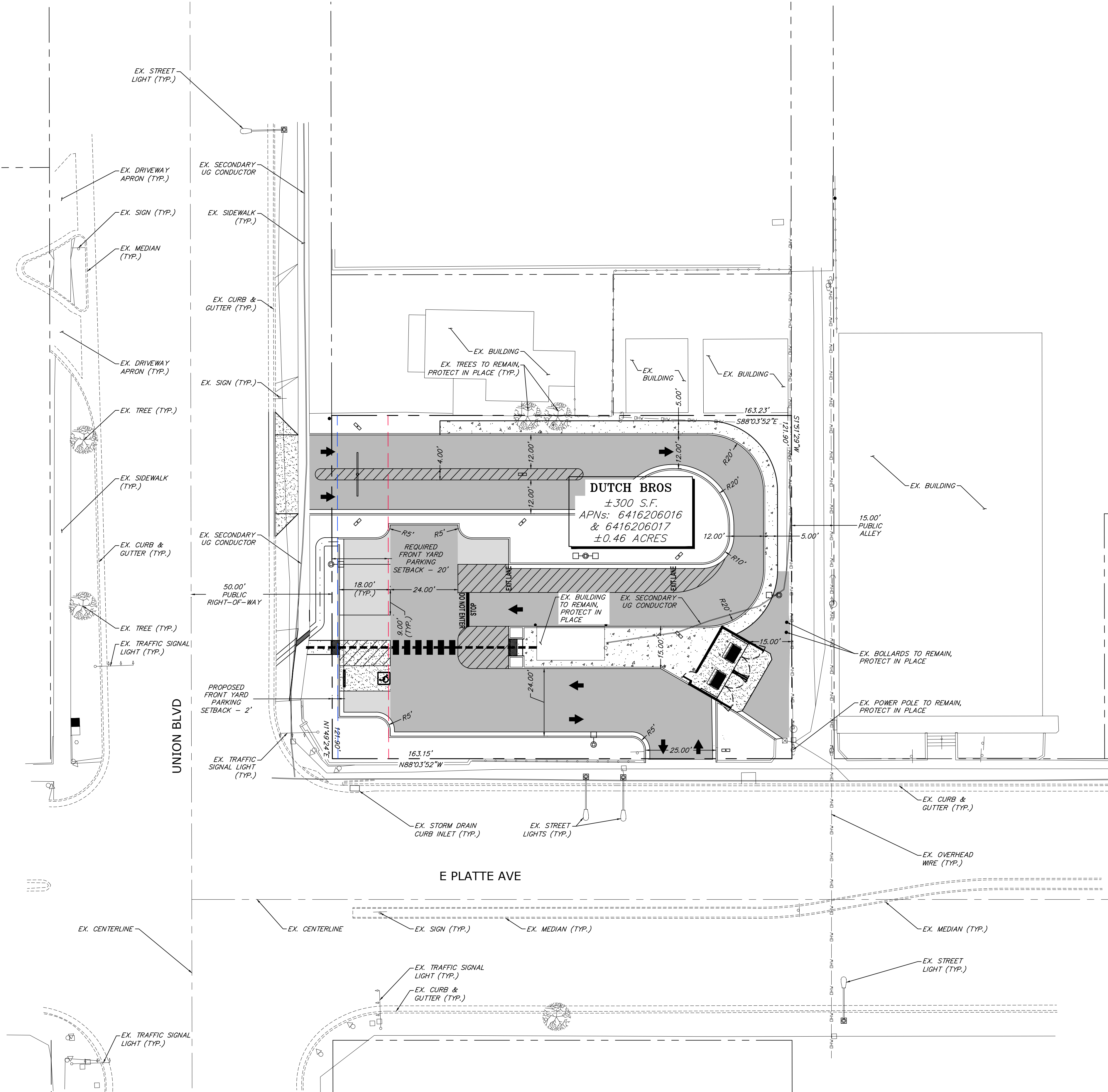


SCALE: 1" = 20'-0" DUTCH BROS CO0902 CONVERSION 24045 EXH

2 DAYS BEFORE
YOU DIG CALL USA
TOLL FREE 1-800-227-2600



PROJECT LEGEND	
A.P.N.:	6416206016 & 6416206017
PARCEL ZONING:	MX-M (EL PASO COUNTY C5)
TAX SCHEDULE NUMBER (TSN):	6416206017
SITE SETBACKS:	
FRONT:	= 20 FEET
SIDE:	= 20 FEET
BACK:	= 15 FEET
REQUIRED FRONT YARD PARKING SETBACK:	= 20 FEET
PROPOSED FRONT YARD PARKING SETBACK:	= 2 FEET
EXISTING STRUCTURE AREA:	300 SQ. FT.
PROPOSED STRUCTURE AREA:	300 SQ. FT.
EXISTING TOTAL COVERAGE:	8,947 SQ. FT. (45.0%)
PROPOSED TOTAL COVERAGE:	15,447 SQ. FT. (77.7%)

LEGAL DESCRIPTION:
A REPLAT OF LOTS 15 AND 16, BLOCK 32, THE FIRST ADDITION TO KNOB HILL, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) SECTION 17 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

THE NON-USE VARIANCE REQUEST IS TO ALLOW PARKING WITHIN THE 20' FRONT PARKING SETBACK WHERE NO PARKING IS ALLOWED PER CITY CODE 7.4.201.C (TABLE 7.4.C) REGARDING FRONT (MINIMUM).

LEGEND:	
	- MEDIAN CURB & GUTTER
	- 6" MEDIAN CURB
	- WHEEL STOP
	- CONCRETE SIDEWALK
	- 3" ASPHALT SECTION WITH 8" BASE
	- 4" ASPHALT SECTION WITH 8" BASE
	- 6" CONCRETE SECTION WITH 6" BASE
	- ADA PATH OF TRAVEL
	- DUTCH BROS DRIVE-THRU CLEARANCE SIGNAGE
	- DUTCH BROS DRIVE-THRU DIRECTIONAL SIGNAGE/MENU BOARD

NON-USE VARIANCE EXHIBIT

SCALE: 1" = 20'-0"



COPYRIGHT:

STAMP:

DESIGNER:

PROJECT/CLIENT:

SUBMITTAL RECORD:

SHEET TITLE:

SHEET:

DRAWN: M.C.M.

DESIGNED: J.P.B.

CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

Dutch Bros No.: CO0902 Conversion

1802 E Platte Avenue, Colorado Springs, CO 80903

#24045

DATE: 10/08/24

11/01/24

NON-USE VARIANCE EXHIBIT

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EXH