

SCALE: 1" = 20'-0"

YOU DIG CALL USA TOLL FREE 1-800-227-2600

PROJECT LEGEND 6416206016 & 6416206017 PARCEL ZONING: MX-M (EL PASO COUNTY C5) TAX SCHEDULE NUMBER (TSN): 6416206017 SITE SETBACKS: = 20 FEET FRONT: SIDE: = 20 FEET BACK: = 15 FEET REQUIRED FRONT YARD PARKING SETBACK: = 20 FEET PROPOSED FRONT YARD PARKING SETBACK: = 2 FEET EXISTING STRUCTURE AREA: 300 SQ. FT. PROPOSED STRUCTURE AREA: 300 SQ. FT. EXISTING TOTAL COVERAGE: 8,947 SQ. FT. (45.0%) PROPOSED TOTAL COVERAGE: 15,447 SQ. FT. (77.7%)

LEGAL DESCRIPTION:
A REPLAT OF LOTS 15 AND 16, BLOCK 32, THE FIRST ADDITION TO KNOB
HILL, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) SECTION 17 AND
THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 14 SOUTH,
RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO
SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

THE NON-USE VARIANCE REQUEST IS TO ALLOW <u>PARKING WITHIN THE 20'</u> <u>FRONT PARKING SETBACK</u> WHERE <u>NO PARKING</u> IS ALLOWED PER CITY CODE 7.4.201.C (TABLE 7.4.C) REGARDING FRONT (MINIMUM).

LEGEND:

— MEDIAN CURB & GUTTER

— 6" MEDIAN CURB

— WHEEL STOP

— CONCRETE SIDEWALK

— 3" ASPHALT SECTION WITH 8" BASE

- 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

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SUBMITTAL

NON-USE VARIANCE
EXHIBIT

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CITY COMMENT

NON-USE VARIANCE EXHIBIT

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