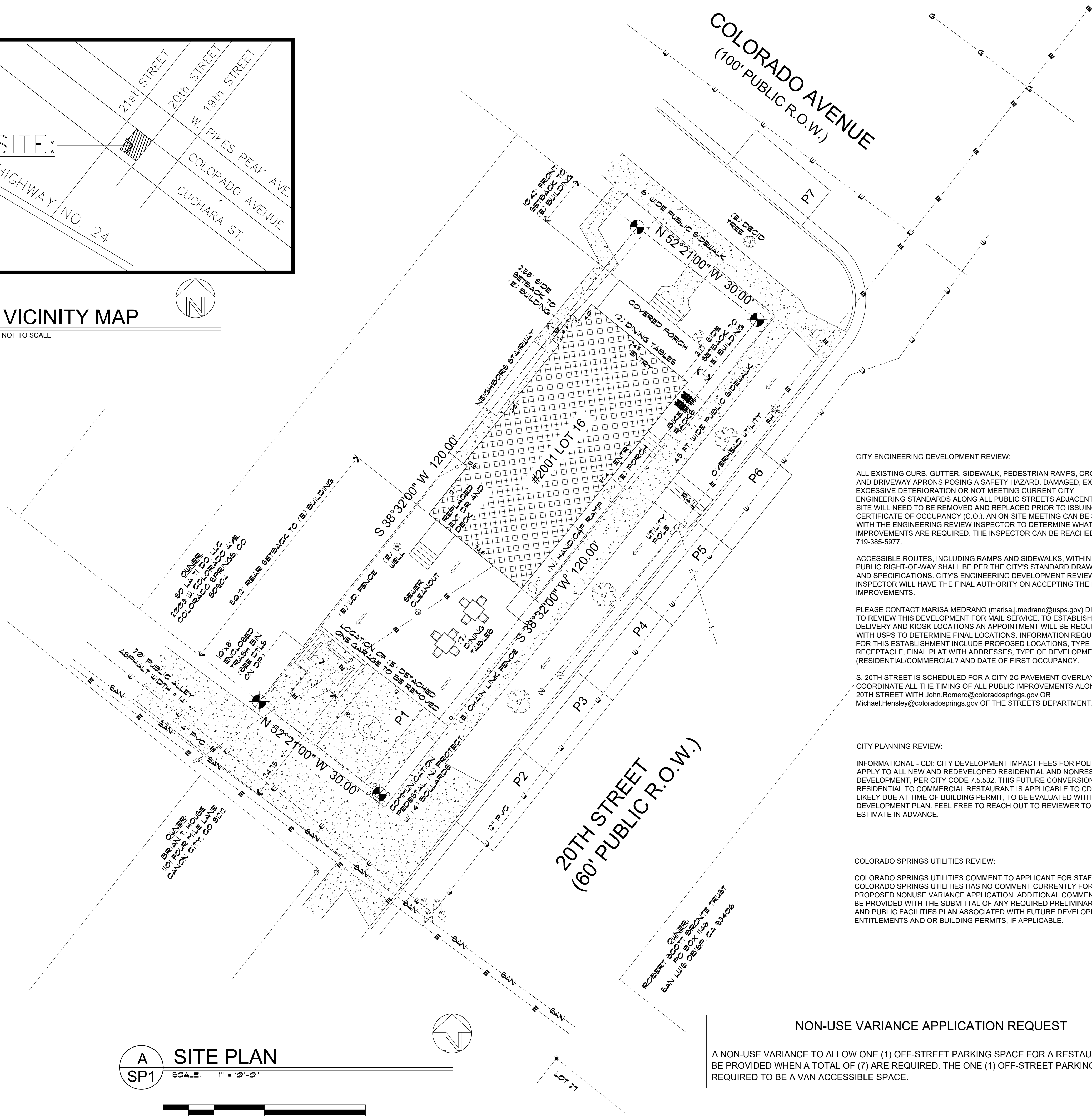


B VICINITY MAP
SP1 NOT TO SCALE



A SITE PLAN
SP1 SCALE: 1" = 10'-0"



NON-USE VARIANCE APPLICATION REQUEST

A NON-USE VARIANCE TO ALLOW ONE (1) OFF-STREET PARKING SPACE FOR A RESTAURANT USE TO BE PROVIDED WHEN A TOTAL OF (7) ARE REQUIRED. THE ONE (1) OFF-STREET PARKING SPACE IS REQUIRED TO BE A VAN ACCESSIBLE SPACE.

CITY FILE # NVAR-26-0005

CITY ENGINEERING DEVELOPMENT REVIEW:

ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSSPANS AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.

ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

PLEASE CONTACT MARISA MEDRANO (marisa.j.medrano@usps.gov) DIRECTLY TO REVIEW THIS DEVELOPMENT FOR MAIL SERVICE. TO ESTABLISH MAIL DELIVERY AND KIOSK LOCATIONS AN APPOINTMENT WILL BE REQUIRED WITH USPS TO DETERMINE FINAL LOCATIONS. INFORMATION REQUIRED FOR THIS ESTABLISHMENT INCLUDE PROPOSED LOCATIONS, TYPE OF MAIL RECEPTACLE, FINAL PLAT WITH ADDRESSES, TYPE OF DEVELOPMENT (RESIDENTIAL/COMMERCIAL?) AND DATE OF FIRST OCCUPANCY.

S. 20TH STREET IS SCHEDULED FOR A CITY 2C PAVEMENT OVERLAY IN 2031. COORDINATE ALL THE TIMING OF ALL PUBLIC IMPROVEMENTS ALONG S. 20TH STREET WITH John.Romero@coloradosprings.gov OR Michael.Hensley@coloradosprings.gov OF THE STREETS DEPARTMENT.

CITY PLANNING REVIEW:

INFORMATIONAL - CDI: CITY DEVELOPMENT IMPACT FEES FOR POLICE AND FIRE APPLY TO ALL NEW AND REDEVELOPED RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT, PER CITY CODE 7.5.532. THIS FUTURE CONVERSION OF USE FROM RESIDENTIAL TO COMMERCIAL RESTAURANT IS APPLICABLE TO CDI AND FEES ARE LIKELY DUE AT TIME OF BUILDING PERMIT. TO BE EVALUATED WITH FUTURE DEVELOPMENT PLAN. FEEL FREE TO REACH OUT TO REVIEWER TO GATHER AN ESTIMATE IN ADVANCE.

COLORADO SPRINGS UTILITIES REVIEW:

COLORADO SPRINGS UTILITIES COMMENT TO APPLICANT FOR STAFF REPORT: COLORADO SPRINGS UTILITIES HAS NO COMMENT CURRENTLY FOR THE PROPOSED NONUSE VARIANCE APPLICATION. ADDITIONAL COMMENTS WILL BE PROVIDED WITH THE SUBMITTAL OF ANY REQUIRED PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN ASSOCIATED WITH FUTURE DEVELOPMENT PLAN ENTITLEMENTS AND OR BUILDING PERMITS, IF APPLICABLE.

OWNERS:
LA KITCHEN
2001 WEST COLORADO AVENUE
COLORADO SPRINGS, CO 80904
PHONE: 213-820-0136
EMAIL: INFO@LAKITCHEN.NET

PROJECT ADDRESS:
2001 WEST COLORADO AVE.
COLORADO SPRINGS, COLORADO 80904

TAX ASSESSOR'S SCHEDULE NUMBER::
74114-19-001
COLORADO SPRINGS, COLORADO

LEGAL DESCRIPTION:
LOT 16, BLOCK 2, RUSTIC HOME ADDITION AS RECORDED WITHIN PLAT BOOK J AT PAGE 58 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. SAID TRACT CONTAINS 0.083 ACRES, MORE OR LESS

LOT AREA:
3600 SQUARE FEET, MORE OR LESS.

BUILDING AREAS AND USAGE:
MAIN BUILDING GROSS AREA (GFA) = 2,208 SF
FRONT COVERED PORCH AREA = 155 SF
GARAGE BUILDING AREA = 296 SF (TO BE REMOVED)
THE CURRENT USE IS DETACHED SINGLE-FAMILY RESIDENCE
THE PROPOSED USE IS RESTAURANT
% COVERAGE BY BUILDINGS = 40% (MINUS REMOVED GARAGE)
CONCRETE AREA AT TRASH ENCLOSURE AND HANDICAPPED PARKING = 614 SF

ZONING:
MX-M PER PLANNER PRE APP SUMMARY

MX-M ZONE DIMENSIONAL STANDARDS:

MINIMUM BUILDING SETBACKS:
FRONT AND SIDE STREET = 20 FEET
SIDE (INTERIOR) = 20 FEET
CORNER LOT SIDE = 30 FEET
REAR = 15 FEET

LOT AREA AND LOT WIDTH ARE (NOT APPLICABLE).
MAXIMUM BUILDING HEIGHT = 50 FEET.
MINIMUM FRONT PARKING SETBACK = 20 FEET.

BUILDING HEIGHTS:
MAIN STRUCTURE = 23 FEET

PARKING REQUIREMENTS:

- INDOOR SEATING AREA REQUIREMENT:
1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA (GFA)
(GFA) TOTAL GROSS FLOOR AREA IS 2,208 SF. REQUIRING 7 SPACES.
- OUTDOOR SEATING AREA REQUIREMENTS:
LESS THAN 20%.
- 1 HANDICAPPED PARKING (P1) ON THE PROPERTY IS PROPOSED WHERE THE EXISTING GARAGE IS BEING REMOVED. ADDITIONAL PARKING IS ON 20TH STREET (P2-P6) AND COLORADO AVE. (P7).

NOTES:

- ALL EASEMENTS SHOWN HEREON ARE BASED ONLY ON THE RECORDED SUBDIVISION PLAT NOTED IN THE LEGAL DESCRIPTION. NO OTHER EASEMENTS OF RECORD ARE SHOWN.
- TIES SHOWN ARE AT RIGHT ANGLES FROM THE PROPERTY LINES TO THE EXTERIOR FOUNDATION CORNERS.
- SOLE RESPONSIBILITY FOR COMPLIANCE WITH STATE AND FEDERAL ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

FLOOD PLAIN:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NUMBER 08041C0728 G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

LEGEND:

- FOUND REBAR AND GREEN PLASTIC CAP NO. 34183
- FOUND BENT NO. 5 REBAR
- UTILITY POLE
- SEWER CLEANOUT
- FIRE HYDRANT
- WELL
- BOLLARD
- (E) DECIDUOUS TREE
- SITE DRAINAGE
- OVERHEAD ELECTRIC LINE
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE SURFACE



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Designer: BBKerndesigns LLC
RESIDENTIAL BUILDING DESIGNER, AIA/CES
2018 AIA/CES
2019 AIA/CES
2020 AIA/CES
2021 AIA/CES
2022 AIA/CES
2023 AIA/CES
Designer Of The Year
POB 10081, Colorado Springs, CO 80909-1081
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Contractor:

Revisions:

Plan Number: C-12012023
Sheet Title: SITE PLAN
Date: 06.10.2026
Sheet Number: 01
Of 1 Sheets