











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.C) REGARDING FRONT (MINIMUM).

-  - 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

Copyright: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

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

STAMP:

DESIGNER:

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

#:24045

DATE:	10/08/24
	11/01/24

SUBMITTAL RECORD:

SHEET TITLE:

NON-USE VARIANCE  
EXHIBIT

EXH