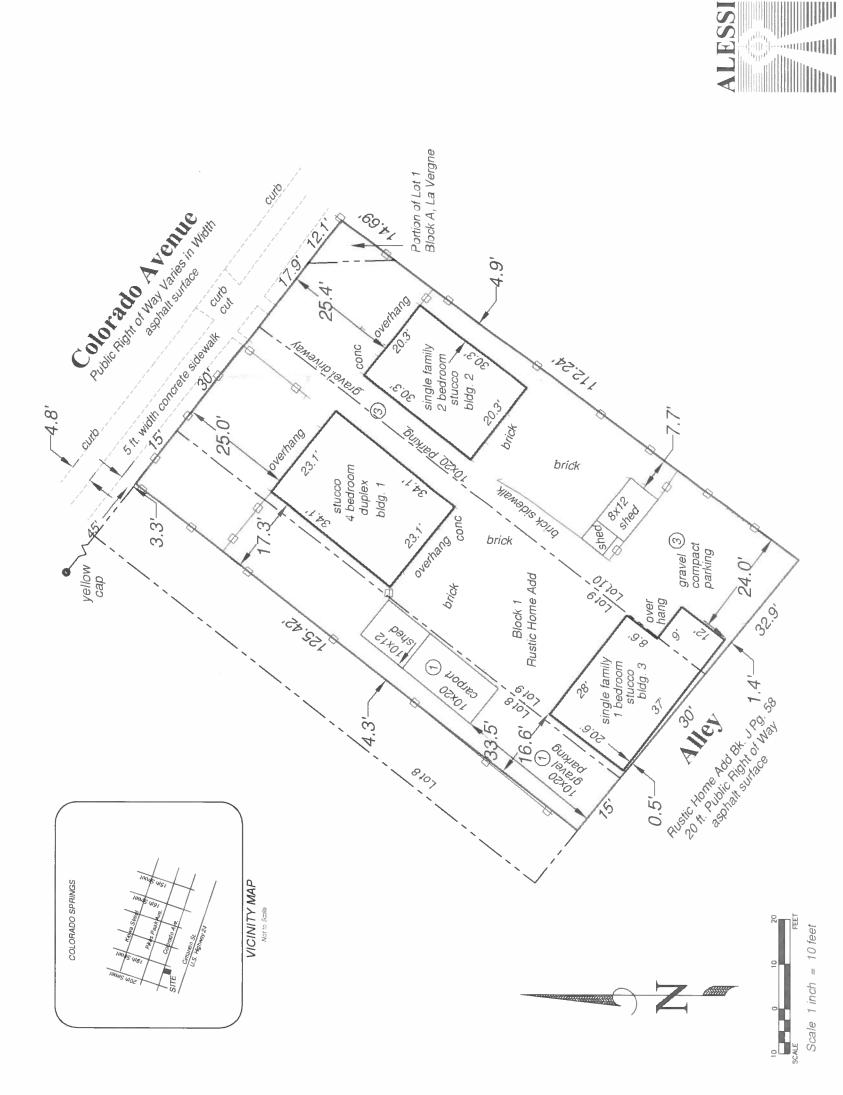
Nonuse Variance

Lots 9 and 10 and Easterly Half of Lot 8, Block 1, in the Rustic Home Addition and Lot 1, except the Easterly 29 feet, Block A in La Vergne, City of Colorado



Legal Description:

Parcel A:

Lots 9 and 10 and the Easterly Half of Lot 8 in Block 1 in the Rustic Heme Addition,
County of El Paso, State of Colorado, as recorded in the Office of the El Paso County
Clerk Recorder, in Plat Book J at Page 89, dated May 9, 1901.

Parcel B:

Lot 1, Except the Easterly 29 feet thereof, in Block A in La Vergne,
County of El Paso, State of Colorado, State of Colorado, as recorded in the Office of the
El Paso County Clerk Recorder, in Plat Book A at Page 165, dated January 11, 1889.

Address: 1907 W. Colorado Avenue

City File Number: WR NV 17-00

Parcel Number: 7411427003

Zone District: C-5 Intermediate Business

Building Size: Bldg. 1. Dwalling Size(roatprint) = 782 SqF1
Duplex 4 bedrooms 9,643 sq.ft. Project Size:

Height = 19.3 ft.

Holght = 17.2 ft. Bidg. 2. Dwelling Size(footprint) = 600 SqFt Single Family 2 bedrooms

Bidg. 3. Dwelling Size(factorint) = 590 SqFt Single Family 1 bedroom

Building Setbacks:

Bidg, 3 = Rear vetback 0.5 ft.
Bidg, 3 = Side setback 4.3 & 16.6 ft.
Bidg, 1 &2 = Front Serback 2.5 ft.
Bidg, 1 = Side Setback = 17.3 ft.
Bidg, 2 = Side Setback = 4.9 ft.

Offstreet Parking:

Bidg, 1 = 3 parking spaces Bidg, 2 = 3 parking spaces Bidg, 3 = 2 parking space

Total Lot Size = 9,643 Sq Ft Total Lot Coverage = 20.5% Lot Coverage:

Current Proposal: Rebuild Determination

This site is not within a designated F.E.M.A. Floodplain as determined by the Flood insurance Rate Map. Panel Number 08041C0728F, effective March 17, 1997 Floodplain Statement:

Owner Name:

The Estate of : Mamle Well Haddock
% Chani Hawkins-Walker and Lori Yasul, aka Laurel Yasul
Personal Representatives
Colorado Springs, CO 60920-3333

Applicant Name: Joseph Alexi PLS
Alexi and Avocinies, Inc.
2989 Broadmon Valles, Road, Ste. C.
Cohrado Springs, CO 80906

File # WR NV 17-00

Tele, 719/540-8832 ALESSI and ASSOCIATES, Inc. Appraisers - Engineers - Surveyors 2959 Broadmoor Valley Road, Suite C Tele. 719/5 Colorado Springs, CO 80906 Fax 719/5

Portion of Southeast 1,4 Section 11, Township 14 South, Range 57 Wast 6th Principle Meridian, El Paso County, Colorado

Non Use Variance

1907 W. Colorado Avenue Job No.171241

Date 04-27-2017