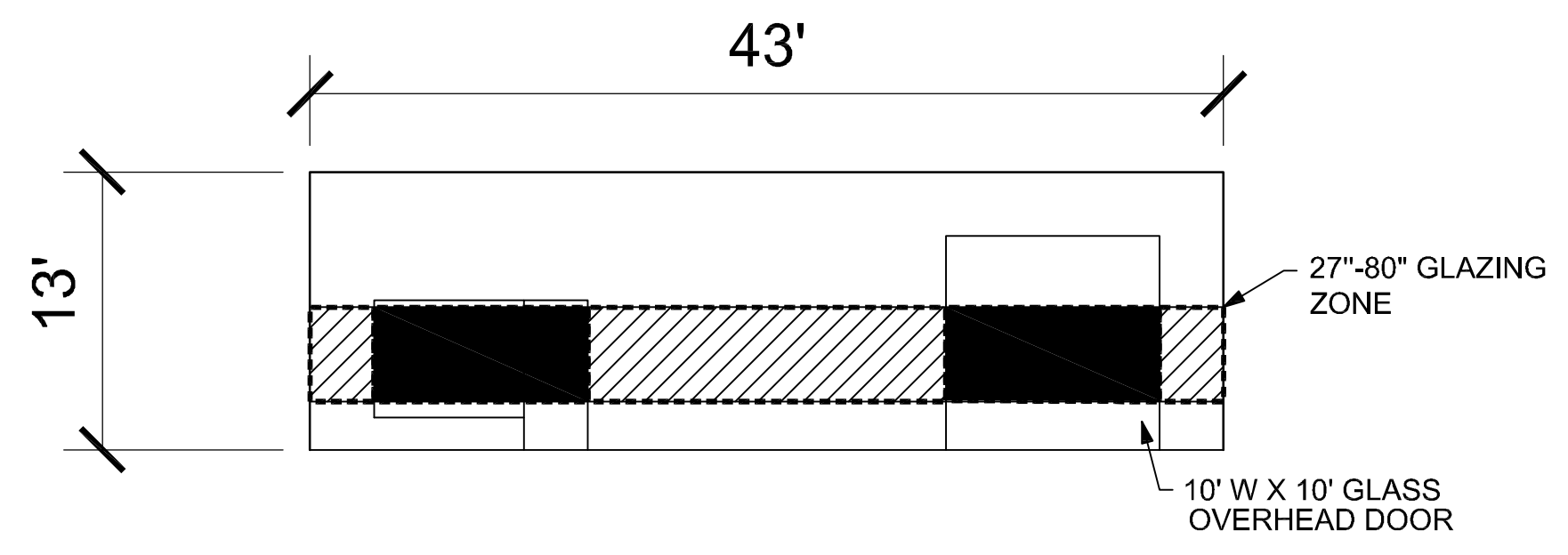
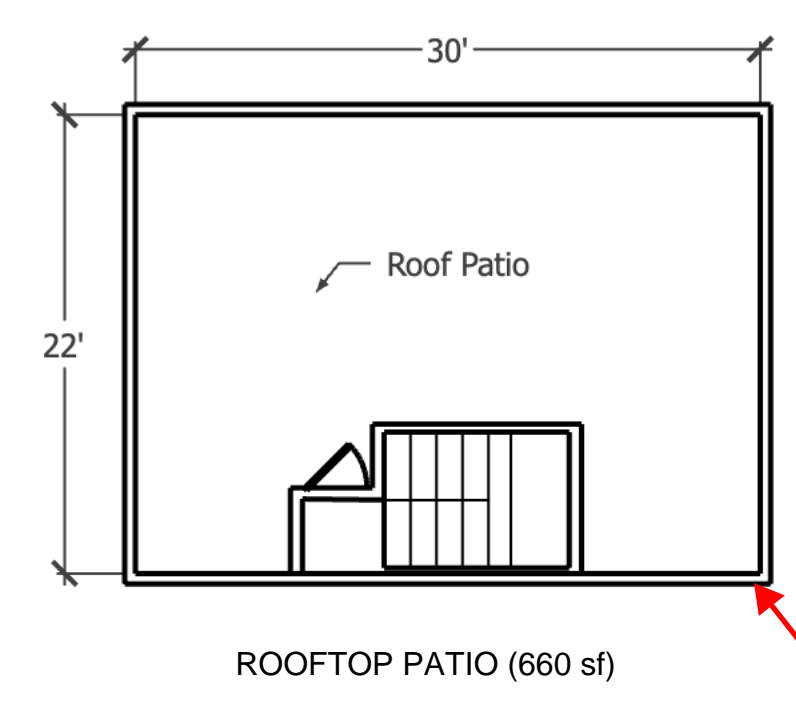
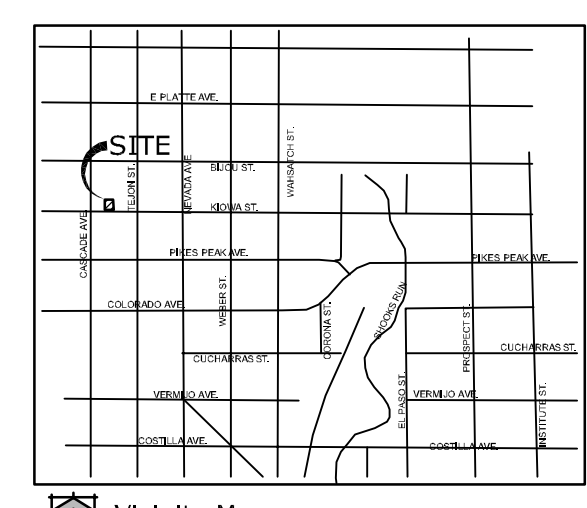




ICONS LLC
 16 E. KIOWA ST.
 COLORADO SPRINGS, COLORADO 80903
 CONDITIONAL USE



EXISTING FRONT FACADE OF THE BUILDING WITH OVERHEAD DOOR ADDITION



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	3,053SF
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 HO LLC
address	5925 E. Evans Ave.
city/state	Denver, CO 80222
phone no	

APPLICANT INFO	
company name	ICONS LLC
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

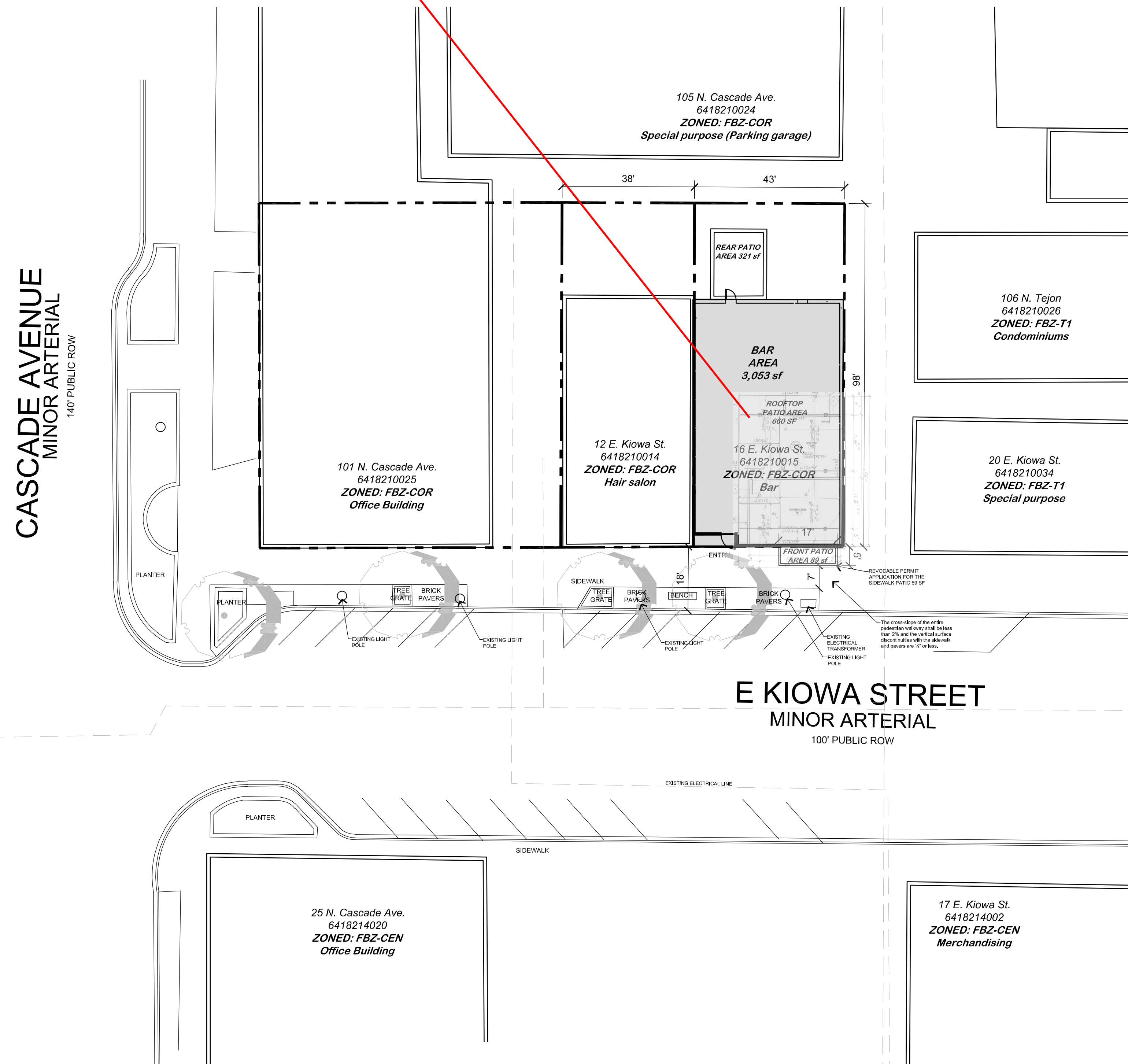
- NOTES:**
- Signage details are not known at this time, sign review and approval is to be processed at a later date.
 - All curb, gutter, pedestrian ramps and sidewalk posing a safety hazard, damaged, exhibiting excessive deterioration, or does not meet current city engineering standards along Bijou 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 719-385-6977.
 - 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 REAR PATIO INCREASING DEMAND BEYOND WHAT IT WAS BEFORE.



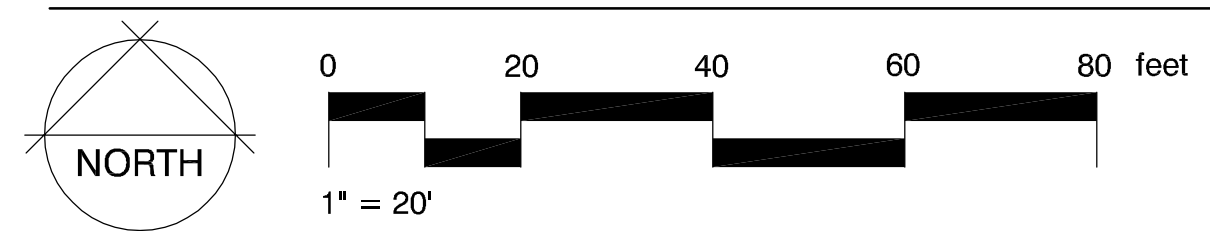
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



CONDITIONAL USE PLAN



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

File No: 20-177
 Directory: BLCU
 Title: CONDITIONAL USE PLAN
 Drawn By: cbr
 Date: 2-19-2024
 Revised:

DRAWING NO.
1 of 1
 CONDITIONAL USE PLAN