



- CURRENT ZONING
COMMERCIAL
- LOT AREA
28,400 S.F. (0.673 AC)
- CURRENT USE
VACANT TRACT
- REQUIRED PARKING
28 SPACES
- PROPOSED PARKING
2 HANDICAP SPACES
25 TOTAL SPACES
- OWNER/DEVELOPER
MRS. V. S. SHERMAN
1022 E. 42ND ST.
DENVER, CO. 80218
(303) 944-9900
- LEGAL DESCRIPTION
LOT 2, TRINIDAD, BLOCK 23, HITCHCOCK ADDITION, CITY AND COUNTY OF DENVER, COLORADO, ACCORDING TO RECORD MAP 117-1-11-11

SCALE: 1" = 1'



REMARKS:
CENTRAL END OF THE INTERSECTION OF THIRD STREET AND RANDALL AVENUE. ELEVATION: 5,714.34.
TOP OF FINISHED EXISTING LANDSCAPE LOCATED AT THE INTERSECTION OF THIRD STREET AND RANDALL AVENUE. ELEVATION: 5,714.34.
NORTHWEST CORNER OF THE PROPERTY. ELEVATION: 5,714.34.