

# MANITOU SPRINGS URBAN RENEWAL AUTHORITY

## 142 MANITOU AVE

### LEGEND

- TV CABLE TV
- E ELECTRIC
- OH- E ELECTRIC (OH)
- FO FIBEROPTICS
- G GAS
- S- SANITARY SEWER
- C- STORM SEWER
- W WATER
- ROW LINE
- P — PROPERTY LINE
- EASEMENT
- MANITOU AVENUE PROPOSED ROADWAY IMPROVEMENTS

**Schedule No:** 7404410024

**Owner:**  
 Wetzel Robert T & Kimberly  
 9315 Chipita Park Rd  
 Cascade, CO 80809-1541

**Area:** 0.46 Acres

**Current Zone:**  
 Commercial/Residential Overlay

**Current Use:**  
 Car Wash

**Existing Buildings:**  
 Car Wash - 1,766 sq. ft.

