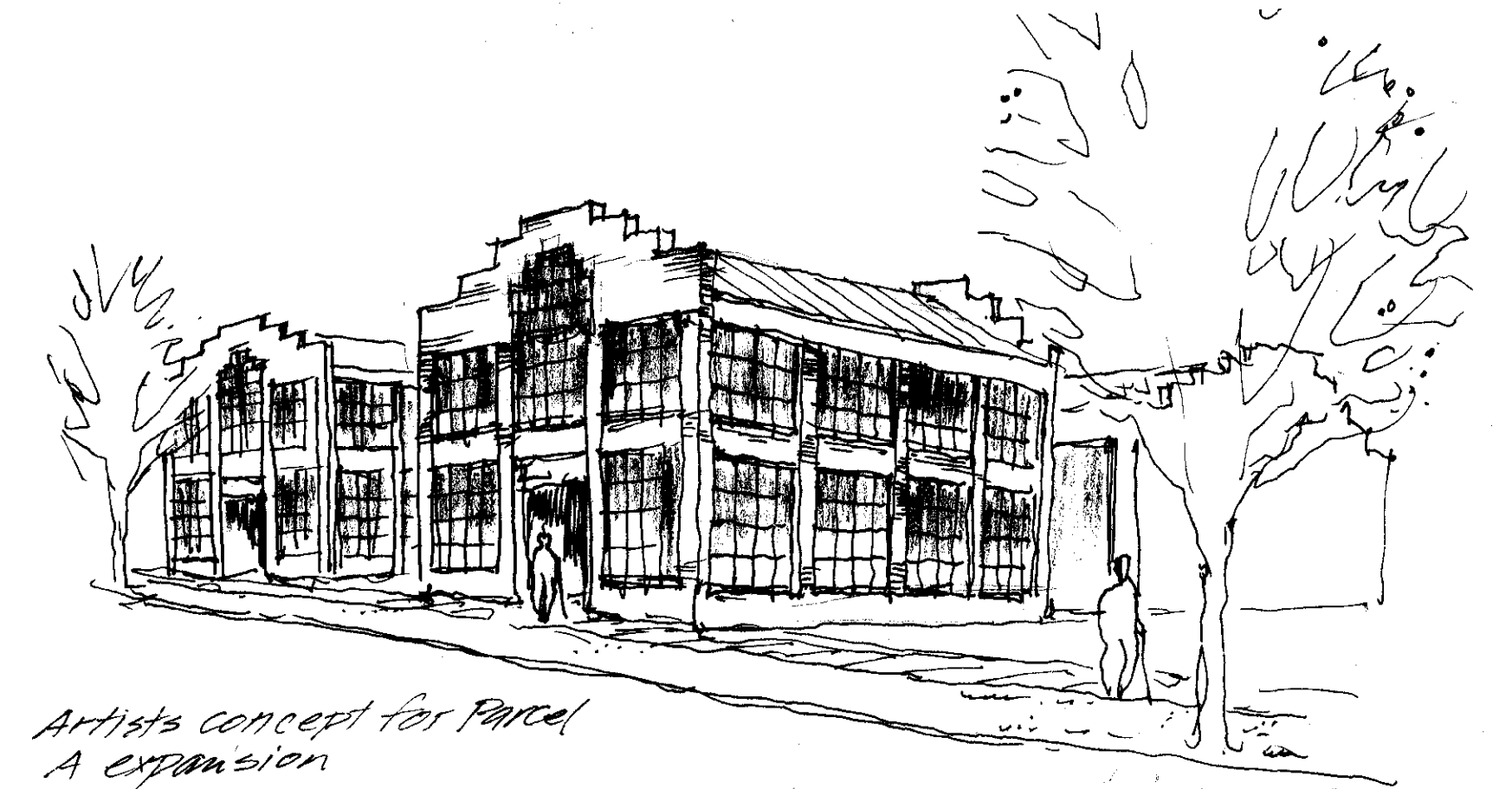
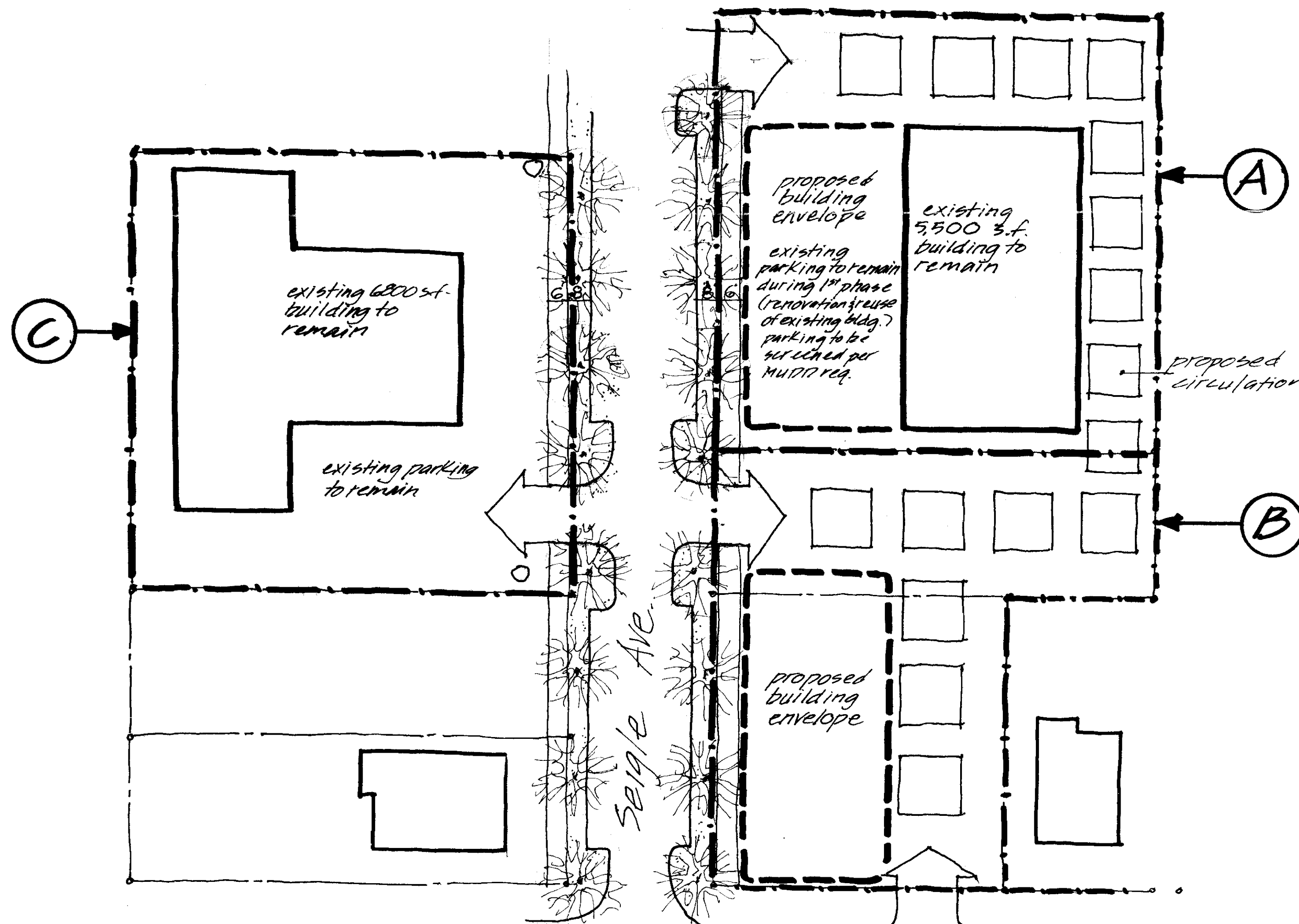


SITE DEVELOPMENT DATA

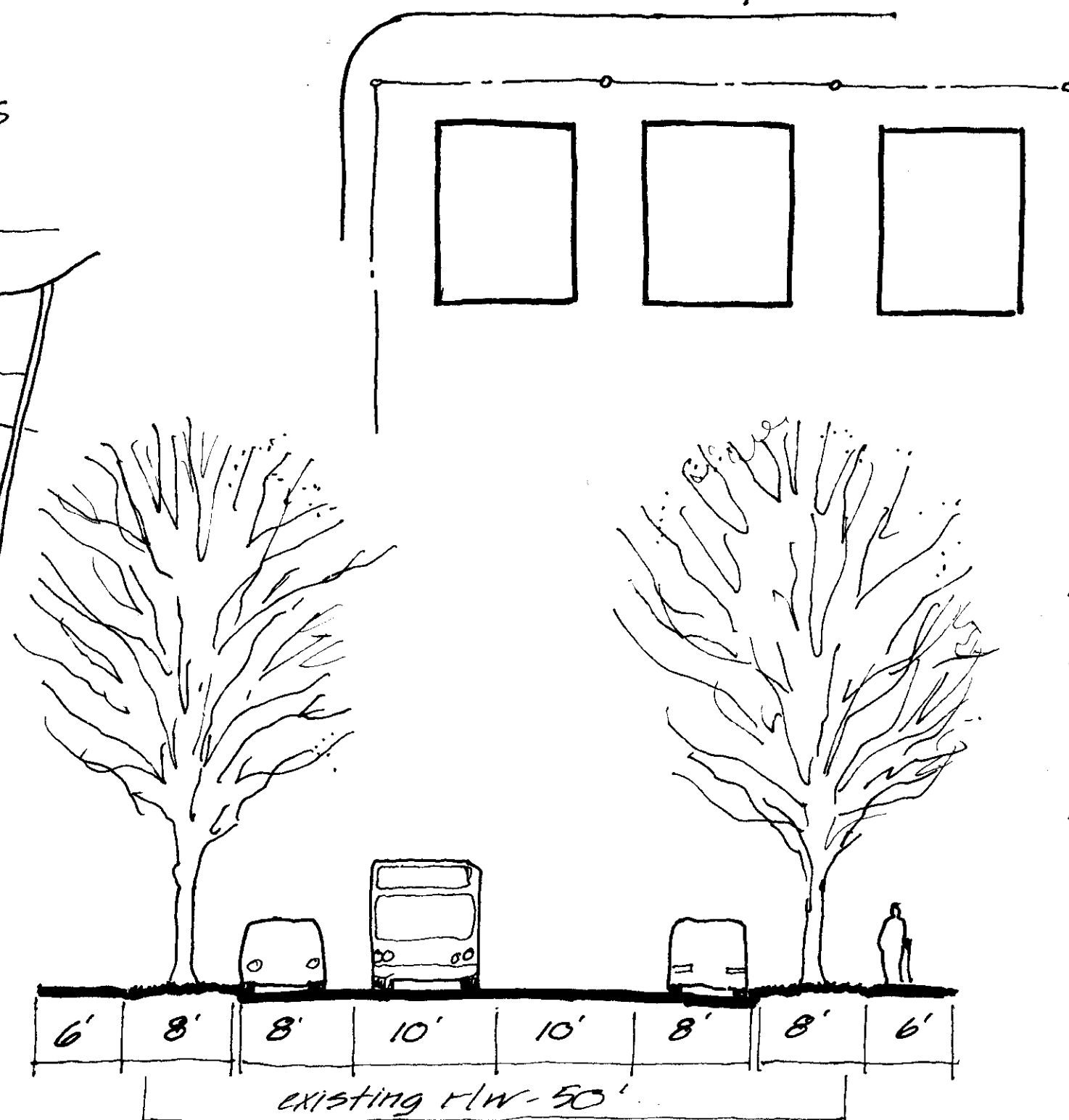
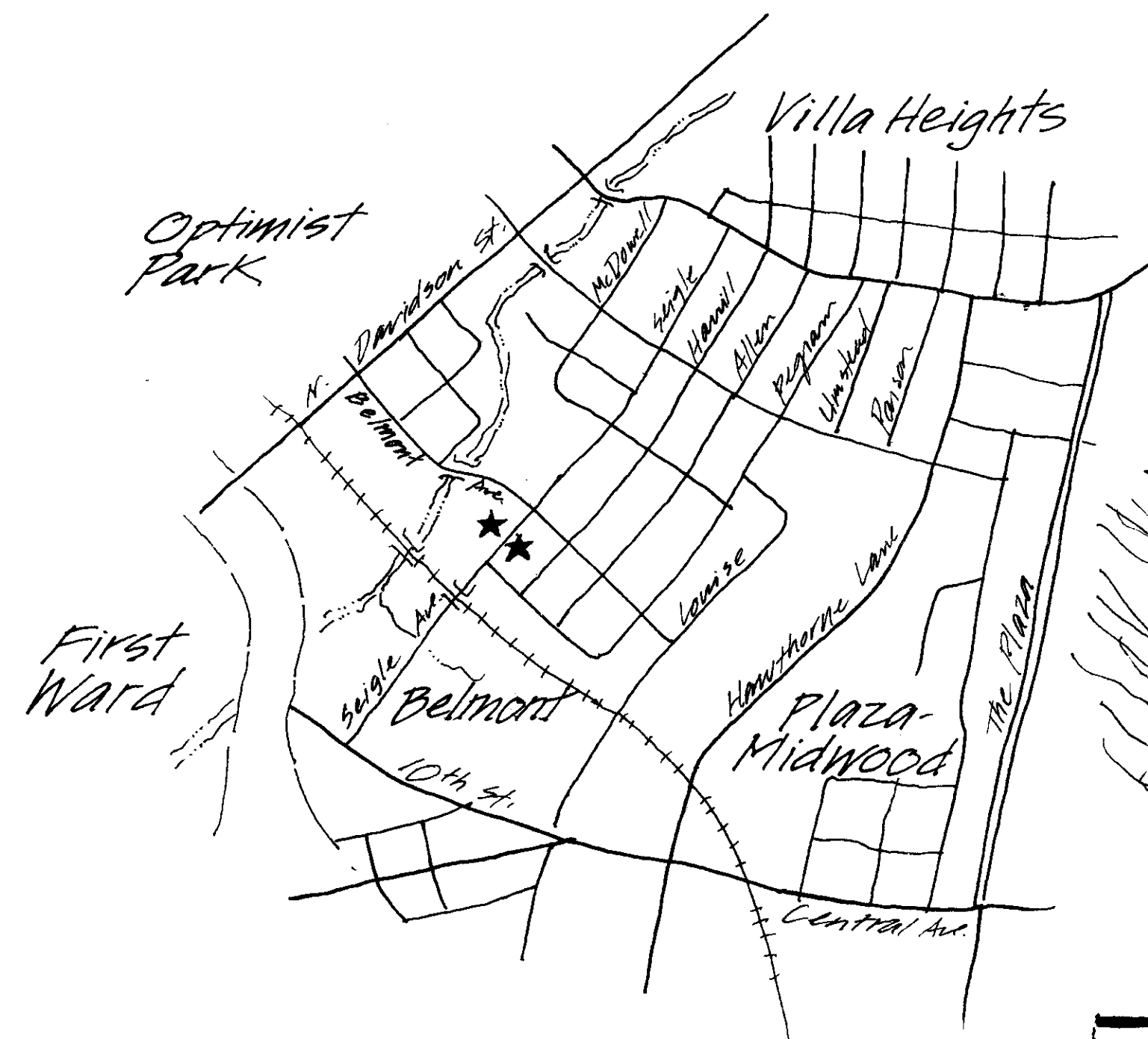
	PARCEL A	PARCEL B	PARCEL C
SITE ACREAGE	.52	.40	.52
EXISTING ZONING	I-2	I-2	I-2
PROPOSED ZONING	MUDD-O	MUDD-CD	MUDD-O
EXISTING BLDG. S.F.	5,500		6,800
PROPOSED BLDG. S.F.	not to exceed 15,000 s.f.	not to exceed 12 d.u.	n/a
PARKING	per MUDD req. existing parking to remain during 1 st phase	per MUDD req.	existing parking to remain as shown.
HEIGHT	not to exceed 45'	not to exceed 45'	n/a
SETBACKS	All front, rear and side yards per MUDD requirements.		
ALLOWED USES	<ul style="list-style-type: none"> residential Non residential uses limited to: <ul style="list-style-type: none"> studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood/leather craftsmen, glass blowers, weavers, and jewelry designers. Neighborhood food/beverage service - not con. store Bakery Retail florist Office, general or medical Galleries for sale of artworks 	residential only	<ul style="list-style-type: none"> residential Non residential uses limited to: <ul style="list-style-type: none"> studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood/leather craftsmen, glass blowers, weavers, silversmiths & jewelry designers Neighborhood food/beverage service - not con. store Bakery Retail florist Office, general or medical Galleries for sale of artworks

* Any non-residential uses of parcels A & C shall be limited to ground floors. No freestanding retail uses allowed.



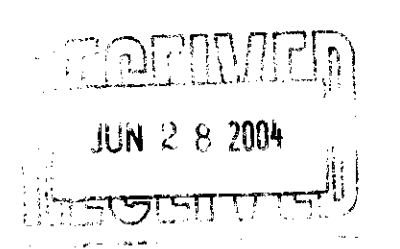
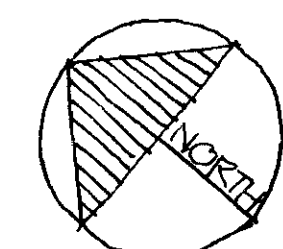
SEIGLE @ BELMONT
A proposal for an arts district in the Belmont Neighborhood

PETITION NO. 2004-079 APRIL 26, 2004
FOR PUBLIC HEARING REVISED 6/25/04
JULY 19, 2004



GENERAL SITE NOTES

- Existing parking in front of building on parcel A to remain and screened per MUDD requirements.
- Future expansion of building A would be towards Seigle Ave. and would replace parking.
- Future building(s) on parcel B will be residential, not to exceed 10 units. Some units should orient to existing homes on Van Every St.
- Driveways to parcel B may be reconfigured, and 1 driveway may be eliminated as design is developed.
- Implementation of Seigle Ave. & Van Every St. streetscape improvements will be done as parcels A, B, & C are developed.
- On street parking on Seigle Ave. to be coordinated w/ CDOT
- sidewalk alignment on parcel C may be varied to save existing trees.



Scale: 1" = 30'