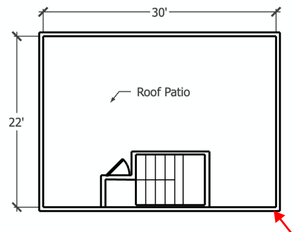
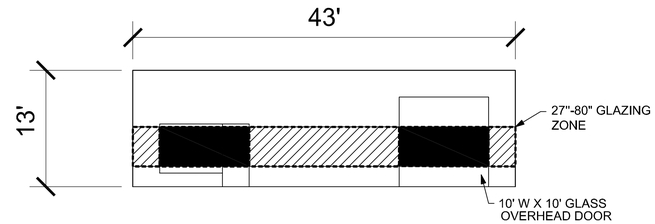
ICONS LLC

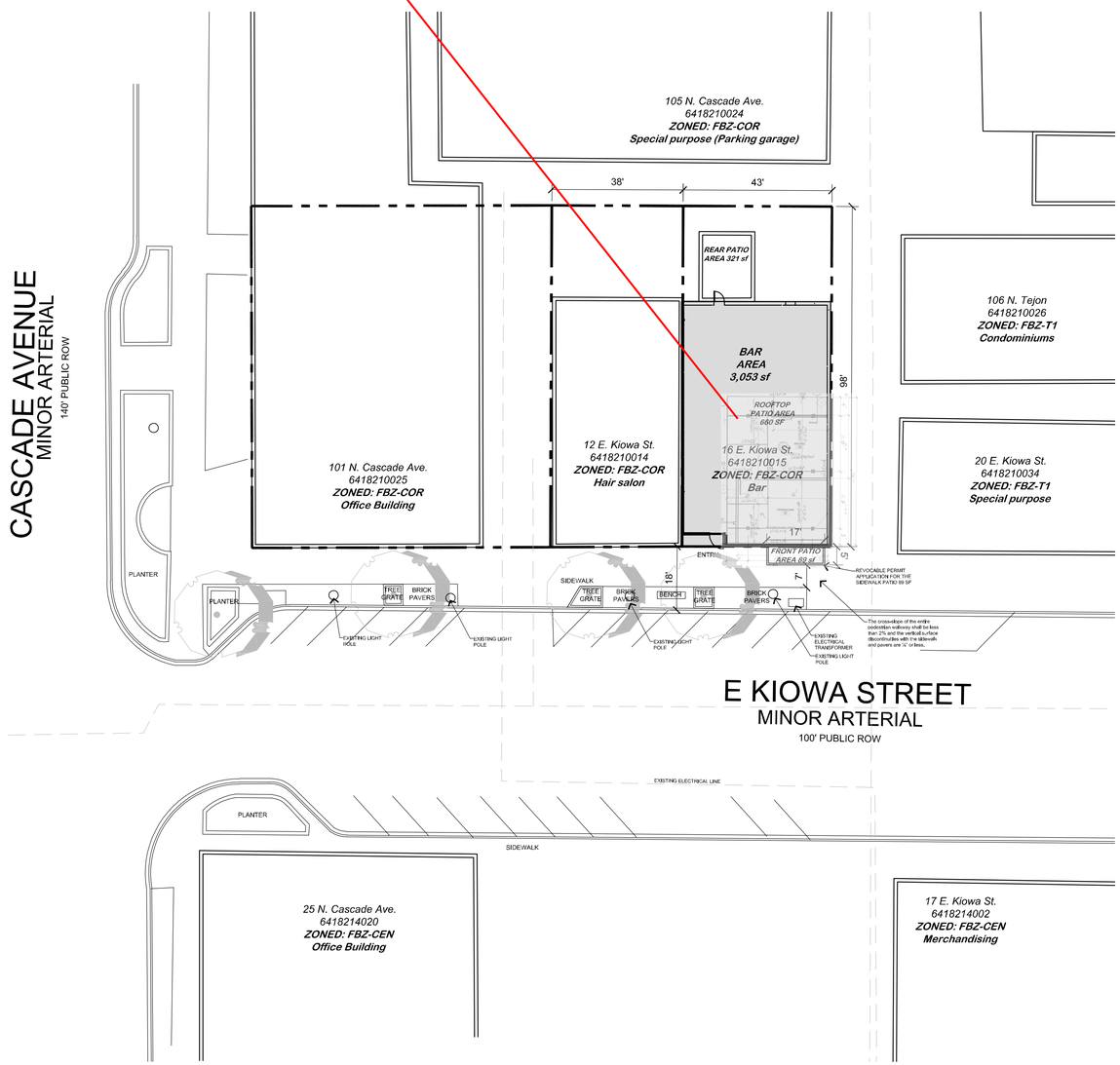
16 E. KIOWA ST.
COLORADO SPRINGS, COLORADO 80903
CONDITIONAL USE



ROOFTOP PATIO (660 sf)



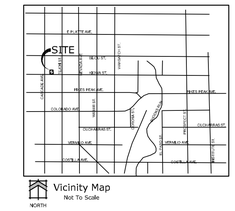
EXISTING FRONT FACADE OF THE BUILDING WITH OVERHEAD DOOR ADDITION



CONDITIONAL USE PLAN

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION



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.:	6418210015
area	0.099ACRES
ex zone	FBZ-COR
building size	3,0532SF
building height	1 story building, 15' in height
building type	MIXED-USE BUILDING
ex use	OFFICE
frontage type	SHOPFRONT
glazing %	46.7% Glazing after overhead door addition
master plan	Experience Downtown Master Plan
drainage basin	Shooks Run
development schedule	Fall of 2020

OWNER INFO

company name	CS HQ LLC
address	5925 E. Evans Ave.
city/state	Denver, CO 80222
phone no	

APPLICANT INFO

company name	ICONS LLC Josh Franklin
address	16 E. Kiowa St.
city/state	Colorado Springs, CO 80903
phone no	646-369-0248

CONSULTANT INFO

company name	YOW ARCHITECTS PC
address	115 S. WEBER ST. SUITE 200
city/state	COLORADO SPRINGS, CO 80903
phone no	719-475-8133

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

Square footage table:

Bar area:	3,053 sf first floor
	3,053 sf total
Outdoor patio area:	front 89 sf
	back 321 sf
	rooftop 660 sf
	total patio area: 1,070 sf

NOTES:
1. Signage details are not known at this time, sign review and approval is to be processed at a later date.
2. 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.
3. 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.
4. LANDSCAPE NOTE: NO LANDSCAPING IS REQUIRED FOR THIS APPLICATION.
5. 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 REAR PATIO INCREASING DEMAND BEYOND WHAT IT WAS BEFORE.

NORTH

0 20 40 60 80 feet
1" = 20'

CITY FILE NO: FBZN-24-0003

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

Structural: n/a
Electrical: n/a
Mechanical: n/a
Plumbing: n/a

ICONS LLC
16 E. KIOWA St.
Colorado Springs, Colorado 80903

Job No.	20.222
Directory	BIJOU
File	CONDITIONAL USE PLAN
Drawn By	cbn
Date	2-19-2024
Revised	

DRAWING NO.
1 of 1
CONDITIONAL USE PLAN