



Vicinity Map

See Sheet 2

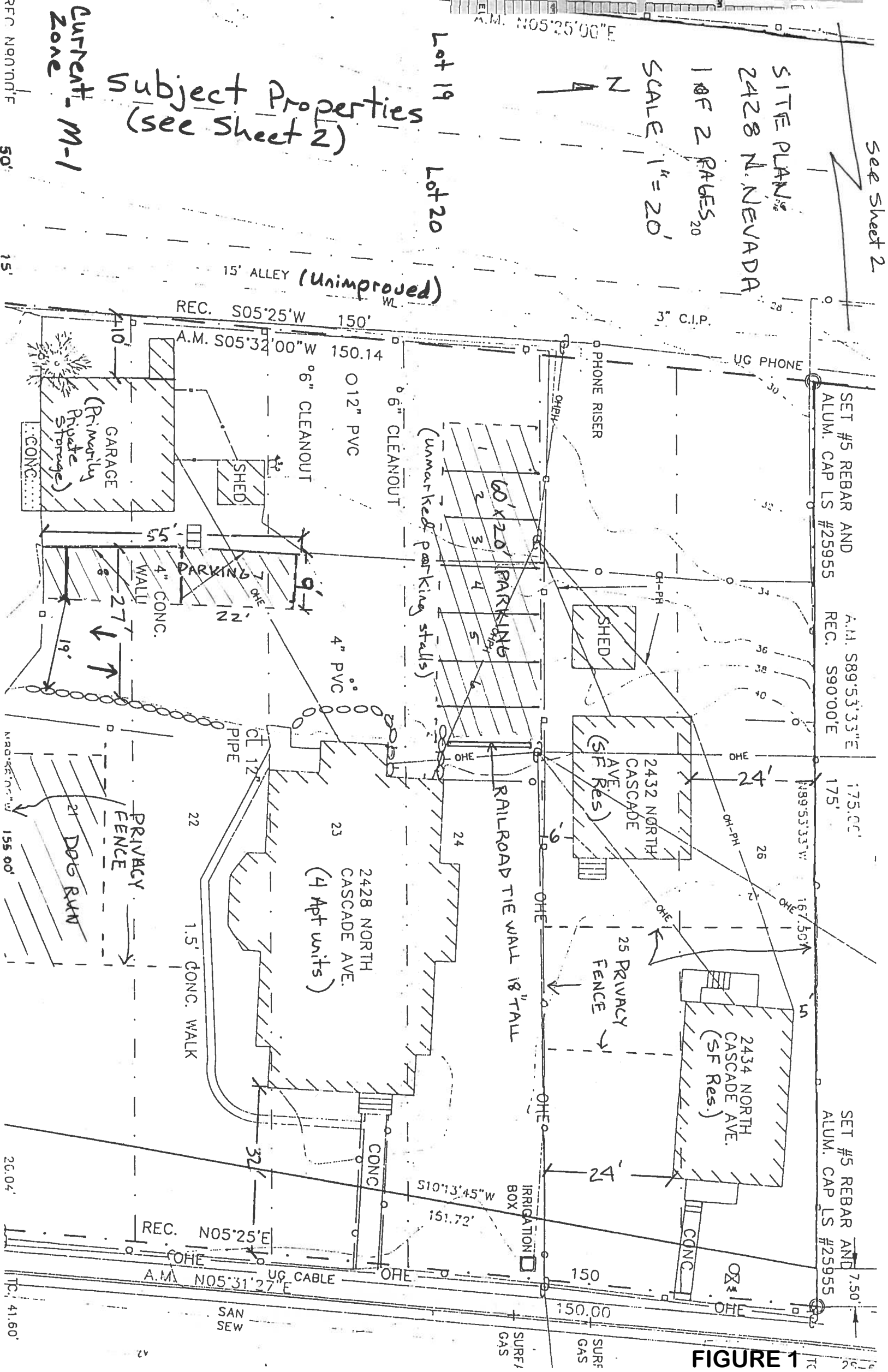


FIGURE 1

OWNERS: Thomas and Rebecca Heck

1312 N. Nevada Ave. Colorado Springs, CO 30903

APPLICANT: Thomas Heck 719-491-4946

PREPARED BY: Tom Heck 4.19.16

PROPERTY ACREAGE: .959 acres or 41,560 sq. ft.

LEGAL DESCRIPTION of property: Lots 19-26 inclusive, in Block 36 Addition No. 1 to the town of Roswell, now a part of the City of Colorado Springs, El Paso County, Colorado, according to the plat thereof recorded in Plat Book B at Page 48.

Plat No: 92

PROPERTY ADDRESSES: 2428 N. Cascade Ave., 2434 N. Cascade Ave., 2428 Van Buren St.

Subject Properties (see Sheet 2)
Current M-1 Zone

- Units
- 2428 N. Cascade Ave. - 4 units
 - 1 - 2 BR (1.7 stalls per unit)
 - 3 - 1 BR (1.5 stalls per unit)

- Parking
- 2428 N. Cascade Ave. Required - 6 stalls
 - 2434 N. Cascade Ave - 2 stalls

- Notes:
1. A waiver of replat will be required prior to the development of Lots 19 and 20. A waiver of replat will be required if and when additions or new construction occurs on Lots 21 - 26.
 2. A separate development plan will be required if multi-family residential is proposed for Lots 19 and 20.
 3. Owner/developer will consider vacating the unimproved alley adjacent to the property if/when the development of Lots 19 and 20.
 4. Off-street parking does not appear to have been provided for 2432 and 2434 N. Cascade Ave., off-street parking is provided at 2428 N. Cascade Ave. as well as on-street parking. If 2432 and 2434 are sold off-street parking could be provided through a driveway off N. Cascade Ave.

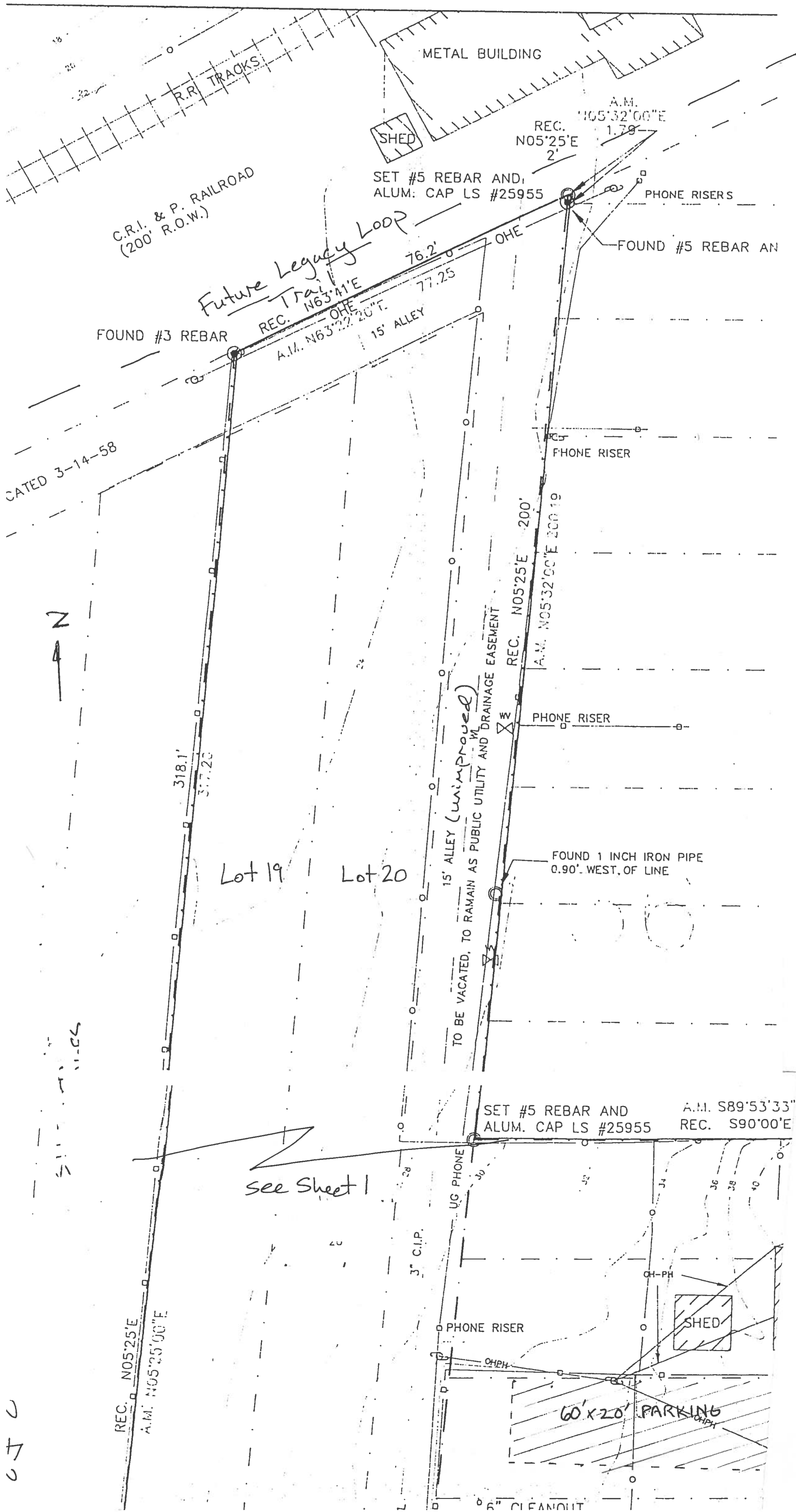


FIGURE 1