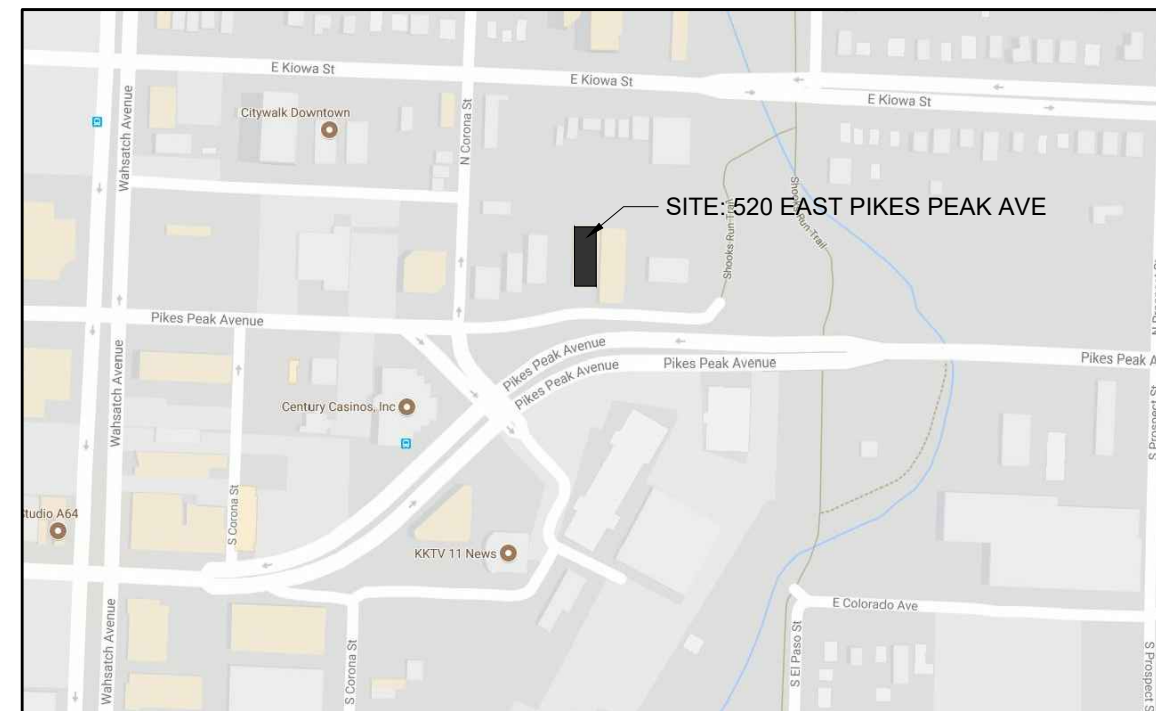


SHEET INDEX:

- ## SITE & BUILDING DATA

HOURS OF OPERATION:	DISTILLING HOURS MON-SUN 8AM - 5PM
	TASTING ROOM HOURS: THURS 4PM-10PM
	FRI 4PM-10PM
	SAT 12PM-10PM
	SUN 12PM-8PM

VICINITY MAP:

CONDITIONAL USE SITE PLAN

1

OF 4 SHEETS
FIGURE 4

CONDITIONAL USE SITE PLAN

SITE ADDRESS:

1350 DISTILLERY
520 EAST PIKES PEAK
COLORADO SPRINGS 80905

OWNER:
NORVIC PROPERTIES

303-288-3152
2171 EAST 74TH AVE
DENVER, COLORADO
80229

APPLICANT:

bobby hill
DESIGNS

219 WEST COLORADO AVE.
SUITE 308
COLORADO SPRINGS, CO.
719-634-3600 719-634-2239

TAX SCHEDULE: 6418115023

CONDITIONAL USE:

NON-USE VARIANCE:
AR NV 17-00587

LOT SIZE: 10,000 SQFT
(.23 ACRES)

LOT COVERAGE: 60%

EXISTING SQ FT: 6,000

NEW SQ FT: 0

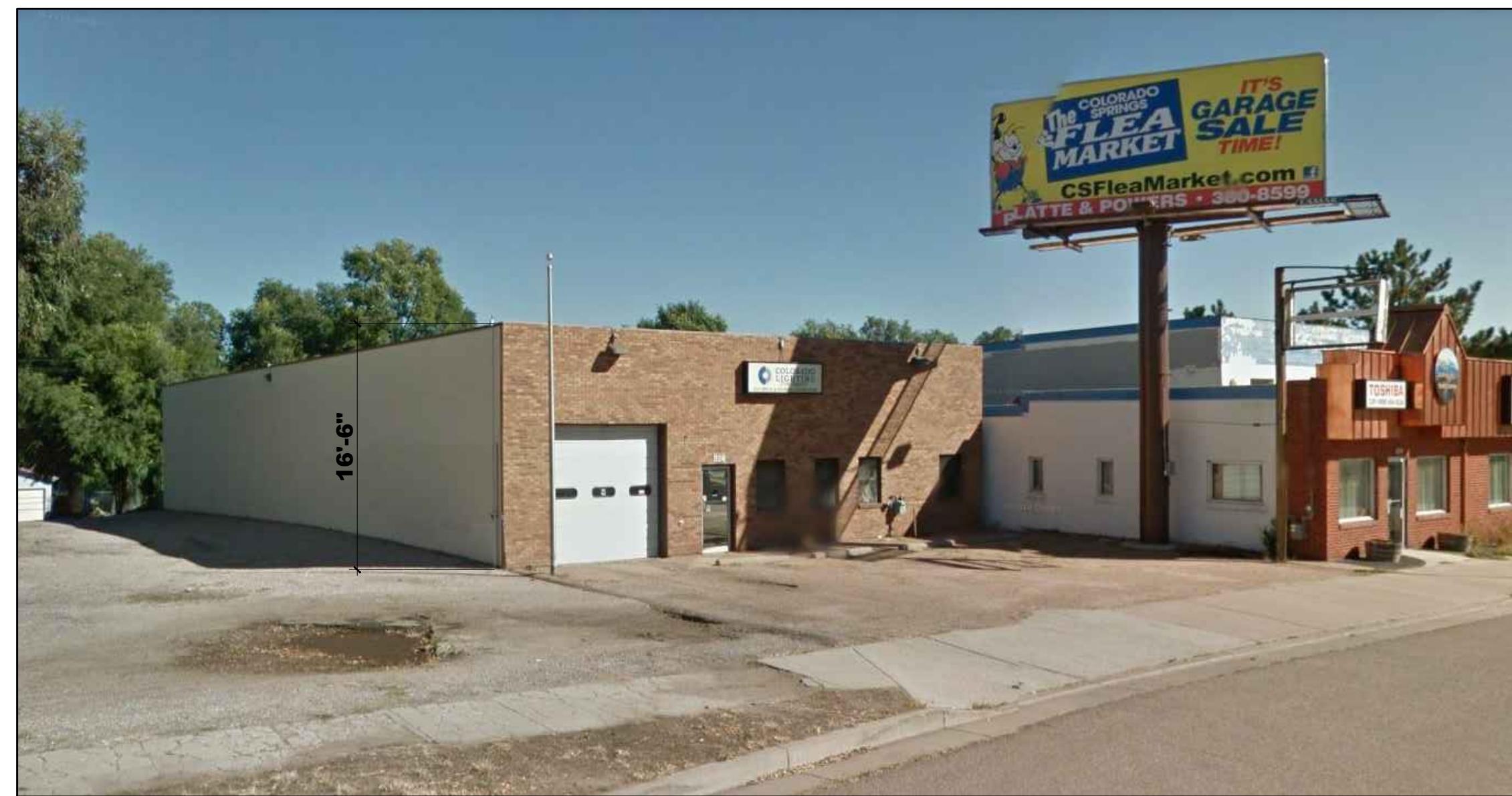
DATE: 9/29/2017

SHEET #

2

OF 4 SHEETS

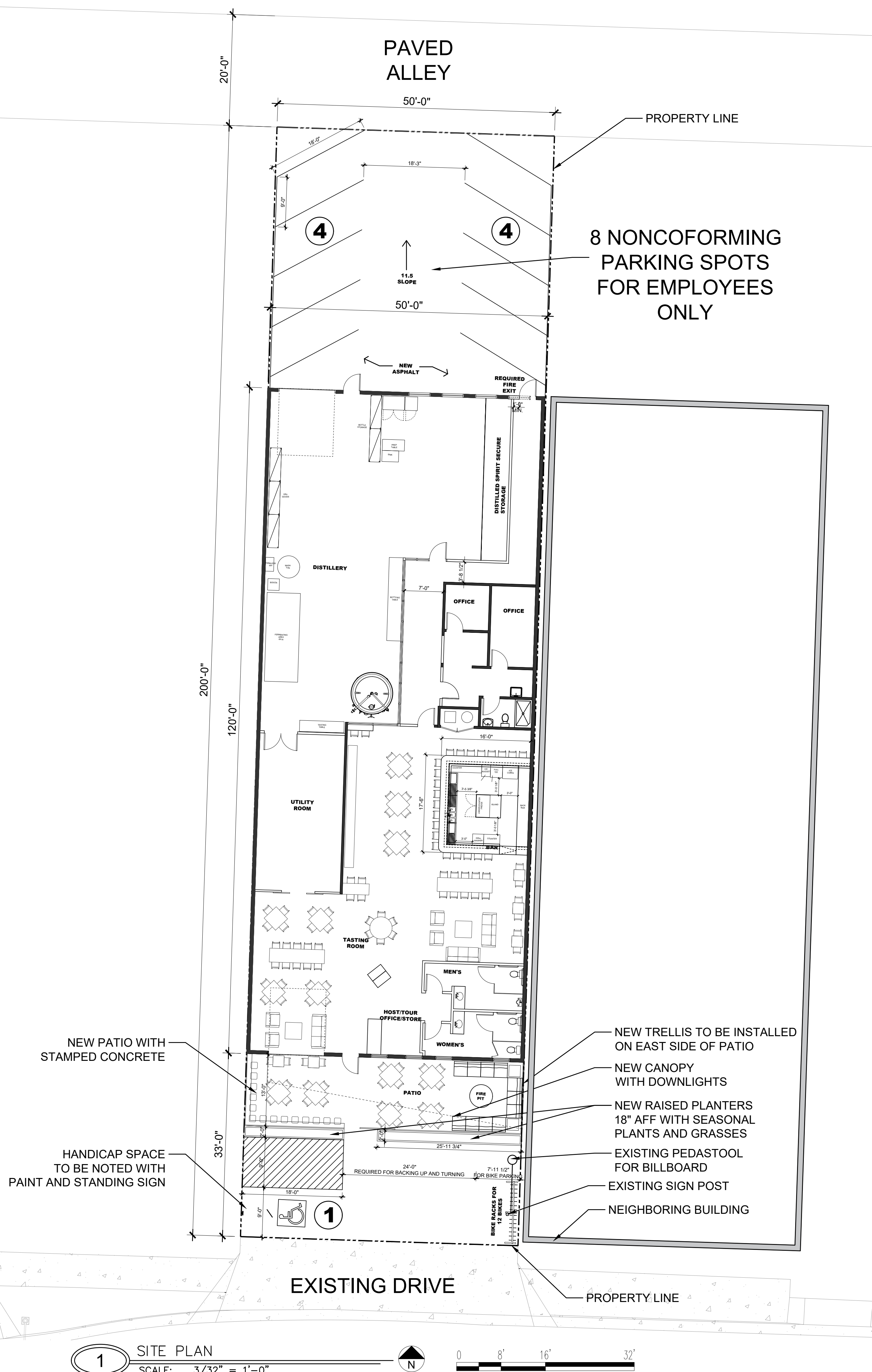
FIGURE 4



PARKING CALCULATIONS						
PRE-APPLICATION MEETING SUMMERY						(7.4.205)
CLASSIFICATION	SQUARE FOOTAGE	RATIO	USE %	USE %	REQUIRED	REQUIRED ACCESSIBLE
BAR	2,398 SF	1:250	37.32%	59.81%	9.592	
PATIO SEATING	637 SF	1:500	9.92%		1.274	
OFFICE/ BATHROOMS	808 SF	1:500	12.57%		1.616	
MANUFACTURING/ STORAGE	2583 SF	1:1000	40.19%	40.19%	2.583	
TOTAL	6,426 SF		100%		15.065 (15)	1

SITE NOTES:

1. HOURS OF OPERATION: DISTILLING HOURS MON-SUN 8AM - 5PM
TASTING ROOM HOURS: THURS 4PM-10PM
FRI 4PM-10PM
SAT 12PM-10PM
SUN 12PM-8PM
2. PATRONS ARE DISCOURAGED TO PARK ON KIOWA AVE
3. NO OUTDOOR AMPLIFICATION OF MUSIC OR ACTIVITY WILL BE ALLOWED





CONDITIONAL USE SITE PLAN

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COLORADO SPRINGS 80905
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719-634-3600 719-634-2239

TAX SCHEDULE: 6418115023

CONDITIONAL USE:
CPC CU1700130
NON-USE VARIANCE:
AR NV 17-00587

LOT SIZE: 10,000 SQFT
(.23 ACRES)

LOT COVERAGE: 60%

EXISTING SQ FT: 6,000

NEW SQ FT: 0

DATE: 9/29/2017

SHEET #

3

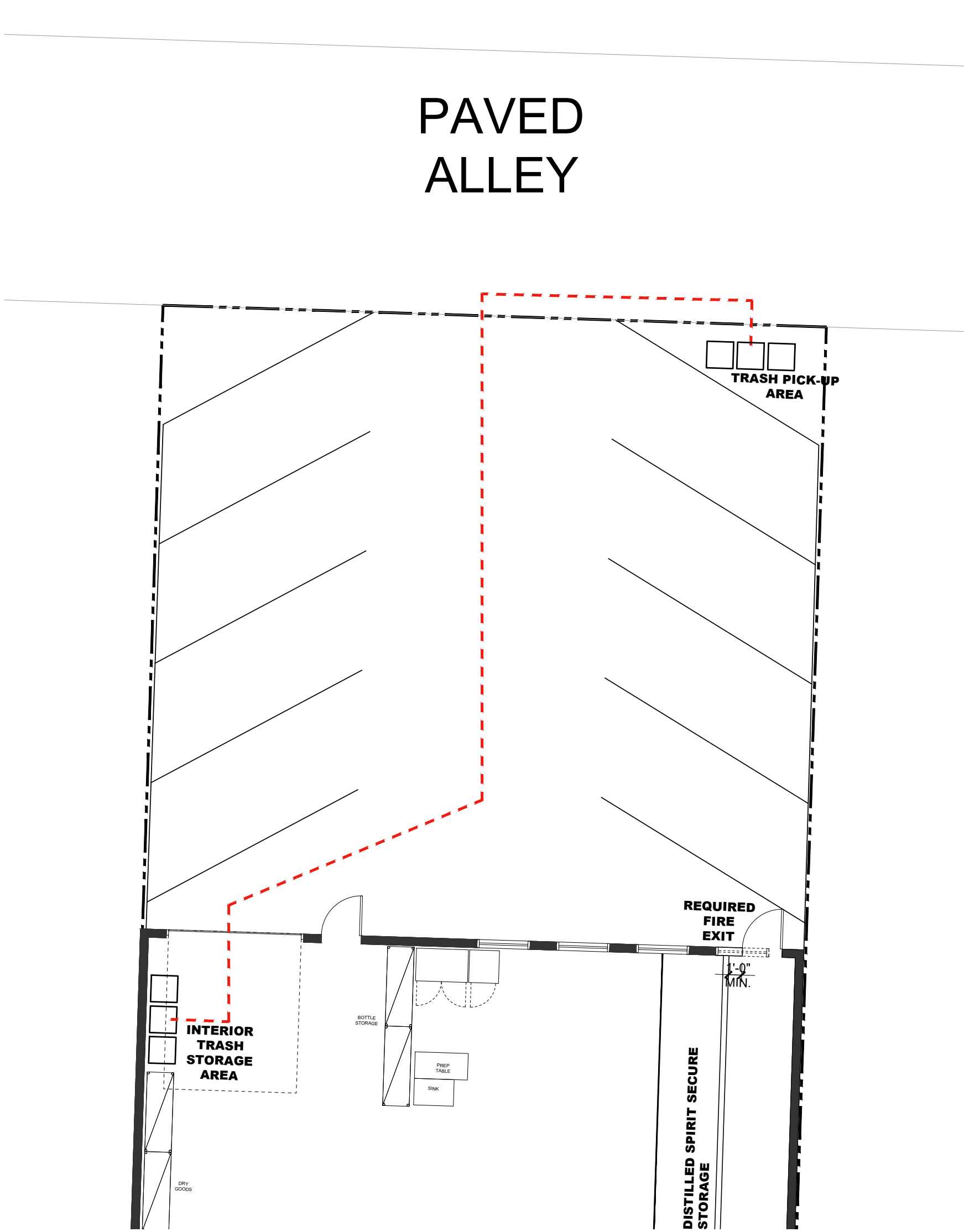
OF 4 SHEETS
FIGURE 4



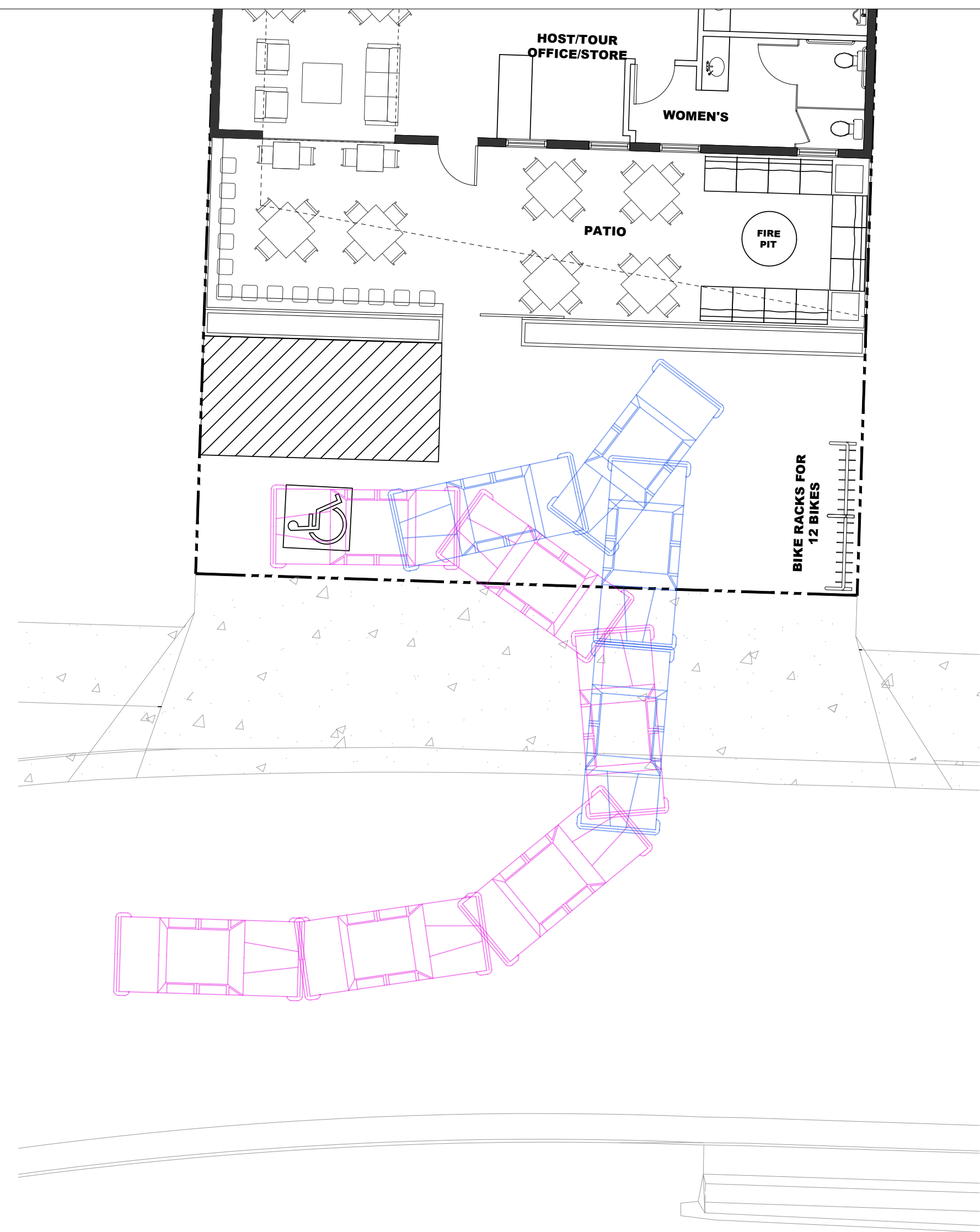
1 SITE RADIUS MAP
SCALE: 1/64" = 1'-0"



1 SITE RENDERING
SCALE: NTS



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



3 PARKING DEMONSTRATION
SCALE: 1/8" = 1'-0"

CITY STAMP:

CONDITIONAL USE SITE PLAN

SITE ADDRESS:
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LOT SIZE: 10,000 SQFT
(.23 ACRES)

LOT COVERAGE: 60%

EXISTING SQ FT: 6,000

NEW SQ FT: 0

DATE: 9/29/2017

SHEET #

4

OF 4 SHEETS
FIGURE 4