

1031 SOUTH TEJON

CITY STAMP:

CONDITIONAL USE
COVER PAGE

SHEET INDEX:

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- 2 ENLARGED SITE PLAN & PARKING
- 3 SITE PLAN & SITE RADIUS MAP
- 4 PARKING DEMONSTRATION, TRASH PLAN & CONCEPT IMAGES
- 5 TRASH ENCLOSURE DETAILS, ENLARGED SPACE PLAN

SITE & BUILDING DATA

OWNER NAME: TYLER SCHIEDEL
1031 SOUTH TEJON
COLORADO SPRINGS, CO 80903

APPLICANT NAME: BOBBY HILL DESIGNS
219 WEST COLORADO AVE #308
COLORADO SPRINGS, 80903

SITE ADDRESS: ROGER RAINTREE'S TIKI LOUNGE
1031 SOUTH TEJON
COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION: THE WEST 65 FEET OF LOT 9 IN BLOCK 10 IN SOUTH END
ADDITION TO THE CITY OF COLORADO SPRINGS, COUNTY OF
EL PASO, STATE OF COLORADO

ZONE: FBZ-T1

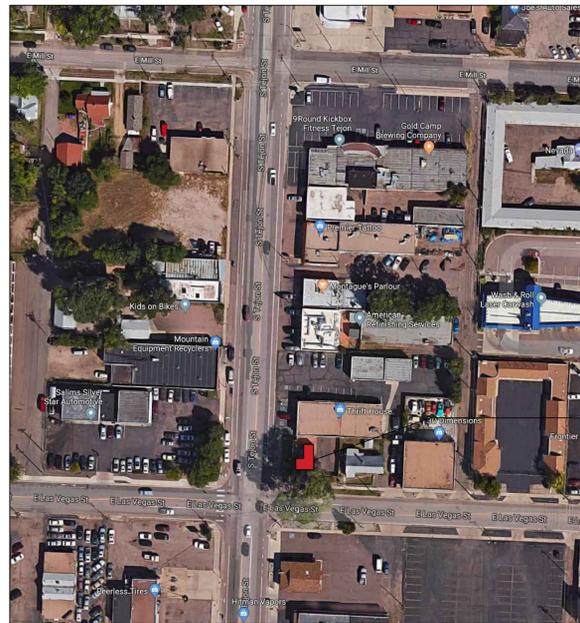
PROJECT TYPE: CHANGE OFFICE TO A RESTAURANT/BAR

TAX SCHEDULE #: 6419219016

HOURS OF OPERATION: MON-SUN 4PM - 11PM

NOTES: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

VICINITY MAP:



SITE: 520 EAST PIKES PEAK AVE

SITE ADDRESS:
ROGER RAINTREE'S
TIKI LOUNGE
1031 SOUTH TEJON
COLORADO SPRINGS 80903

OWNER:
TYLER SCHIEDEL
719-439-3963
1031 SOUTH TEJON
COLORADO SPRINGS, CO
80903

APPLICANT:
bobbyhill
DESIGNS
219 WEST COLORADO AVE.
SUITE 308
COLORADO SPRINGS, CO
719-634-3600 719-634-2339

TAX SCHEDULE: 6419219016

LOT SIZE: 3,575 SQ FT

EXISTING LOT COVERAGE:
15.8%

PROPOSED LOT COVERAGE:
19.7%

EXISTING SQ FT: 565 SQ FT

PROPOSED SQ FT ADDITION:
140 SQ FT

NEW SQ FT TOTAL: 705 SQ FT

SUBMITTAL DATE: 6/18/2018

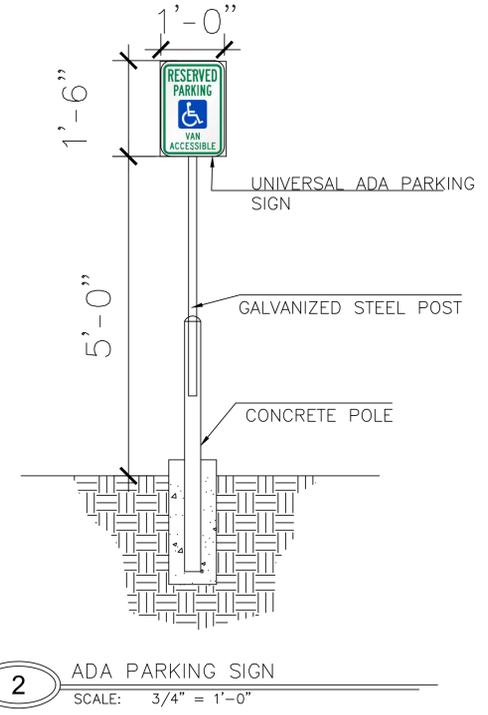
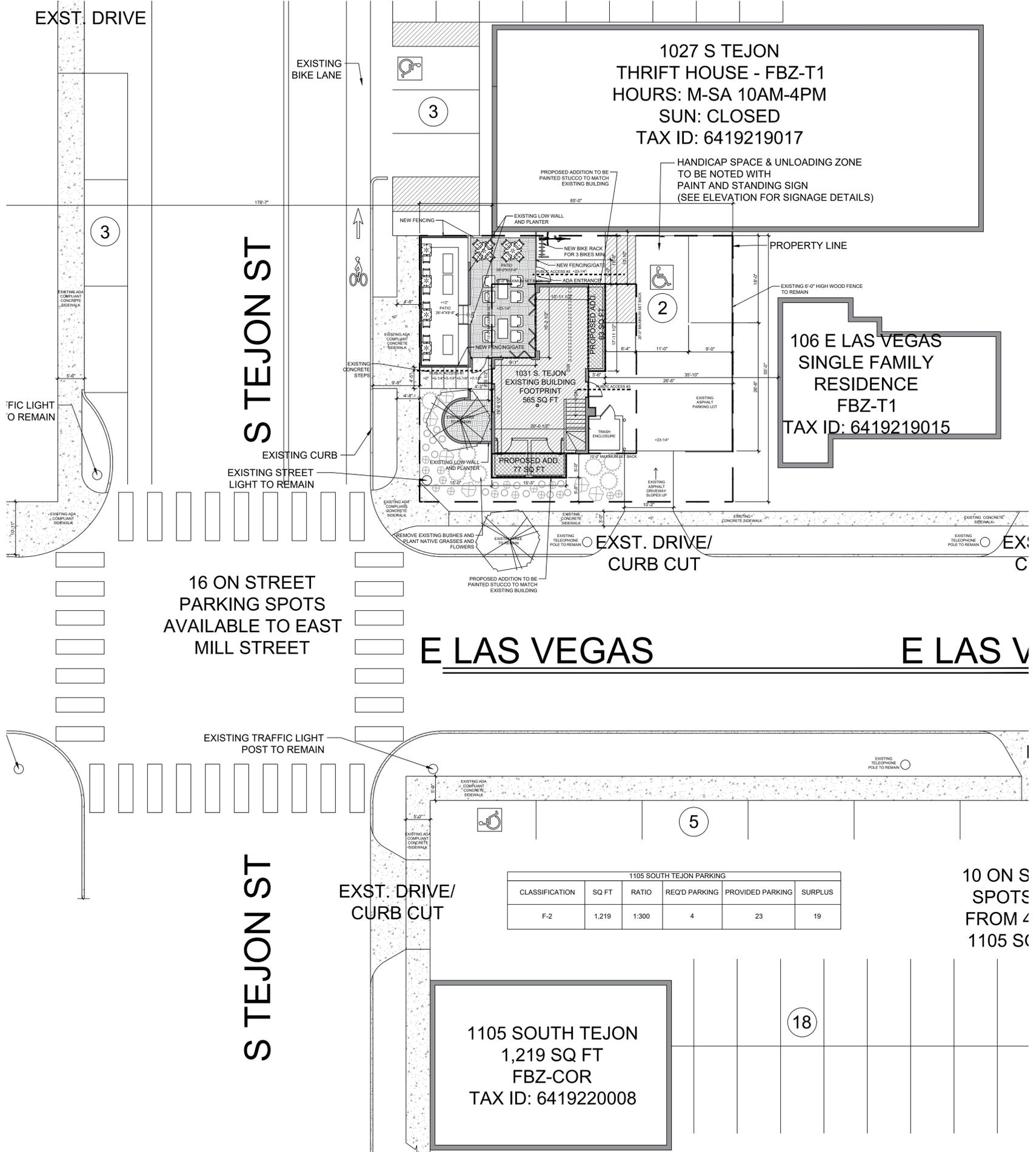
SHEET #

1

OF 5 SHEETS

FILE NO:
CPC CU 18-0061

CONDITIONAL USE
ENLARGED SITE PLAN & PARKING



3 EXIST. BUILDING HEIGHT TO REMAIN/112"
SCALE: NTS

PARKING CALCULATIONS			
CLASSIFICATION	SQUARE FOOTAGE	RATIO	REQUIRED PARKING
ASSEMBLY (A2 - INTERIOR BASEMENT, EXISTING 1ST FLOOR AND PROPOSED ADDITION)	1119 SF	1:250	5 SPACES
ASSEMBLY (A2 - EXTERIOR (PATIO))	498 SF	1:500	1 SPACE
TOTAL REQUIRED PARKING			6 SPACES
TOTAL PROVIDED PARKING			2 SPACES (1ADA, 1 STANDARD)

NOTES: 1. 1105 SOUTH TEJON HAS AGREED TO ALLOW THE TIKI LOUNGE TO USE 10 ON SITE PARKING SPACES (SEE SHEET 3 FOR LOCATION)
2. 16 ON-STREET PARKING SPACES ARE AVAILABLE

1105 SOUTH TEJON PARKING					
CLASSIFICATION	SQ FT	RATIO	REQ'D PARKING	PROVIDED PARKING	SURPLUS
F-2	1,219	1:300	4	23	19

1 ENLARGED SITE PLAN
SCALE: 3/32" = 1'-0"



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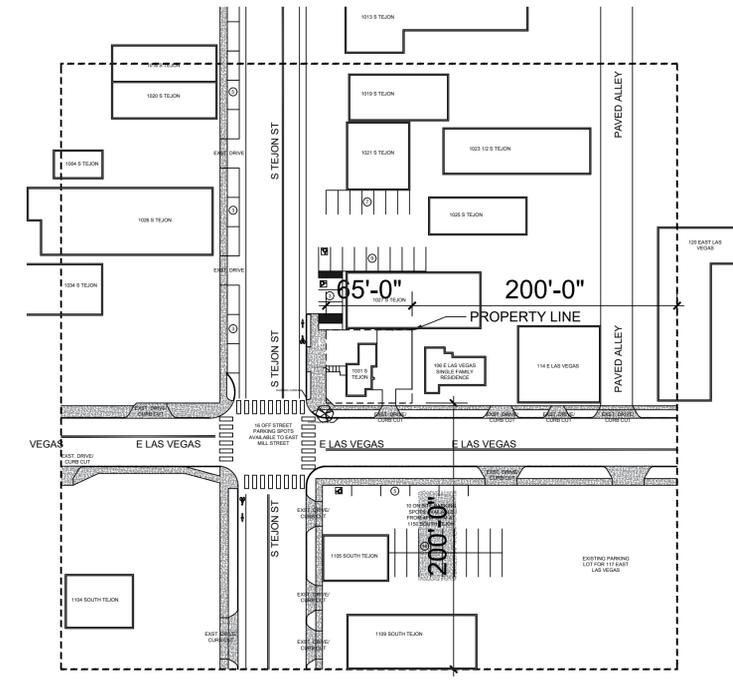
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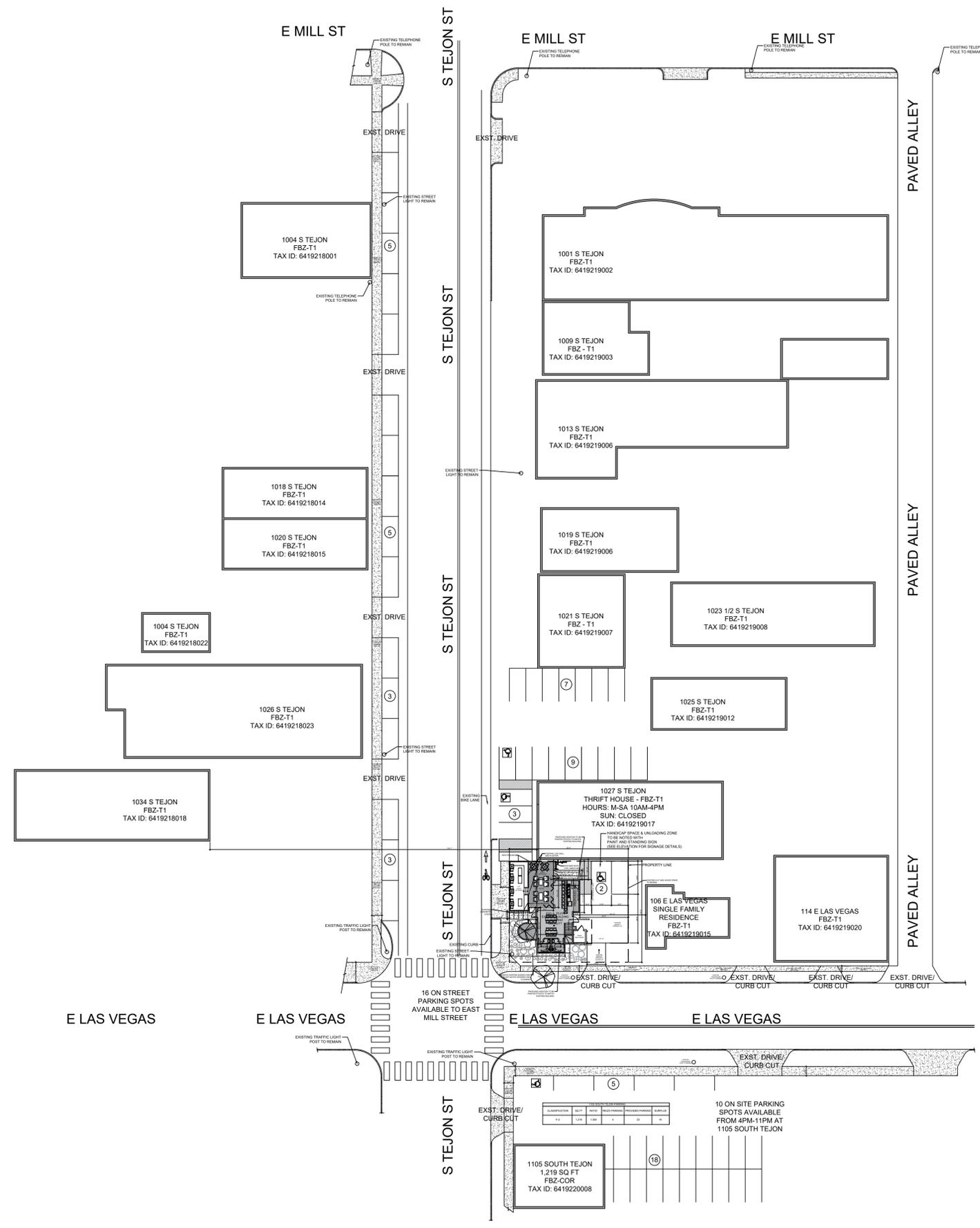
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SHEET #
3
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2 SITE RADIUS MAP
 SCALE: 1/64" = 1'-0"



1 SITE PLAN
 SCALE: 1/32" = 1'-0"

CLASSIFICATION	DEPTH	DATE	PREPARED BY	APPROVED BY	SCALE
1	1/2"	1/2018	T.S.	T.S.	1/32" = 1'-0"

10 ON SITE PARKING SPOTS AVAILABLE FROM 4PM-11PM AT 1105 SOUTH TEJON

CITY STAMP:

CONDITIONAL USE

PARKING DEMONSTRATION, TRASH PLAN
& CONCEPT IMAGES

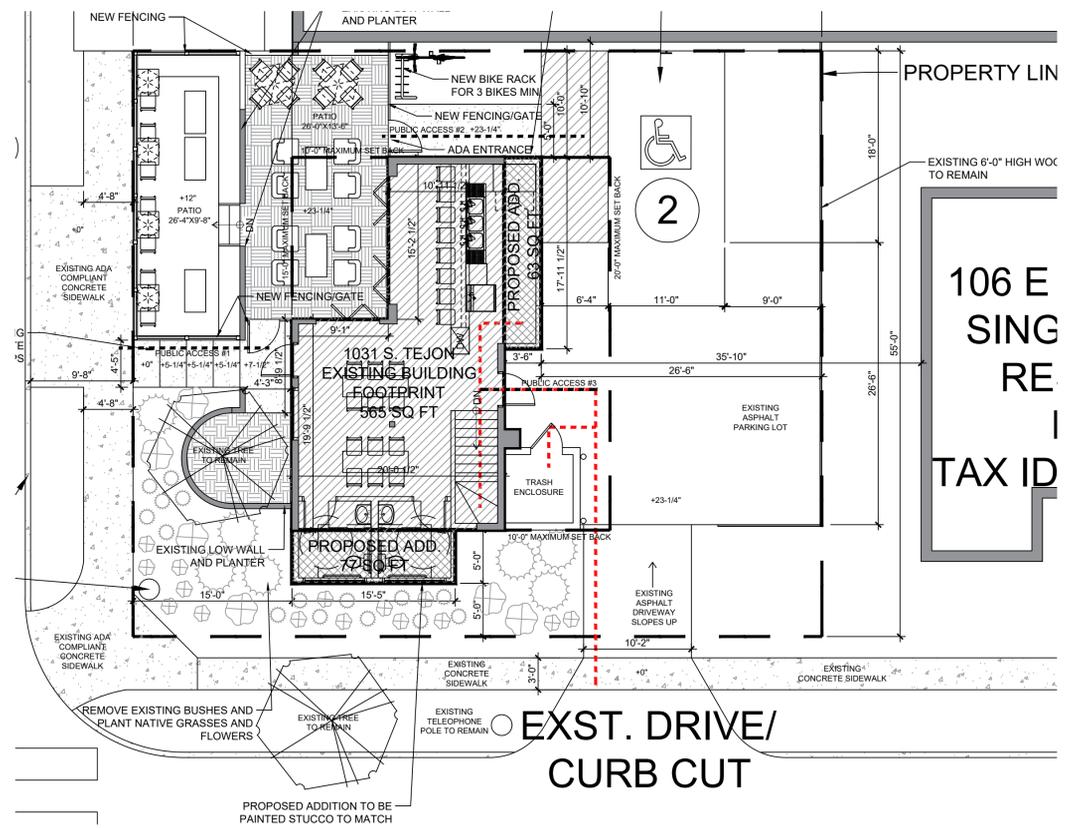
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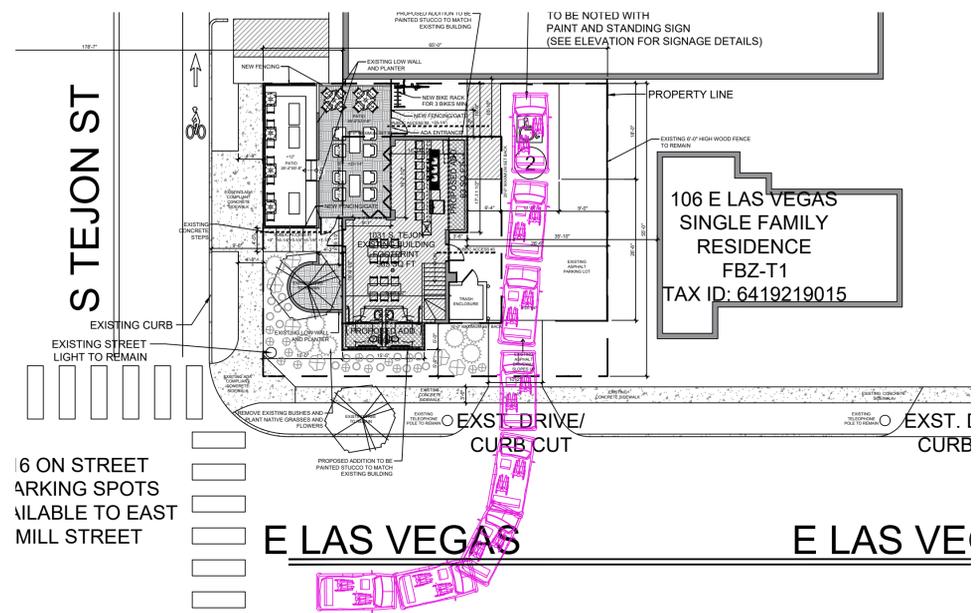
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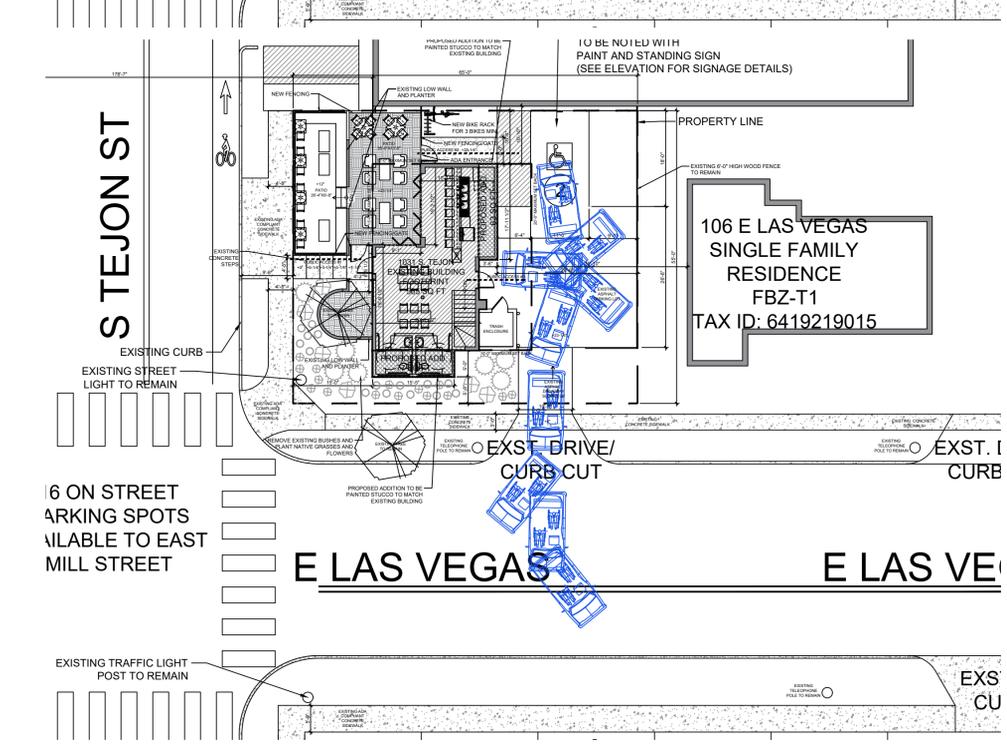
2 TRASH PLAN
SCALE: 1/8" = 1'-0"



3 CONCEPT IMAGES
SCALE: NTS



1 PARKING DEMONSTRATION
SCALE: 1/16" = 1'-0"



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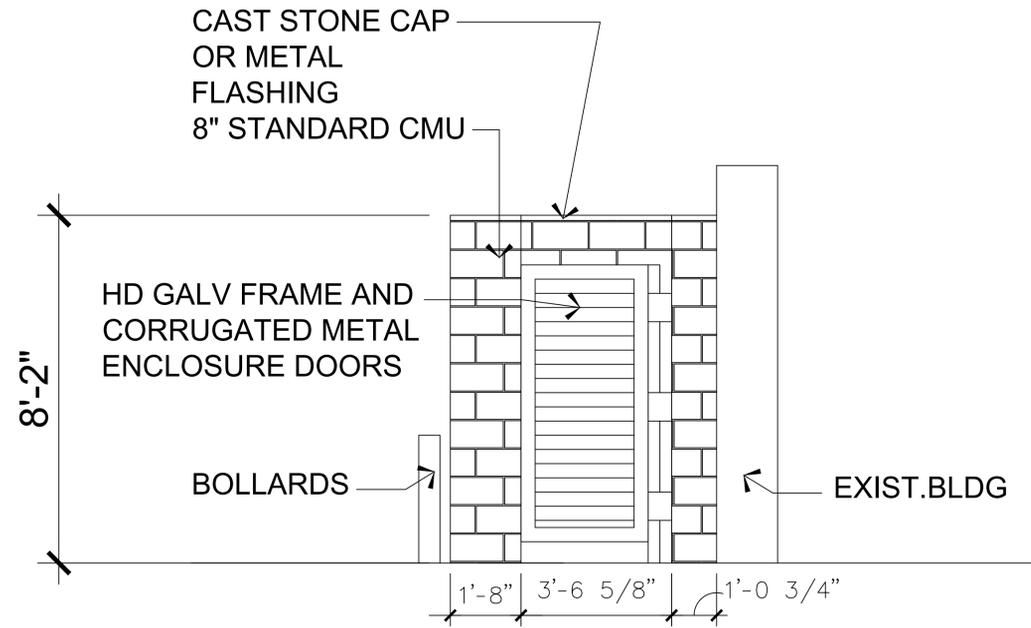


1 PARKING DEMONSTRATION
SCALE: 1/16" = 1'-0"

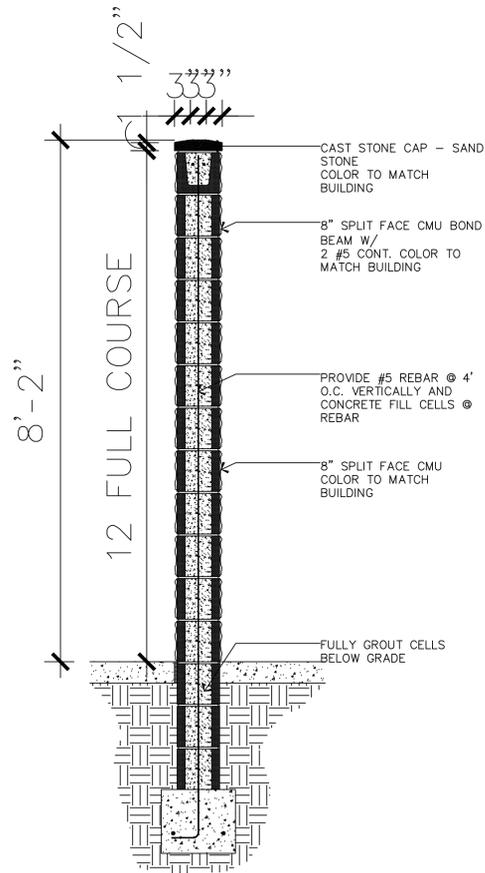
S TEJON ST
EXISTING CURB
EXISTING STREET LIGHT TO REMAIN
16 ON STREET PARKING SPOTS AVAILABLE TO EAST MILL STREET
E LAS VEGAS
EXIST. DRIVE/ CURB CUT
106 E LAS VEGAS SINGLE FAMILY RESIDENCE FBZ-T1 TAX ID: 6419219015
EXIST. I CURB

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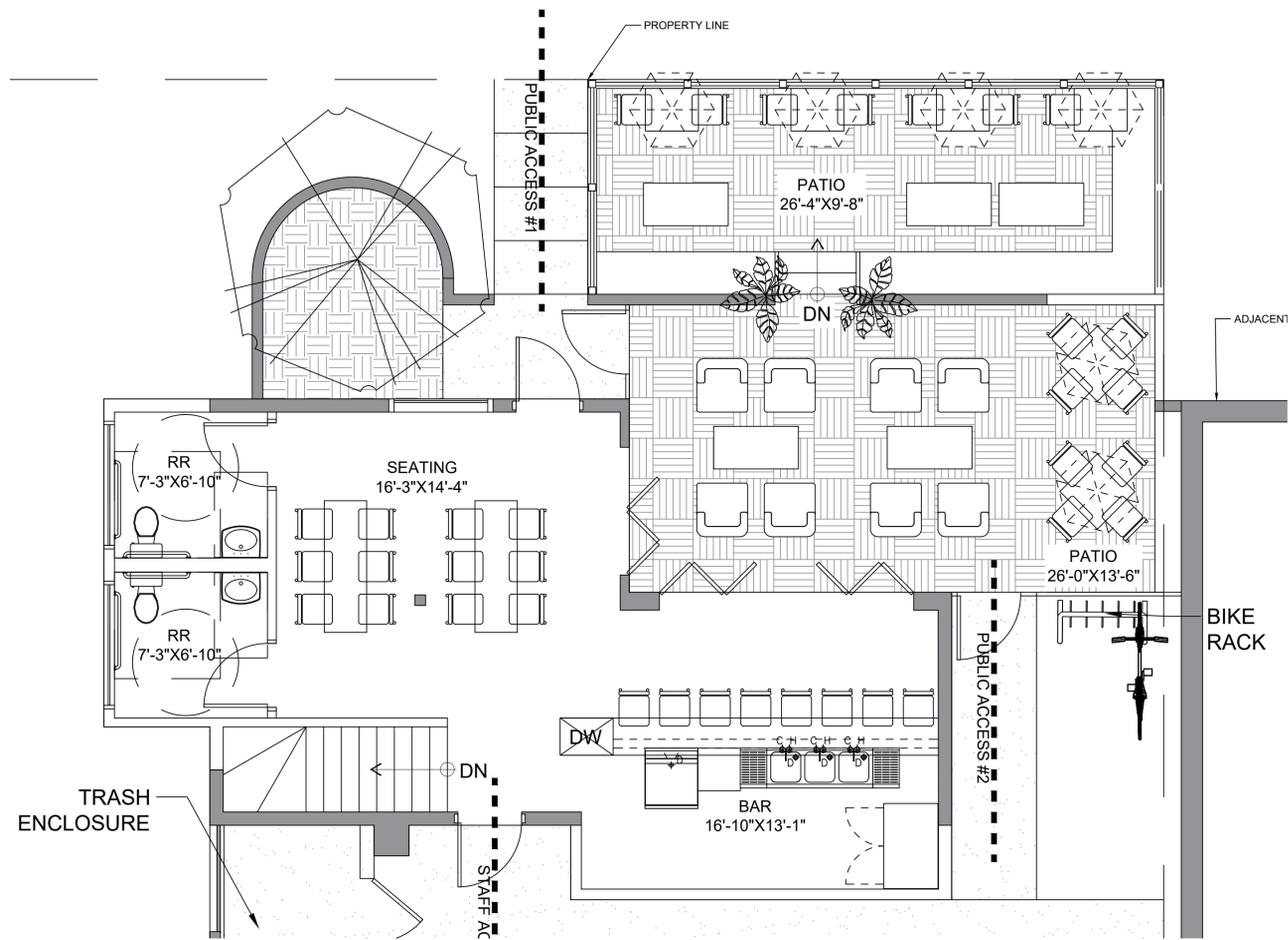
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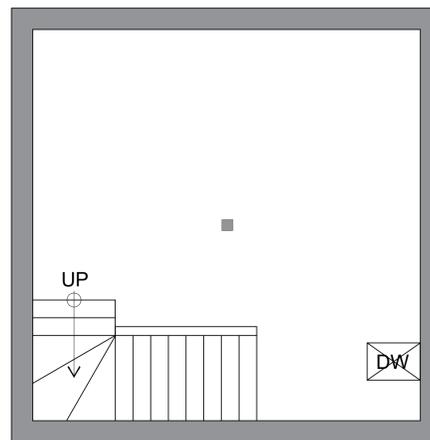
1 TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



3 ENLARGED 1ST FLOOR SPACE PLAN - 705 SQ FT
SCALE: 1/4" = 1'-0"



3 ENLARGED BASEMENT SPACE PLAN - 414 SQ FT
SCALE: 1/4" = 1'-0"

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TRASH ENCLOSURE DETAILS &
ENLARGED SPACE PLAN

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