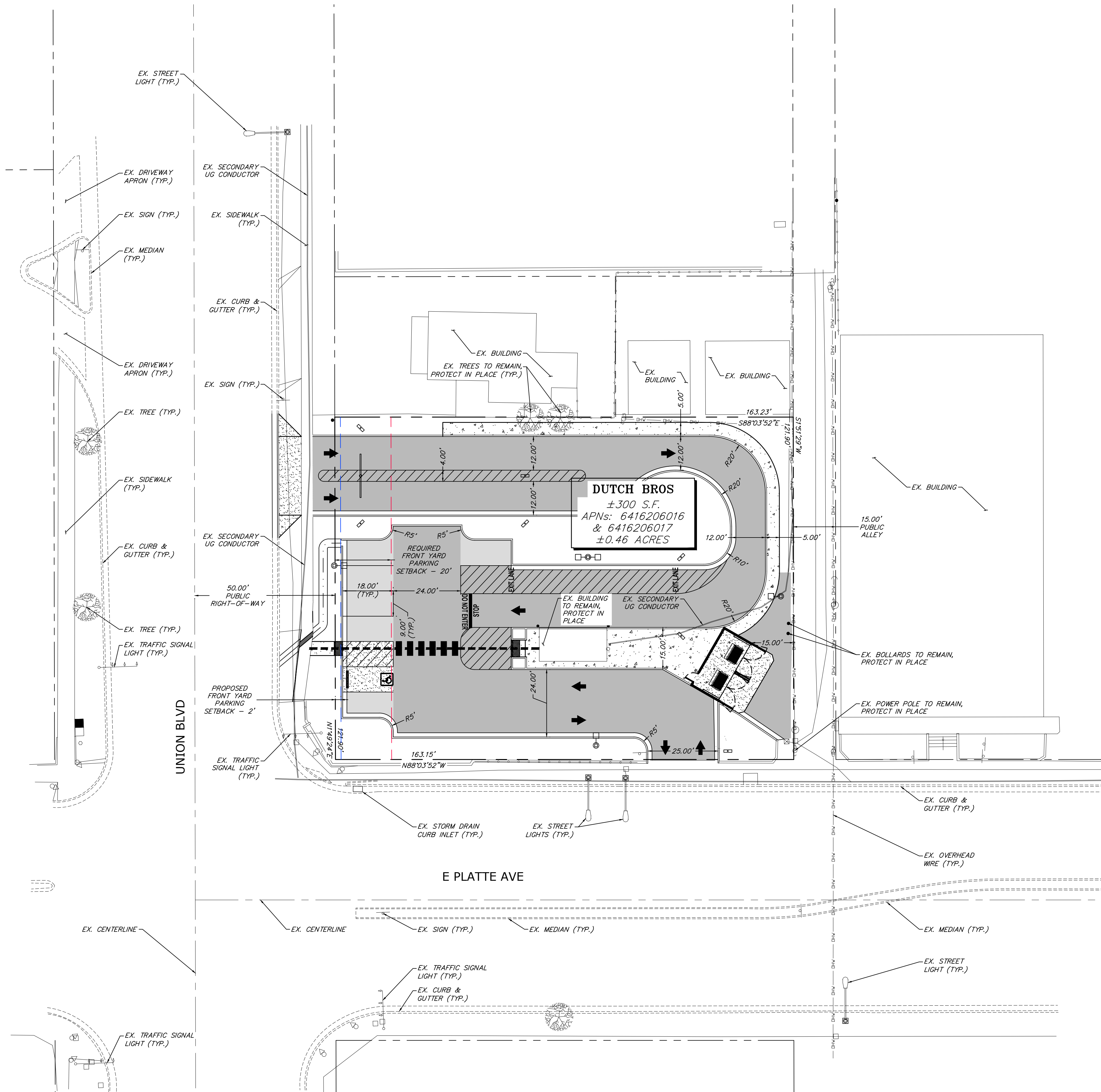


SCALE: 1" = 20'-0" DUTCH BROS CO0902 CONVERSION 24045\_EXH

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 CS)
TAX SCHEDULE NUMBER (TSN):	6416206017
<b>SITE SETBACKS:</b>	
FRONT:	= 20 FEET
SIDE:	= 20 FEET
BACK:	= 15 FEET
<b>REQUIRED FRONT YARD PARKING SETBACK:</b>	
PROPOSED FRONT YARD PARKING SETBACK:	= 2 FEET
<b>EXISTING STRUCTURE AREA:</b>	
EXISTING STRUCTURE AREA:	300 SQ. FT.
PROPOSED STRUCTURE AREA:	300 SQ. FT.
<b>EXISTING TOTAL COVERAGE:</b>	
EXISTING TOTAL COVERAGE:	8,947 SQ. FT. (45.0%)
PROPOSED TOTAL COVERAGE:	15,447 SQ. FT. (77.7%)

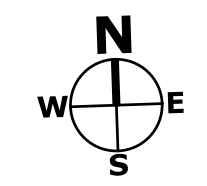
**LEGAL DESCRIPTION:**  
A REPLAT OF LOTS 15 AND 16, BLOCK 32, THE FIRST ADDITION TO KNOB HILL, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) SECTION 17 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL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



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DRAWN: M.C.M.  
DESIGNED: J.P.B.  
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

STAMP:

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www.tectonicsdesigngroup.com

DESIGNER:

**Dutch Bros No.: CO0902 Conversion**  
1802 E Platte Avenue, Colorado Springs, CO 80903

**DUTCH BROS**

PROJECT/CLIENT:

#24045  
DATE: 10/08/24 SUBMITTAL  
11/01/24 NON-USE VARIANCE EXHIBIT  
CITY COMMENT

SUBMITTAL RECORD:

SHEET TITLE:  
NON-USE VARIANCE EXHIBIT

SHEET:  
**EXH**