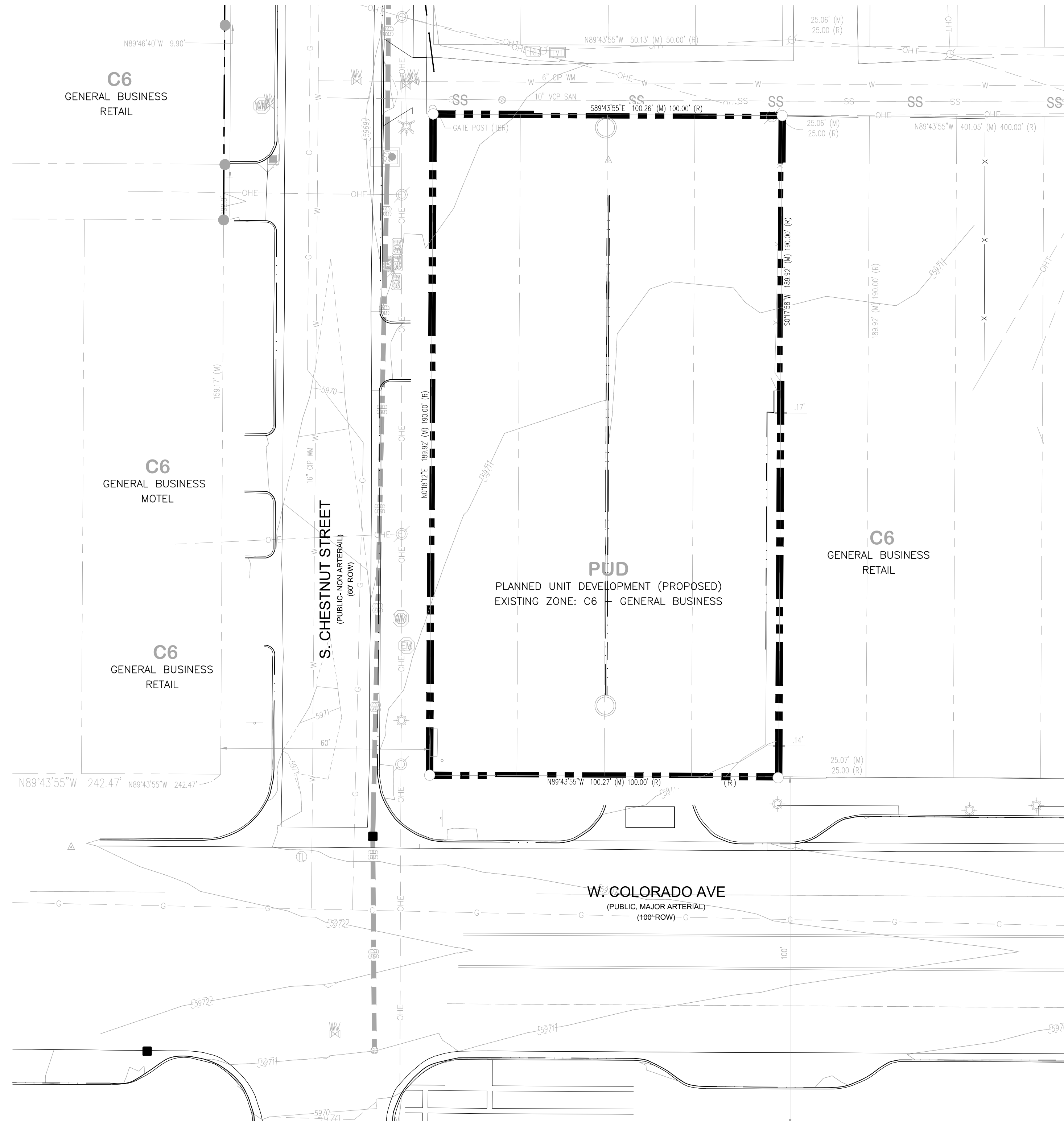


# Parrish's Addition to Colorado Springs, Lots 29, 30, 31 and 32, Block 5 532 W. Colorado Ave., Colorado Springs, CO

## PUD - ZONE CHANGE

JULY 2019



### LEGAL DESCRIPTION:

LEGAL DESCRIPTION (FROM THE OLDEST RECORDED DEED):  
LOTS 29, 30, 31, AND 32, BLOCK 5, PARRISH'S ADDITION TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

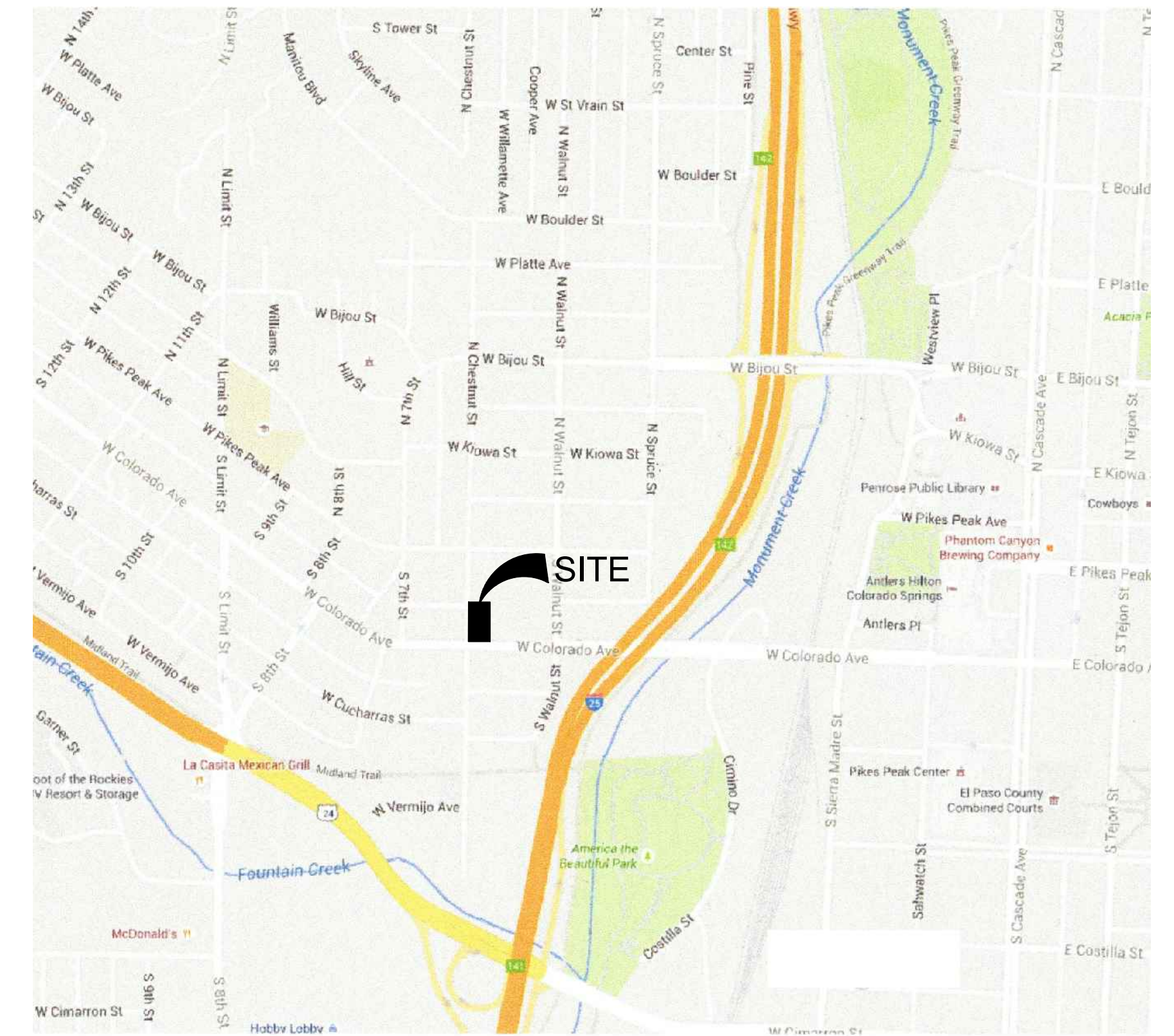
CONTAINING: 19,043 SF / 0.44+- ACRES, MORE OR LESS.

### PROJECT INFORMATION

TAX ID # 7413125016  
 MASTER PLAN: WEST SIDE MASTER PLAN  
 CURRENT ZONE: C6 / GENERAL BUSINESS  
 PROPOSED ZONE CHANGE: PUD  
 USE TYPE:  
 EXISTING: VACANT/PARKING LOT  
 PROPOSED: RESIDENTIAL, COMMERCIAL AND OFFICE  
 PROPOSED DENSITY: 120.00 DU/AC  
 MAXIMUM BUILDING HEIGHT: 60'-0"

SETBACK:  
 EXISTING: MINIMUM BUILDING AND PARKING LOT SETBACKS DETERMINED BY COMPLIANCE WITH THE LANDSCAPE AND PARKING REQUIREMENTS AS LISTED IN ARTICLE 4 OF THE CITY CODE.

PROPOSED: FRONT - SOUTH & WEST ZERO LOT LINE  
 REAR (SOUTH) 5'  
 SIDE (WEST) 5'



VICINITY MAP:



NTS

### OWNERSHIP:

Desirable Holdings, Inc.  
 13570 Northgate Estates Drive  
 Colorado Springs, CO 80921

### PREPARED BY:

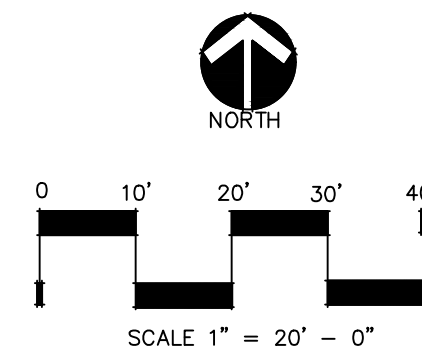
PLANNER/LANDSCAPE ARCHITECT:  
 Land Patterns, Inc.  
 PO Box 60112  
 Colorado Springs, CO 80960

CIVIL ENGINEER:  
 Galloway and Company, Inc.  
 1755 Teistar Drive, Suite 107  
 Colorado Springs, CO 80920

ARCHITECT:  
 Gadden/Sudik Architects  
 6025 S Quebec Street  
 Centennial, CO 80111



CITY APPROVAL STAMP  
 CITY FILE NO. CPC PUZ 19-00087



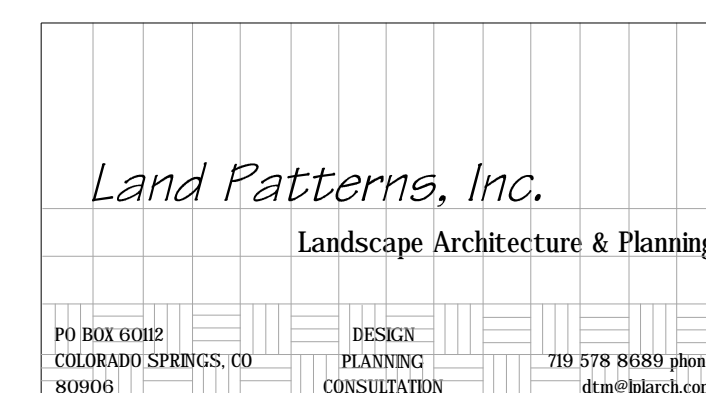
NO.	DATE	DESCRIPTION	BY
REVISIONS			
		BENCHMARK DATA(ELEV.)	
		(DATUM)	
		(DESCRIPTION/LOCATION)	

CLIENT/OWNER:



8605 Explore Drive #250  
 Colorado Springs, CO 80902

PREPARED BY:



532 W. COLORADO AVE APARTMENTS

PUD - ZONE CHANGE

DESIGNED BY: DTM SCALE: AS SHOWN DATE ISSUED: JULY 2019  
 DRAWN BY: HORIZ: SHEET NO. 1 OF 1 SHEETS  
 CHECKED BY: DTM VERT: