

TOWN AND COUNTRY

COLORADO SPRINGS, COLORADO 80821
15.82 ACRES
CONDITIONAL USE



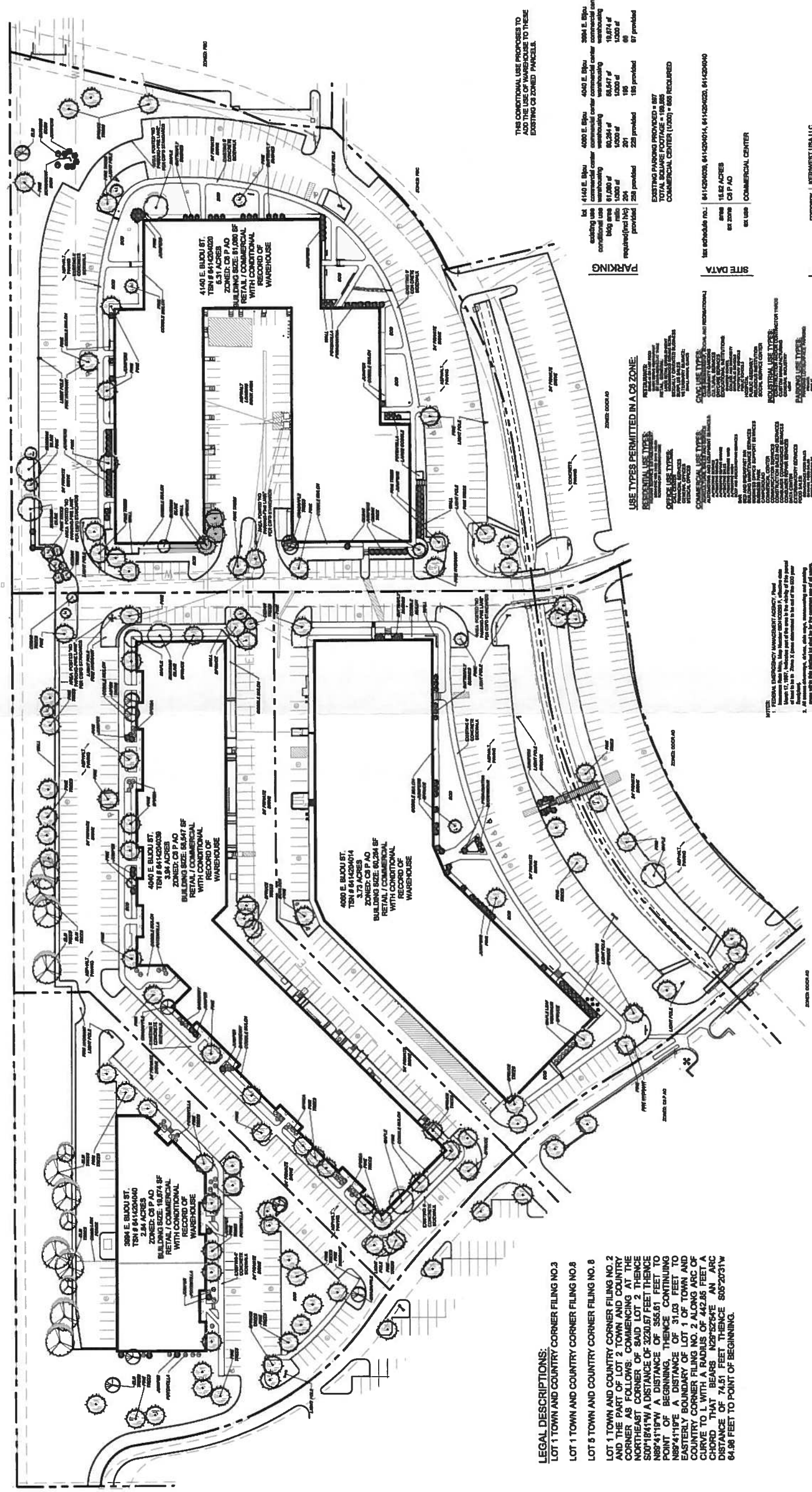
YOW ARCHITECTS PC
A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural:
Electrical:
Mechanical:
Plumbing:

TOWN AND COUNTRY
3994-140 E. BLOU ST.
Colorado Springs, Colorado

15.82 ACRES
Conditional use
City of Colorado Springs, Colorado
Drawing No. 1

CONDITIONAL USE



LEGAL DESCRIPTIONS:
 LOT 1 TOWN AND COUNTRY CORNER FILING NO.3
 LOT 2 TOWN AND COUNTRY CORNER FILING NO.8
 LOT 3 TOWN AND COUNTRY CORNER FILING NO. 8
 LOT 4 TOWN AND COUNTRY CORNER FILING NO. 2
 AND THE PART OF LOT 2 TOWN AND COUNTRY
 CORNER AS FOLLOWS: COMMENCING AT THE
 NORTHEAST CORNER OF SAID LOT 2 THENCE
 S00°18'41"W A DISTANCE OF 3230.67 FEET THENCE
 N89°41'19"W A DISTANCE OF 355.81 FEET TO
 POINT OF BEGINNING, THENCE CONTINUING
 N89°41'19"E A DISTANCE OF 31.03 FEET TO
 COUNTRY CORNER FILING NO. 1 OF TOWN AND
 COUNTRY CORNER FILING NO. 2 ALONG ARC OF
 CURVE TO L WITH A RADIUS OF 442.85 FEET A
 CHORD THAT BEARS N29°52'59"E AN ARC
 DISTANCE OF 74.51 FEET THENCE S05°20'31"W
 64.96 FEET TO POINT OF BEGINNING.

PARKING
 THIS CONDITIONAL USE PROPOSES TO ADD THE USE OF WAREHOUSE TO THESE EXISTING ZONED PARCELS.
 Lot 1: 4140 E. Blou St. 6.31 ACRES 91,080 SF BLDG AREA 258 PROVIDED 181 PROVIDED 87 PROVIDED
 existing use: commercial center warehouse
 conditional use: commercial center warehouse
 req'd (shd) no: 204 provided 181 provided 87 provided

SITE DATA
 EXISTING PARKING PROVIDED = 877
 TOTAL PARKING REQUIRED = 1000
 COMMERCIAL CENTER (1520) = 668 REQUIRED

OWNER INFO
 company: KDFWEST USA, LLC
 address: 330 W Blou St. Suite 104
 Colorado Springs, CO 80905
 phone no: [redacted]

PREVIOUS CITY FILE NO.:
APPROVED CITY FILE NO.:

USE TYPES PERMITTED IN A CR ZONE:
 RESIDENTIAL USE TYPES: SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL, TOWNHOMES, CONDOMINIUMS, GOLF COURSE RESIDENTIAL, ETC.
 OFFICE USE TYPES: OFFICE BUILDINGS, PROFESSIONAL OFFICES, ETC.
 COMMERCIAL USE TYPES: RETAIL STORES, RESTAURANTS, HOTELS, MOTELS, BUREAUS, ETC.
 INDUSTRIAL USE TYPES: MANUFACTURING, WAREHOUSES, ETC.
 TRANSPORTATION USE TYPES: AIRPORTS, RAILROADS, BUS STATIONS, ETC.
 AGRICULTURAL USE TYPES: FARMHOUSES, ETC.
 MISCELLANEOUS USE TYPES: PUBLIC UTILITIES, ETC.

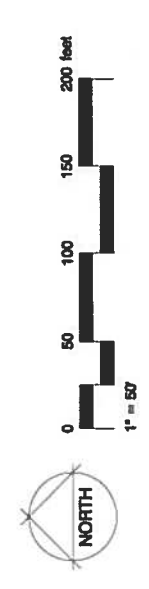


FIGURE 2