



Conditional Use Development Plan Application

10 East Pikes Peak Ave
Colorado Springs, CO 90903

Pre-application number: PRE-24-0065

Project Description

The scope of this project includes the renovation of an existing building at 10 East Pikes Peak Ave from an existing office and retail space into an A-2 restaurant, bar, and offices. This renovation will include structural modifications, exterior modifications, removal of the mezzanine, demo of third floor interior walls, new bathrooms, and a new accessible elevator. The third floor office walls are being removed to convert to an open office space.

308 LLC is proposing a change in the Development Plan of this building becoming zoned A-2 and B occupancies per IBC. It is currently a zoned B and M occupancy. The bar will be themed art deco, 1920s underwater, while the restaurant will be a ramen and boba bar. The second floor will have a karaoke function. This project and change to the Development Plan will bring new economic growth to the downtown area, along with new jobs, and activation of the streetscape.

Requirements of the City of Colorado Springs Drainage Criteria Manual, water quality, and green infrastructure do not apply to this scope of work.

Pre application issues given by Johnny Malpica are:

The new bar will need to get approval from the City Planning Commission for a Conditional Use Permit

308 LLC has requested approval from the CPC

A Revocable Permit will be needed for the new outdoor canopy and entry.

308 LLC has submitted the application

Citywide development impacts

Existing program	4,411 sf	New program	5,035 sf
Basement Floor	1,288 sf	Basement Floor	1,407 sf
Storage	1,288 sf	Restaurant	1,407 sf
First Floor	1,303 sf	First Floor	1,303 sf
Retail	1,303 sf	Cafe	808 sf
		Kitchen	233 sf
Mezzanine	585 sf	Mezzanine - removed	
Retail	585 sf		
Third Floor	1,235 sf	New Second Floor	1,090 sf
Office	1,235 sf	Café Seating	1,018 sf
		Third Floor	1,235 sf
		Office	1,028 sf

Documents attached to this statement include the Minor Improvement Plan drawings.