



Vicinity Map

422 Macon Avenue, Cañon City, CO 81212
Current Zoning: CB – Central Business District Commercial.

July 19, 2021

City of Cañon City
128 Main St.
Cañon City, CO 81212

Re: **Special Review Use Project Narrative**

Attn: Patrick Mulready

IMPORTANT INFORMATION

- 422 Macon Ave. is a house situated on (Parcel Sequence #3821321312011.)
- Estimated area: 1,108 G.S.F. on basement level, 4,555 G.S.F. on level one, 1,163 G.S.F. on level two. Total G.S.F. is 6,826.
- It is positioned on a lot that is approximately 5,227ft. in size.
- The property is currently zoned CB – Central Business and has a previous special use permit that allows it to be used for commercial purposes other than those by right.

PURPOSE OF INTENT

We are applying for the Special Use Permit to allow new apartments to be constructed at 422 Macon Ave. This property is situated in the Central Business District and adjacent to R-3 High Density Residential zoning uses. Its location and size (provides) a unique opportunity to (provide) valuable housing space in a downtown location.

BACKGROUND

In the past, 422 Macon Avenue has been a church, furniture store, motorcycle shop, but was originally built as an early 1900's residential family home. We look forward to restoring the property to its former appearance and give it a purpose in our growing community.

OUTLINE

Proposed plans depict five apartments at varied price points to offer variety and options to the citizens of Cañon City. Since the property is adjacent to the R-3 High Density Residential zone, the properties use will not be outside the areas purpose in the community. Recently, the city of Cañon City has experienced one of the largest housing crises in recent history. We plan to help alleviate that problem with this renovation.

Search **FRONTIER** Map
 My Location
 Layers
 Hughes James
 422 MACON AVE
 Property Profile Government Info
 Tax Users
 Tyler ID: R013455
 Assr Map No: 1821321312011
 Assr Schedule: 11002635
 No
 Owner Name: HUGHES JAMES
 Str Address: 422 MACON AVE
 Subdivision: CANNON CITY
 Legal: S1/4 CANNON CITY
 Description: LOT 14 BLK 15 CANNON CITY
 Property Actual Value: 304937
 Land Actual Value: 29040
 Improvements Actual Value: 275897
 Assr Area Sqr: 6285 sqr ft
 Assr Acres: 5381
 Acres
 Last Transfer: 6297.000 on 12/01/2020
 Sale Grantor: DUBUIN PATRICK W
 Sale Grantee: HUGHES JAMES
 Sale Date: 12/01/2020
 Owners Name: HUGHES JAMES
 Owner Address: 422 MACON AVE
 Owner Address: 1
 Owner Address: 2
 Owner Address: 3
 Owner City: CANNON CITY
 Owner State: CO
 Owner Zip: 812123225
 Owner Country
 FINALACTUAL: 304937
 LANDACTUAL: 29040
 IMPROVEMENT: 275897
 FINALTAXABLE: 21800
 LANDASSESS: 2076
 IMPROVEMENT: 19724
 FINALADJUSTE: 21800
 FINALEMPTI: C
 TAXYEAR: 2021
 TAXARELEVY: 84.096850
 AVA: 888.0 Y
 JCF: LID. Y
 TAL: FIRE. Y



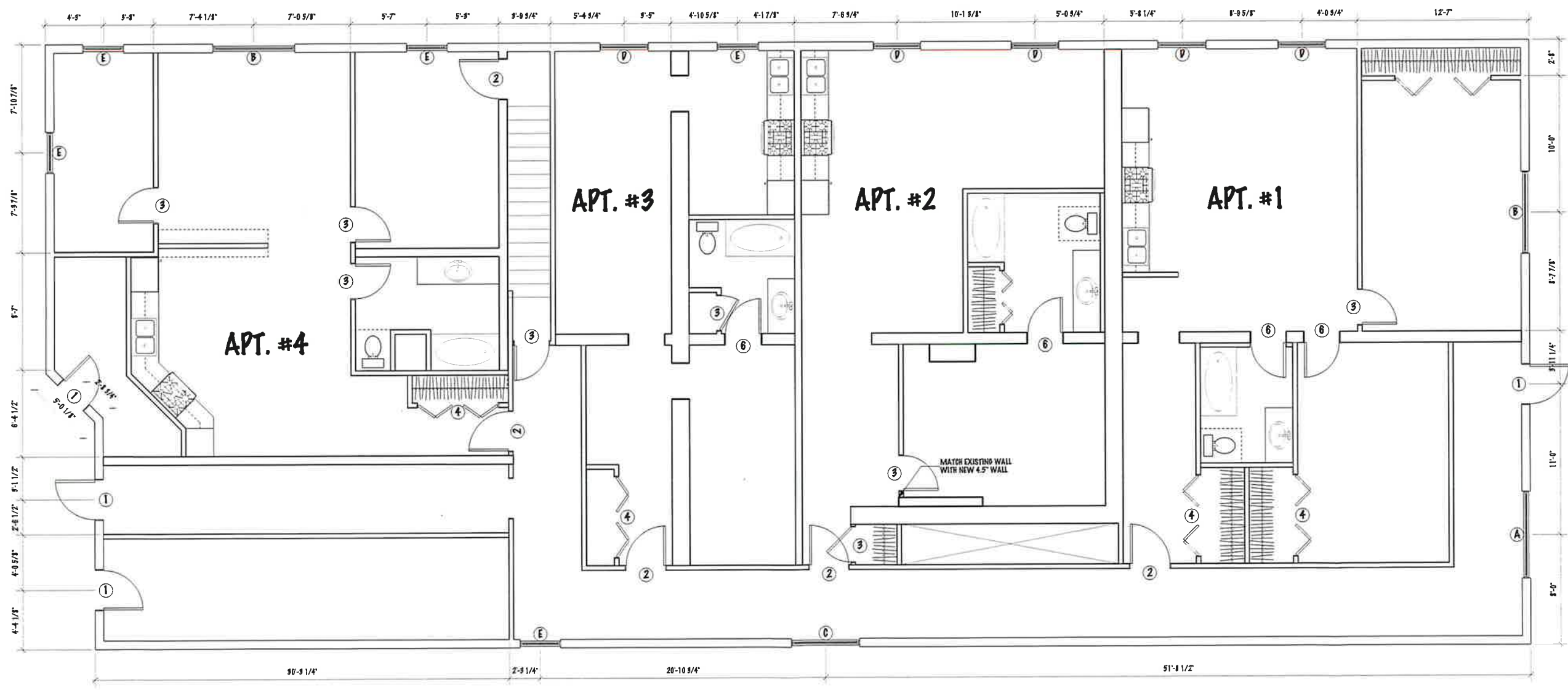
Other City, Colorado
 Search View



DOOR SCHEDULE
3'-0" X 6'-8" INSUL. EXT. DOOR
3'-0" X 6'-8" WOOD DOOR
2'-8" X 6'-8" WOOD DOOR
6'-0" X 6'-8" BI-FOLD WOOD DOOR
5'-0" X 6'-8" BI-FOLD WOOD DOOR
3'-0" X 6'-8" WOOD DOOR SEE XXX.12

WALL TYPE
4.5" INT. WOOD WALL
7.5" INT. WOOD WALL
7.5" EXT. WOOD WALL
10" INT./EXT. BRICK WALL
15" INT./EXT. BRICK WALL

WINDOW SCHEDULE
6'-4" X 4'-0" FIXED
6'-0" X 4'-0" FIXED
5'-0" X 4'-0" FIXED
3'-6" X 4'-0" SINGLE HUNG
3'-0" X 4'-0" SINGLE HUNG



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

