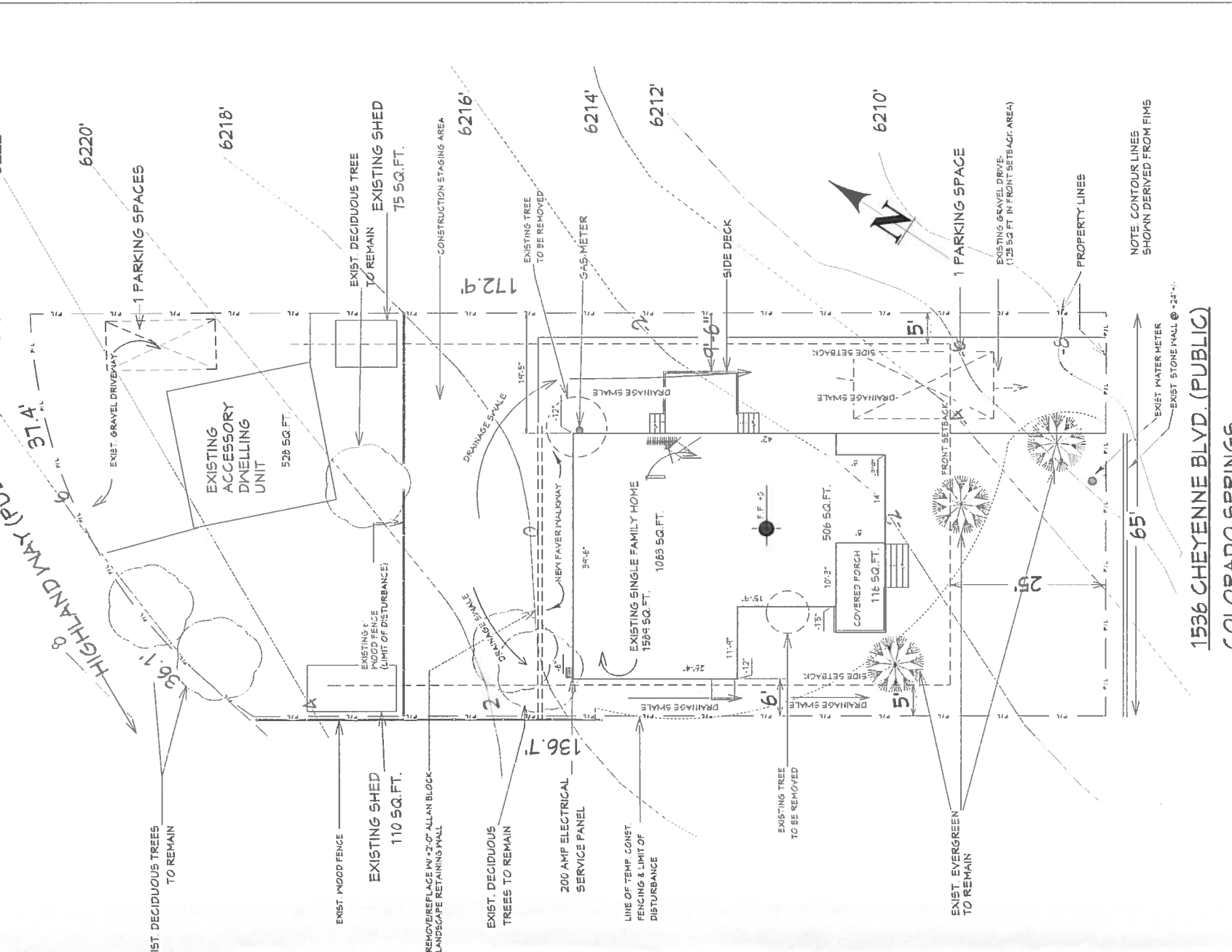
USE VARIANCE REQUEST: SINGLE FAMILY HOME PLUS ACCESSORY DWELLING UNIT (ADU)
 LIMITS TO ADU:
 1) MAX 750 SQ. FT.
 2) MAX HEIGHT FEET 16'

PARKING: 2 RESIDENTIAL UNITS = 2 PARKING SPACES REQUIRED
 2 SPACES PROVIDED; 1 OFF CHEYENNE & 1 OFF HIGHLAND WAY

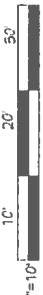
AREA OF LOT = 10,524 S.F.
 AREA OF STUDIO = 525 S.F.
 AREA OF MAIN BLDG LIVING:
 EXISTING = 1479 S.F.
 REMOVED = 975 S.F.
 ADDED = 1053 S.F.
 TOTAL NET LIVING AREA = 1557 S.F.
 COVERED PORCH = 116 S.F.

LOT COVERAGE = 2253 (BLDG) / 10,524 (LOT) = 21%
 PROPOSED HEIGHT OF BLDG = +19'-0"

WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO AND DURING ALL PHASES OF WORK. THIS DRAWING MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
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NOTE: CONTOUR LINES SHOWN DERIVED FROM FIMS



SITE PLAN

FILE # CFC UY 16-00151

NUMBER	DATE	REVISION BY	DESCRIPTION

OWNER: BRON & NENA WRIGHT
 1536 CHEYENNE BLVD.
 COLORADO SPRINGS, CO 80906

DESIGN BY: J.D. Designs
 PO BOX 1921
 MONUMENT, CO 80132
 (719) 510-8020 www.jddesigns.net

DATE: 1/16/2017
 SCALE: 1" = 10'-0"
 SHEET: A-1 OF 5

FIGURE 1 - Use Variance

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OWNER:

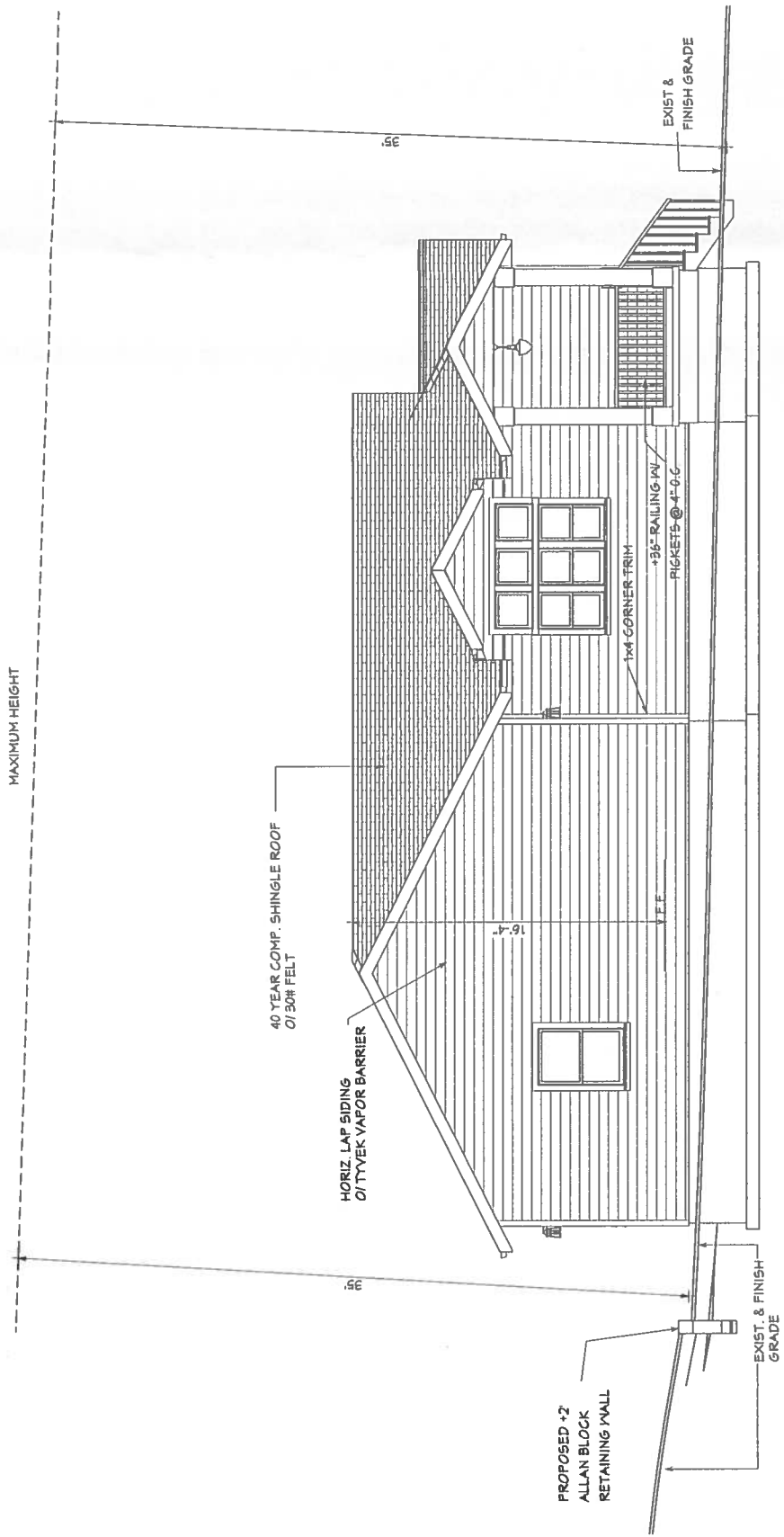
DESIGN BY: JD Designs
 PO BOX 1421
 MONUMENT, CO 80132
 (719) 510 8020 www.JDdesigns.net

DESIGN BY:

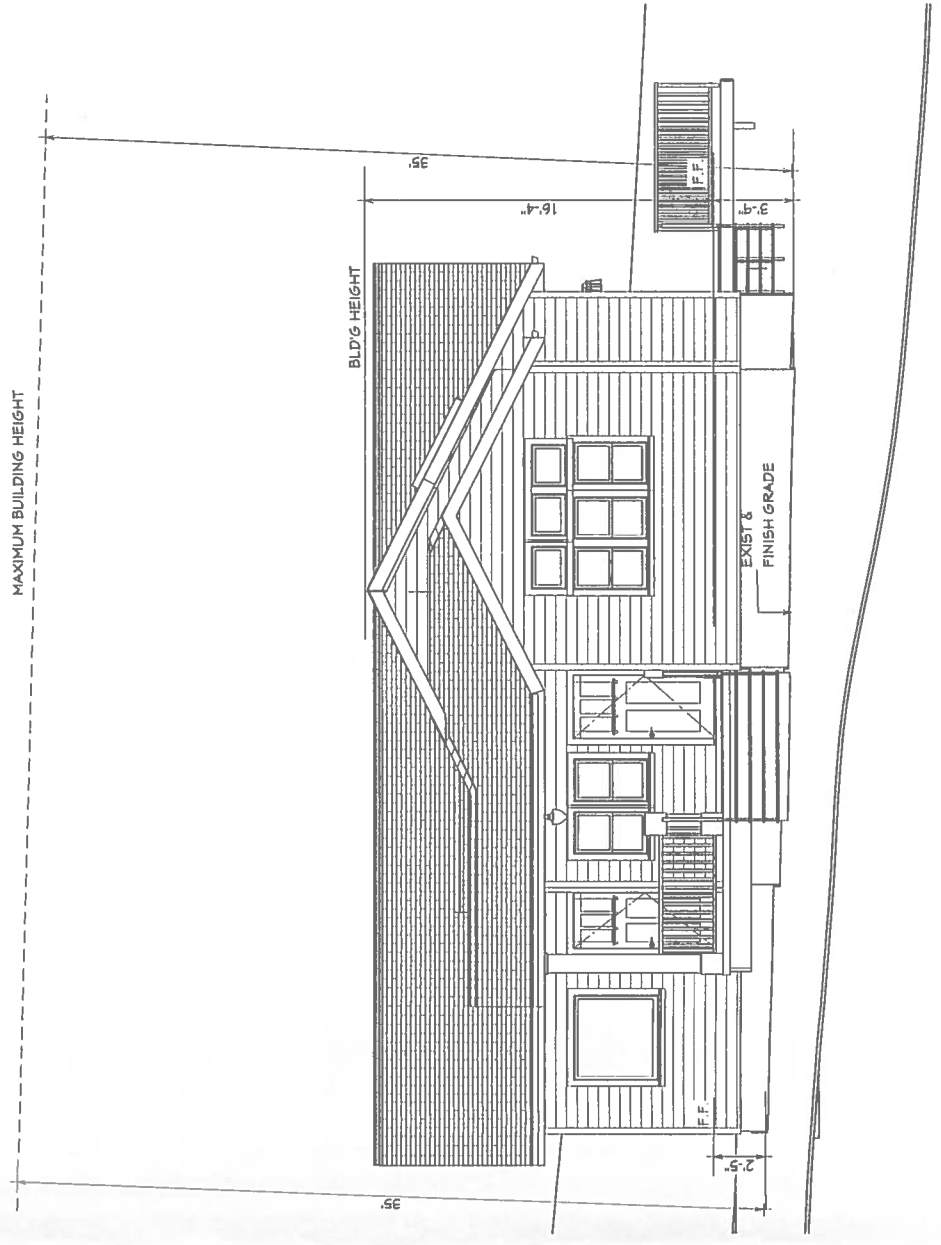
DATE: 1/16/2017

SCALE: 1/4" = 1'-0"

SHEET: A-2 OF 5



LEFT SIDE ELEVATION - WEST



FRONT ELEVATION - SOUTH

FILE # CPC UY 16-00151

FIGURE 1 - Use Variance

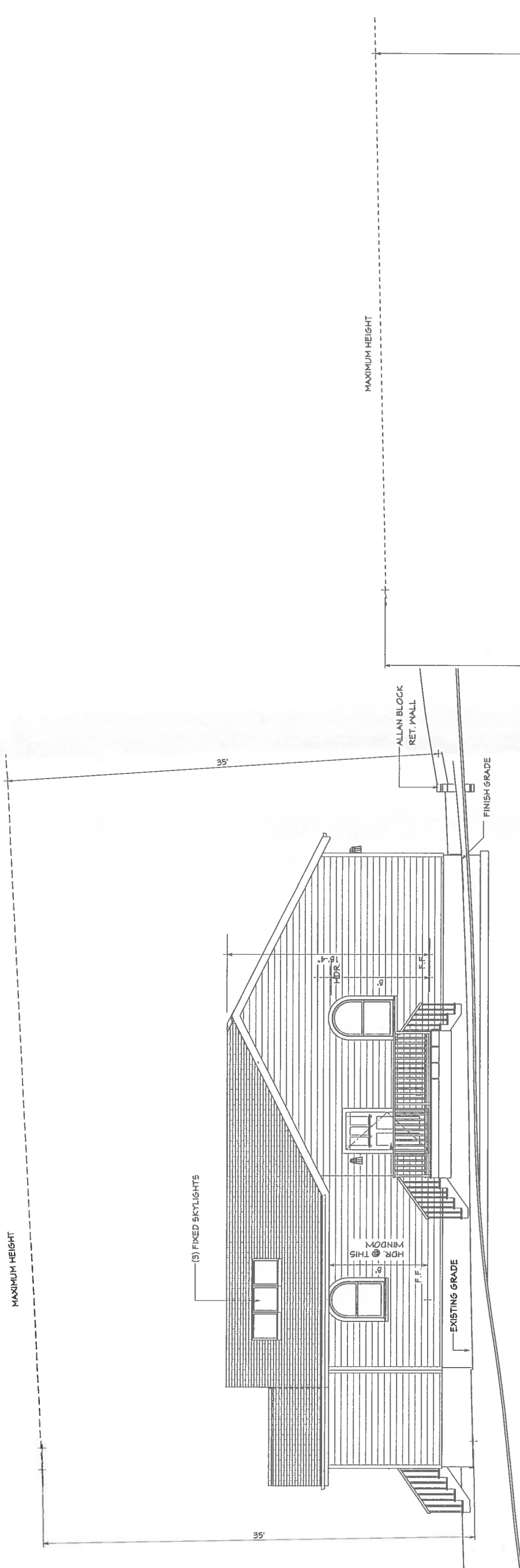
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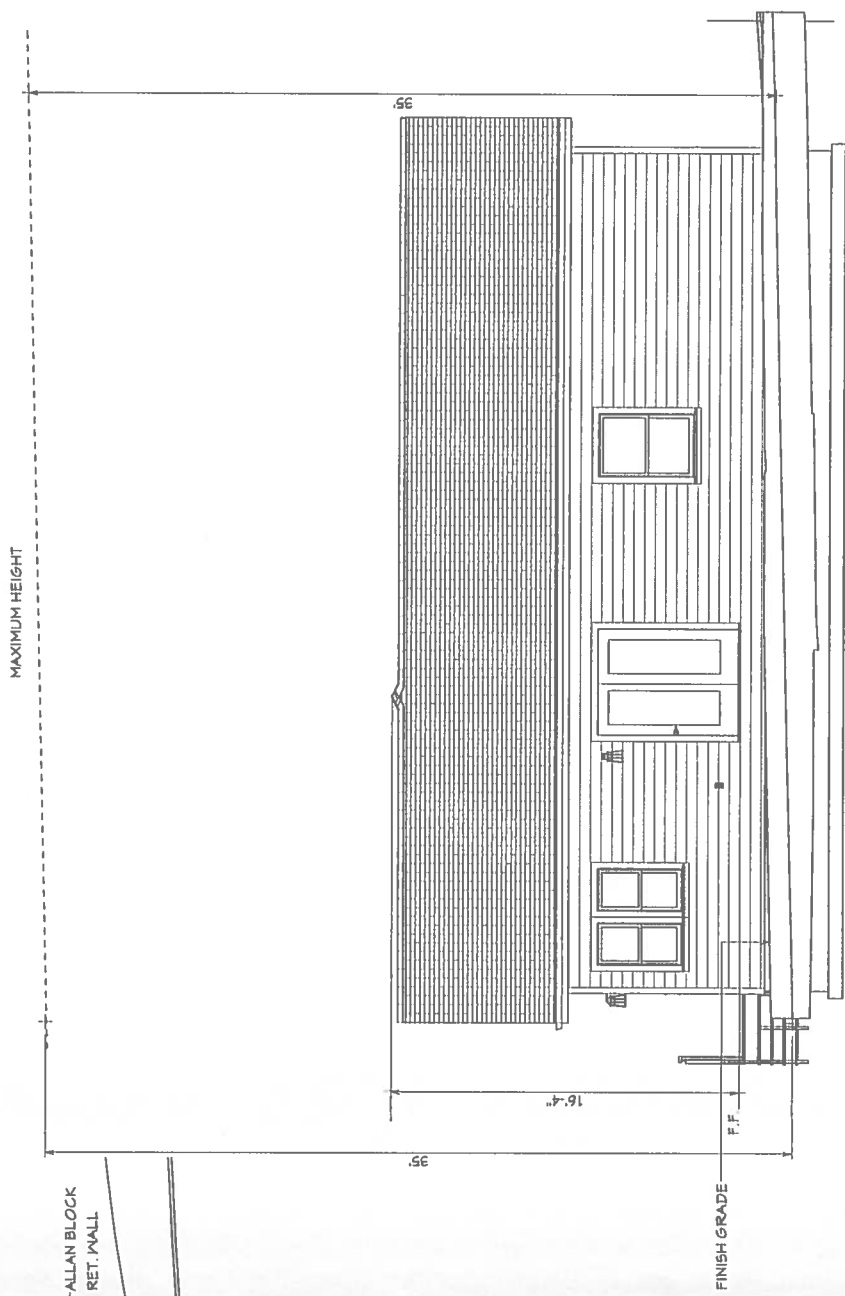
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 SHEET: A-3
 OF 3



RIGHT SIDE ELEVATION - EAST



REAR ELEVATION - NORTH

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FIGURE 1 - Use Variance