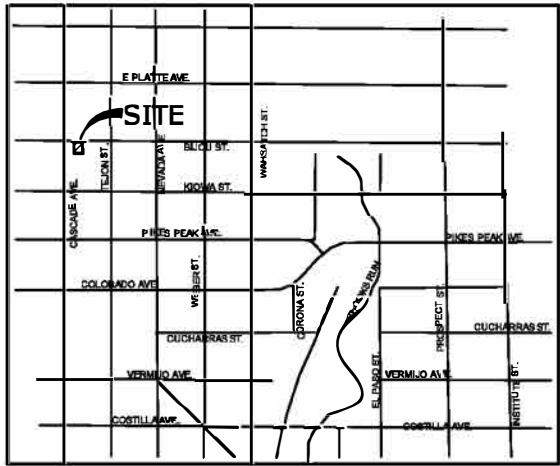


ICONS LLC
3 E. BIJOU ST.
COLORADO SPRINGS, COLORADO 80903
CONDITIONAL USE



Vicinity Map
Not To Scale

LEGAL DESCRIPTION:
EAST 100' OF LOTS 1 THROUGH 6, WITH THE EXCEPTION
OF THE RIGHT OF WAY OVER SOUTH 15' OF LOT 6,
BLOCK 71 OF COLORADO SPRINGS ORIGINAL TOWNSITE

SITE DATA	tax schedule no.:	6418210002
	area	0.344ACRES
	ex zone	FBZ-COR
	building size	8,752sf
	building height	2 story building, 20' 4" in height
	building type	MIXED-USE BUILDING
	ex use	RESTAURANT
	frontage type	SHOPFRONT
	glazing %	60% Glazing requirement Glazing % waived for this existing building
	master plan	Experience Downtown Master Plan
OWNER INFO	company name	POINCO AIRPORT INC.
	address	7130 COMMERCE CENTER
APPLICANT INFO	company name	ICONS LLC
	address	3 E. Bijou St.
CONSULTANT INFO	company name	YOW ARCHITECTS PC
	address	115 S. WEBER ST. SUITE 200
OWNER INFO	city/state	COLORADO SPRINGS, CO 80909
	phone no	303-846-6554
APPLICANT INFO	city/state	Colorado Springs, CO 80903
	phone no	646-388-0248
CONSULTANT INFO	city/state	COLORADO SPRINGS, CO 80903
	phone no	718-475-8133

CONDITIONAL USE:
This application for a conditional use is to allow a bar in the
Form-Based Zone. Historically, the property has been a
restaurant and bakery.

Square footage table:	
Bar area:	1,722 sf first floor 400 sf basement 2,122 sf total

Outdoor patio area:	front 71 sf back 330 sf total patio area: 401 sf
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2,523 Total Square Feet

- NOTES:
- Signage details are not known at this time, sign review and approval is to be processed at a later date.
 - All curb, gutter, pedestrian ramps and sidewalk posing a safety hazard, damaged, exhibiting excessive deterioration, or does not meet current city engineering standards along Bijou Street adjacent to the site will need to be removed and replaced prior to issuance of the Certificate of Occupancy (CO). An on-site meeting can be set up with engineering development review inspector to determine what, if any improvements are required. The inspector can be reached at 719-385-5977.
 - 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.
 - LANDSCAPE NOTE: NO LANDSCAPING IS REQUIRED FOR THIS APPLICATION.
 - PARKING NEEDS FOR THE BUILDING ARE THE SAME AS THEY WERE WITH THE PREVIOUS TENANT (RESTAURANT). A PARKING WARRANT IS NOT NEEDED UNLESS MANAGEMENT DETERMINES THAT ONE IS NECESSARY DUE TO THE FEAR PATIO INCREASING DEMAND BEYOND WHAT IT WAS BEFORE.
 - THERE SHALL BE A SMALL AMOUNT OF PATIO LIGHTING, THIS LIGHTING SHALL BE FULL CUTOFF.
 - THE SECOND FLOOR OF THE BUILDING SHALL NOT BE USED FOR THE BAR.
 - HOURS OF OPERATION:
THE BAR SHALL BE OPEN FROM 4 PM TO 1 AM, WITH THE POSSIBILITY OF OPENING EARLIER IN THE FUTURE FOR MORNING COFFEE.

CITY FILE NO: CPC CU 20-00112

SITE PLAN

CASCADE AVENUE
MINOR ARTERIAL
140' PUBLIC ROW

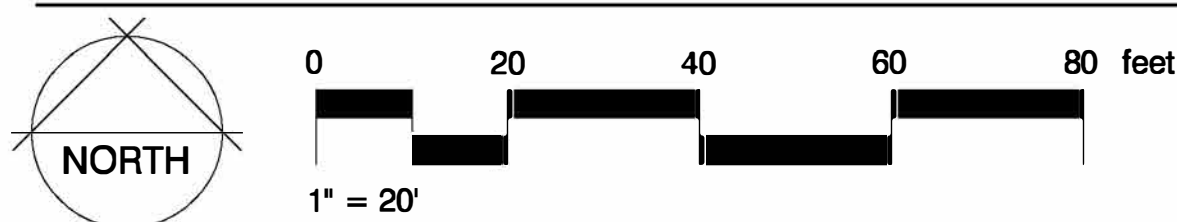
E BIJOU STREET
MINOR ARTERIAL
100' PUBLIC ROW

20' ALLEY

CONDITIONAL USE PLAN



FRONT ELEVATION



YOW ARCHITECTS PC

A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 719-475-8133

ICONS LLC

3 E. BIJOU ST.
Colorado Springs, Colorado 80903

Site No.	20-777
Directory	BIJOU
File	CONDITIONAL USE PLAN
Drawn By	ctn
Date	7-16-2020
Revised	8-17-2020

DRAWING NO.
1 of 1
CONDITIONAL USE
PLAN