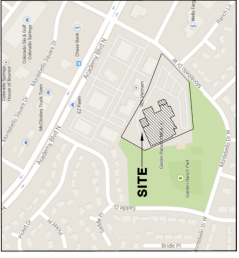




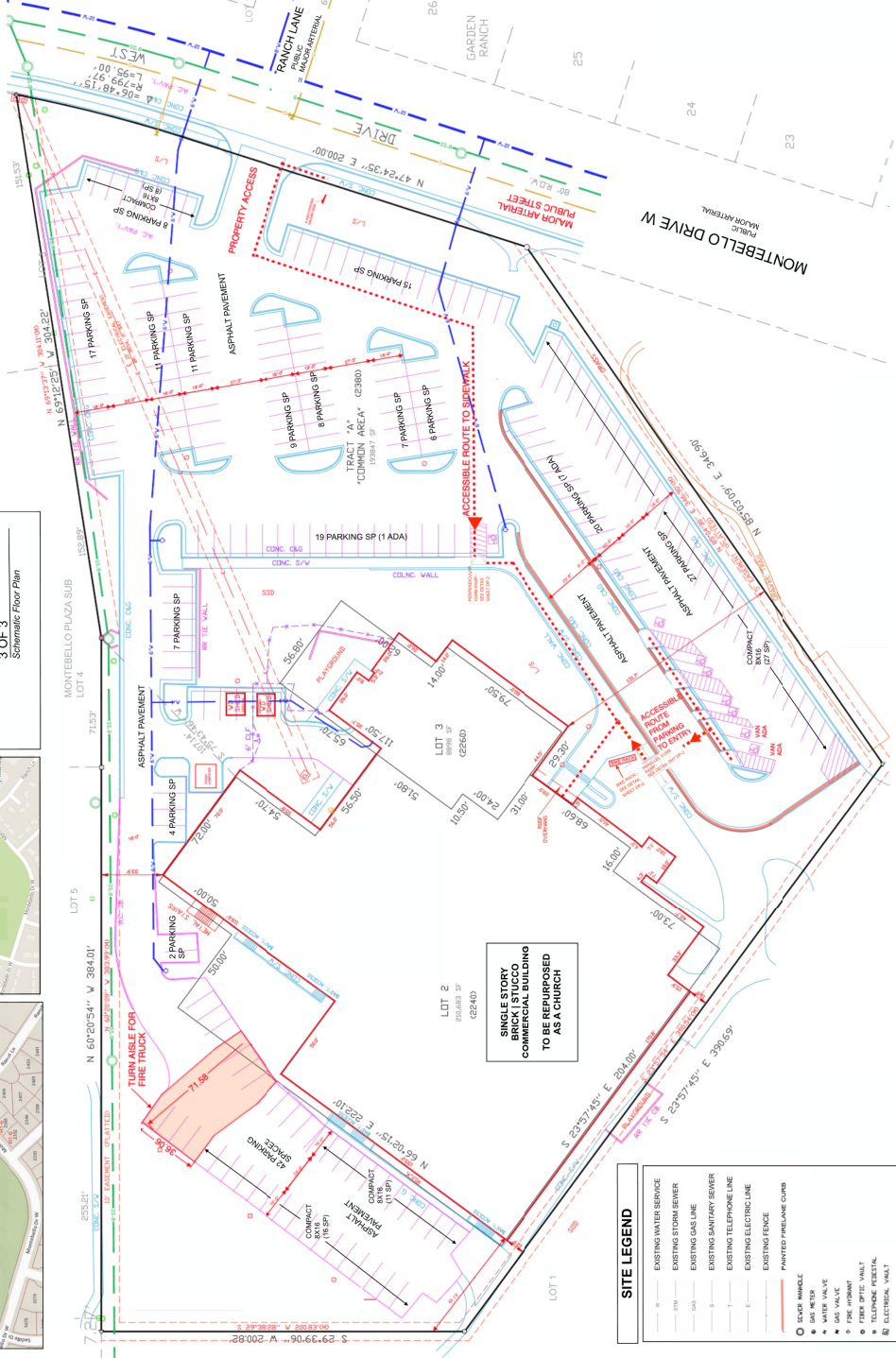
ADJACENT ZONING DISTRICTS



VICINITY PLAN

SHEET INDEX	
SD-1	DEVELOPMENT PLAN 1 OF 3 Building   Property Boundaries Rights of Way   Accessibility Parking
SD-2	DEVELOPMENT PLAN 2 OF 3 Landscape Plan   Grading
SD-3	DEVELOPMENT PLAN 3 OF 3 Schematic Floor Plan

SHEET INDEX



SITE LEGEND	
[Symbol]	EXISTING WATER SERVICE
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING TELEPHONE LINE
[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING FENCE
[Symbol]	PAINTED PIPE-LINE CURB
[Symbol]	SOIL MANHOLE
[Symbol]	GAS METER
[Symbol]	WATER VALVE
[Symbol]	GAS VALVE
[Symbol]	FIBER OPTIC VALVE
[Symbol]	TELEPHONE FEEDTAL
[Symbol]	ELECTRICAL VAULT
[Symbol]	LIGHT POLE

DEVELOPMENT PLAN: Building | Property Boundaries | Easements | Dimensions | Rights-of-Way | Accessibility | Parking

1" = 30'-0"

**PROPERTY INFORMATION**

PROJECT NAME | DESCRIPTION: ADAPTED RE-USE OF FORMER YMCA BUILDING TO A CHURCH

PROPERTY ADDRESS: 2380 MONTEBELLO DRIVE WEST, COLORADO SPRINGS, CO 80918

OWNER: YMCA OF THE PIKES PEAK REGION, 316 N TEJON STREET, COLORADO SPRINGS, CO 80903, 719.471.9709

APPLICANT | PROSPECTIVE OWNER: CHURCH OF THE FRONT RANGE, 1175 E OSAGE ST, ENGLEWOOD, CO 80112, 720.979.1369

DATE SUBMITTED: AUGUST 16, 2022

BUILDING AREA + HEIGHT: 56,040 SF AREA | 28' HEIGHT (MAX)

SITE AREA: 4.833 ACRES | 210,525 SF

TAX SCHEDULE NO: 632114015 LOT 2, 632114016 LOT 3, 632114017 TRACT A COMMON AREA - CONDITIONAL USE

ZONING: R (SINGLE FAMILY RESIDENTIAL) - LOT 2, LOT 3 AND TRACT A, GARDEN RANCH CENTER SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED SEPT. 6, 1988, IN BOOK 1037, PAGE 127, AS CORRECTED BY LAND SURVEYORS STATEMENT RECORDED SEPTEMBER 16, 1988, IN BOOK 1037, PAGE 128, AND AS AMENDED BY LAND SURVEYOR'S STATEMENT RECORDED SEPTEMBER 16, 1988, IN BOOK 532, AT PAGE 1282

PREVIOUS AMENDMENTS: CPC CU 82-20, RESOLUTION 189-82; CPC SP 82-20-A1, VARIANCE FOR PARKING; CPC CU 82-20-A2, PERMIT; CPC CU 82-20-A3, PRESCHOOL WITHIN R ZONING DEVELOPMENT PLAN MINOR AMENDMENT AR NV 0500863 SIGNAGE; AR DP 070276 MM01 DEVELOPMENT PLAN MINOR AMENDMENT BUILDING FRONT - 25' BUILDING SIDE - 10' BUILDING REAR - 35' LANDSCAPE - 25'

FLOODPLAIN: PROPERTY IS LOCATED OUTSIDE THE FLOODPLAIN AS IDENTIFIED ON FEM MAPPING PANELS 0804 C0518, F 0804 C0519, DATED DECEMBER 7, 2018. SITE IS IN ZONE X ON REFERENCED FIRM PANELS.

**PARKING INFORMATION**

THE CITY OF COLORADO SPRINGS CODE, SECTION 7.4.203, REQUIRES ONE OFF-STREET PARKING SPACE PER 4 SEATS, OR A TOTAL OF 50 PARKING SPACES.

THE PROPERTY CURRENTLY HAS 213 PARKING SPACES, WHICH WOULD ALLOW POTENTIAL EXPANSION TO 850+ SEATS.

CHURCH OF THE FRONT RANGE WILL VOLUNTARILY LIMIT SEATING CAPACITY FOR SERVICES TO 200.

FOR A LOT CONTAINING 213 SPACES, THE CODE SECTION 7.4.205 REQUIRES 7 ACCESSIBLE SPACES OF WHICH 2 MUST BE VAN ACCESSIBLE SPACES.

THE PROPERTY HAS 8 ACCESSIBLE SPACES, OF WHICH 2 ARE VAN ACCESSIBLE.

**DEVELOPMENT PLAN**

SHEET TITLE: DP-1

SCALE: 1" = 30'-0"

SHEET NUMBER: 061622

**CHURCH OF THE FRONT RANGE**

CONDITIONAL USE APPLICATION

2380 MONTEBELLO DRIVE W

COLORADO SPRINGS, CO 80918

PROJ. NO: 0220809

CHECKED: [Signature]

CADD FILE: 061622

DATE: 06/16/22

REVISIONS:



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