

**FIRST & MAIN NORTH
BUSINESS IMPROVEMENT DISTRICT**

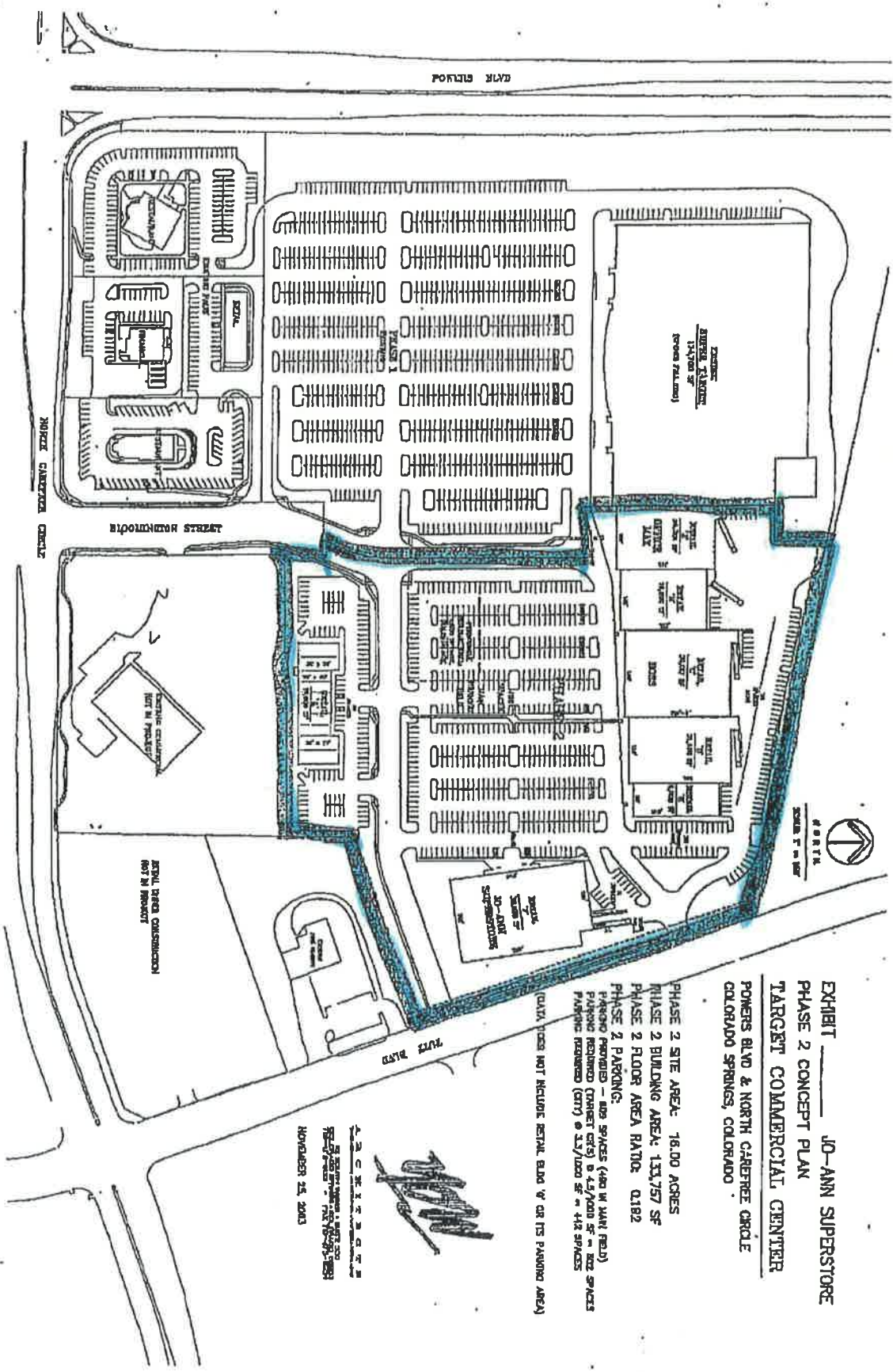


EXHIBIT _____ JO-ANN SUPERSTORE
 PHASE 2 CONCEPT PLAN
 TARGET COMMERCIAL CENTER
 POWERS BLVD & NORTH CAREFREE CIRCLE
 COLORADO SPRINGS, COLORADO

PHASE 2 SITE AREA: 16.00 ACRES
 PHASE 2 BUILDING AREA: 133,757 SF
 PHASE 2 FLOOR AREA RATIO: 0.182
 PHASE 2 PARKING:
 PARKING PROVIDED - 400 SPACES (400 W MAIN FIELD)
 PARKING REQUIRED (CONVERT CARS) @ 4.5/1000 SF = 202 SPACES
 PARKING REQUIRED (CMT) @ 2.5/1000 SF = 142 SPACES
 (DATA DOES NOT INCLUDE RETAIL BLDG 'V' OR ITS PARKING AREA)



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RETAIL STORE CONSTRUCTION NOT IN PROGRESS

1ST ST N

1ST ST

1ST ST



SCALE 1" = 50'