

GEOLOGIC HAZARD EXEMPTION

THIS PROJECT IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF THE GEOLOGIC HAZARD EXEMPTION DOCUMENT PREPARED BY JOHN HINTERMEYER & ASSOCIATES, DATED JULY 9, 2009.

A COPY OF SAID DOCUMENT HAS BEEN PLACED WITHIN THIS PROJECT FILE OF THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT OFFICE. CONTACT CITY PLANNING, 30 SOUTH NEVADA AVENUE, SUITE 200, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW THE EXEMPTION.

OTHER CHECKLIST REQUIREMENTS:

- DEVELOPMENT PLAN REQUIREMENTS NOT SHOWN ARE AS FOLLOWS:
- THE ENTIRE SITE IS NOT INCLUDED IN THE 100 YEAR FLOODPLAIN. PANEL NO. 08041021346, EFFECTIVE 12/7/18
  - THERE ARE NO "PRESERVATION" OR "NO-BUILD" AREAS
  - THERE ARE NO SIGNIFICANT NATURAL FEATURES ON SITE.
  - NO CONDITIONS OF RECORD.
  - THERE ARE NO APPROVED VARIANCES.
  - THERE ARE NO LIGHTING STANDARDS.
  - THERE WILL BE NO RETAINING WALLS.
  - ONLY PRIVATE UTILITIES EXIST ON SITE.
  - NO ON SITE FIRE HYDRANTS, STORY WATER CATCH BASINS, ETC.
  - THERE ARE NO COMMON AREAS
  - NO BIKEWAYS OR TRAILS ON SITE.
  - GENERAL SITE DRAINAGE IS TO THE NORTHWEST TO THE EXISTING STREET R.O.W.
  - INTERNAL TRAFFIC CIRCULATION IS SOUTH TO NORTH.
  - NO PHASING IS PLANNED.
  - NO GEOLOGIC HAZARD REQUIREMENTS.

LEGAL DESCRIPTION

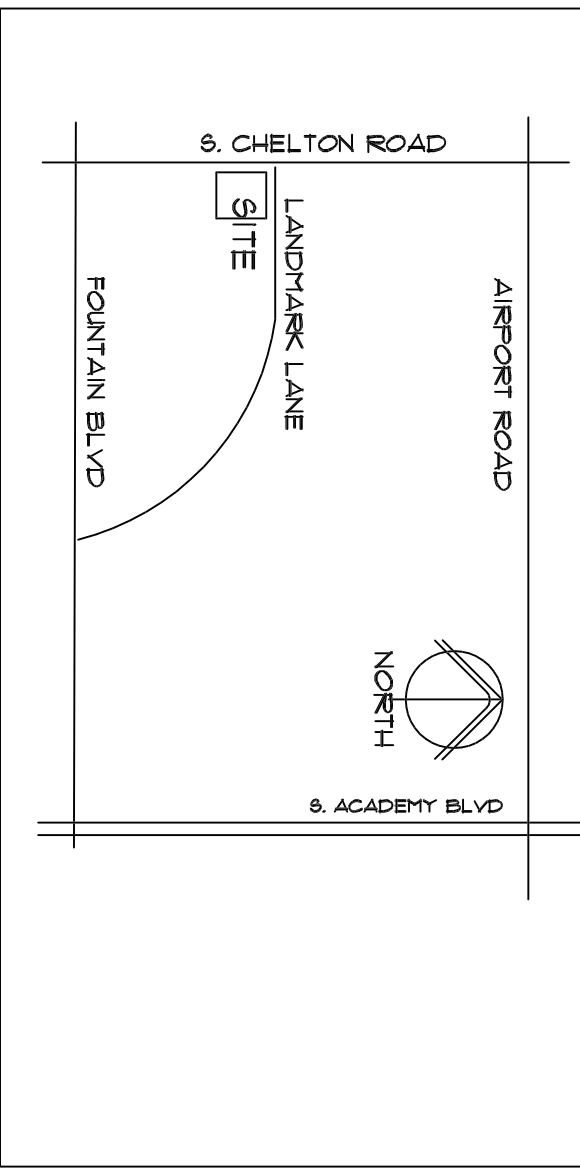
LOT 1, BLOCK 1, CRUZ SUBDIVISION FILING NO. 1,  
EL PASO COUNTY, COLORADO

PROPERTY ADDRESS: 1105 SOUTH CHELTON ROAD  
COLORADO SPRINGS, CO 80910

COUNTY TAX NUMBER

6422407002

VICINITY MAP



UTILITIES INFORMATION:

THERE ARE EXISTING PUBLIC UTILITY EASEMENTS ALONG THE NORTH, EAST AND SOUTH SIDES OF THIS PROPERTY. THESE EASEMENTS ARE UNAFFECTED BY THIS APPLICATION.

THERE WILL BE NO CHANGES TO EXISTING UTILITY SERVICES AS A PART OF THIS APPLICATION. ALL UTILITIES TO REMAIN AS NOW EXISTING.

SITE LEGEND

SITE AREA: 22,500 SF. 0.51 ACRE

PARCEL ZONING: PBC

BUILDING AREA: 6,744 SF.

PROJECT TYPE: CONDITIONAL USE FOR OPTIONAL PREMISES CULTIVATION OPERATION

CODE REQUIREMENTS FOR VENTILATION AND FILTRATION FOR OPC FACILITIES WILL BE MET

PARKING:

NEIGHBORHOOD CENTER:  
1 SPACE / 250 SF. = 6,744 / 250 = 27 SPACES

TOTAL PARKING PROVIDED: 27 TOTAL

INCLUDES 2 ACCESSIBLE SPACES

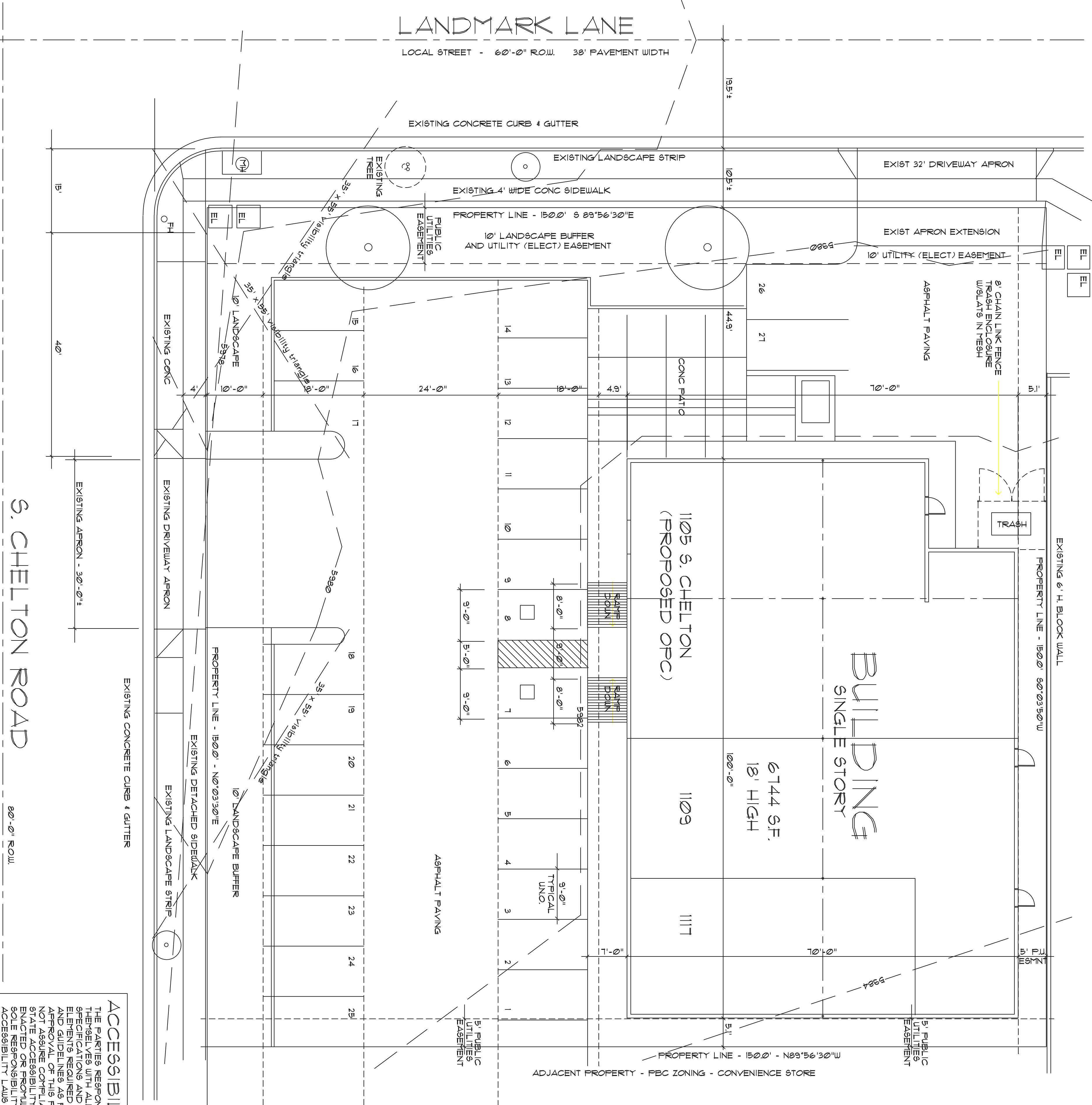
NO CHANGES TO PAVED AREA, BUILDING AREA AND OPEN AREA PORTIONS OF SITE

PROPERTY OWNER:

ALEX S. LEE  
2888 WILD CHERRY LANE  
COLO. SPRINGS, CO 80930-1486

SCHEDULE FOR DEVELOPMENT: UPON APPROVAL

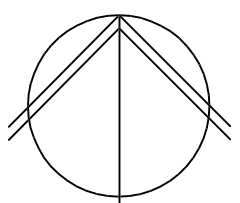
ADJACENT PROPERTY - PBC ZONED - MINI-STORAGE CENTER



S. CHELTON ROAD

MINOR ARTERIAL STREET

80'-0" ROW  
55'-0" PAVEMENT WIDTH

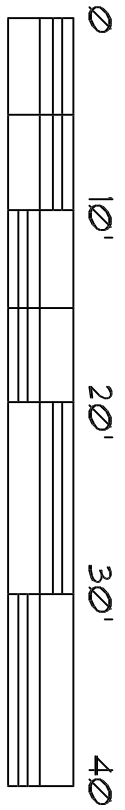


NORTH

CONDITIONAL USE PLAN

EXISTING CURB, GUTTER & SIDEWALK ON THIS SIDE OF STREET - R-5 ZONED

SCALE: 1" = 10'



ACCESSIBILITY NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE U.S. DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES GOVERNING ACCESSIBILITY. THE CITY OF COLORADO SPRINGS AND ITS SOLS REPRESENT NO GUARANTEE OF COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

ACCESSIBLE PARKING SPACES

IN ORDER TO COMPLY WITH ACCESSIBLE PARKING REQUIREMENTS, THE ACCESSIBLE SPACES ON THIS SITE WILL BE RELOCATED AS SHOWN ON THIS DRAWING. THE SIDEWALK RAMPs ARE EXISTING AND WILL REMAIN THE SPACES WILL BE REPAINTED AND NEW LOGOS PAINTED.

CITY PLANNING FILE NUMBER

CPC CU 19 00040

JOB NO: 19M  
DATE: 7-10-19  
REV: 7-30-19

DRWN: DNM

CONDITIONAL USE DEVELOPMENT PLAN  
1105 S. CHELTON RD., COLO SPGS, CO 80910

DAVID WEESNER ASSOCIATES  
ARCHITECTURE and PLANNING

2101 East Bijou Street  
Colorado Springs, Colorado 80909  
(719) 473-2010 fax 473-2011

D R A W I N G

CU-1

SHEET 1 OF 1