

August 14, 2018

Ryan Tefertiller
Planning and Community Development
30 South Nevada Avenue, Suite 603
Colorado Springs, Colorado 80901-1575



WAY ARCHITECTS, P.C.

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Colorado Springs, Colorado 80903
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Re: Conditional Use Site Plan

Dear Mr. Tefertiller

Way Architects, on behalf of the owner, Gary H. Feffer requests review and approval of the attached Conditional Use Site Plan for the property located on 0.85 acres at 1 South Nevada Avenue.

At the Pre-application meeting on July 16, 2019, it was confirmed that comedy club/bar, is a permitted conditional use within the FBZ-CEN zone and that this use is not a significant change from the existing auto club /bar located on this parcel, which also contains a bank and office use in the existing building.

The attached Plan complies with all zoning requirements for this parcel. Furthermore, the proposed development is consistent with the intent of the Zoning Code and is compatible with the surrounding land uses in the following ways:

- 1) The proposed use is not a departure from the existing use and is harmonious with the adjacent uses (Entertainment, Office & Retail).
- 2) Given that there will be no change in the use no additional burden will be created to the existing public amenities or infrastructure.
- 3) There are no changes proposed to the existing structure (height and area will remain the same).
- 4) There is no evidence that any significant traffic issues exist related to this parcel and the proposal affects no change to the current vehicular access into and out of this site.
- 5) There are no significant natural features on this parcel, pedestrian access will be maintained
- 6) In spite of existing parcel being located in a parking exempt zone the site offers 34 standard parking spaces and one ADA compliant parking space

Should you require any clarifications or additional information, please contact me at 473-8400 or email at doug@waygroup.com. Thank You.

Sincerely,

Doug Fullen,
Way Architects, P.C.