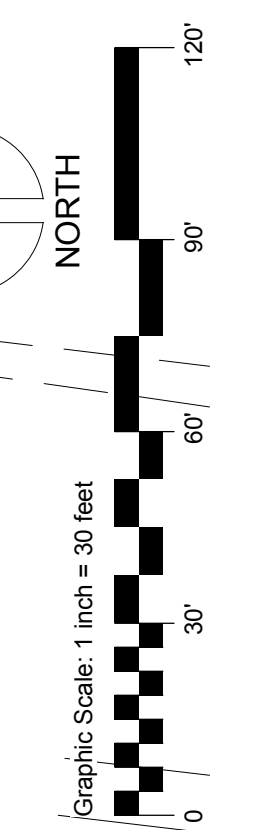


REGENTS OF THE  
UNIVERSITY OF  
COLORADO  
CHANCELLOR LUCAS  
3025 N NEVADA AVE  
PARCEL: 63191-000-02  
USE: UNIVERSITY



CITY APPROVAL STAMP:

**CITY FILE NUMBER:**  
CPC CP 16-00049  
CPC ZC 16-00048

**MAXIMUM SF / HEIGHT**  
LOT 1: 25,000 SF / 45'-0"  
LOT 2: 12,500 SF / 45'-0"  
LOT 3: 5,000 SF / 45'-0"  
LOT 4: 5,000 SF / 45'-0"

**BUILDING AND PARKING DATA:**  
**PHASING:**  
LOT 2 DEVELOPMENT 2016-2017  
LOT 3 DEVELOPMENT 2016-2017  
LOT 4 DEVELOPMENT 5 YEARS

**PARKING**  
LOT 1: EXISTING VET CLINIC = 18852 SF  
1,200 PARKING = 95 RECD. INCLUDING 4 HC  
84 PROVIDED

**APPLICANT:**  
JAMES W. NAKAI & ASSOCIATES  
105 E. MORENO AVE, STE 102  
COLORADO SPRINGS, CO 80903  
CONTACT: jwnakai@jwnakai.com  
(719) 635-2142

**GENERAL NOTES:**  
1. SIGN PERMITS WILL NEED TO BE APPLIED FOR THROUGH ZONING ADMINISTRATION  
2. SUBJECT PROPERTY IS LOCATED WITHIN THE NORTH NEVADA AVENUE CORRIDOR URBAN REDEVELOPMENT AREA.  
DESIGN STANDARDS SUPPORT THE ZERO (0') SETBACK ALONG N. NEVADA  
3. CROSS ACCESS AND CROSS PARKING AGREEMENTS WILL BE APPLIED TO ALL PROPOSED LOTS. EASEMENTS TO  
BE RECORDED UPON SALE OF EACH LOT  
4. FUTURE SUBMITTALS SHALL CONFORM TO COLORADO SPRINGS UTILITIES REQUIREMENTS.

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**WILL MAX APOLLO  
LAKESIDE APTS LP CO  
MARVIN F. POER & CO  
PARCEL: 63191-010-44  
ZONE: O2/CU  
USE: APARTMENTS**

**EASEMENT NOTE:**  
UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE  
PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES. ALL REAR LOT LINES  
SHALL BE PLATTED WITH A FIVE (5) FOOT EASEMENT. ALL FRONT LOT LINES  
SHALL BE PLATTED WITH A FIVE (5) FOOT EASEMENT ALONG THE FRONT FOR  
PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS PURPOSES, WITH THE SOLE  
RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH INDIVIDUAL LOT OWNERS.  
Developer responsibility for relocating existing private mains. Future Development  
Plans to indicate extent of relocation and proposed corridors as required.  
Additional easements to be provided with future replat and Development Plan submittals.

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**RELOCATED PROPERTY LINE**

**7 REAR LOT PUBLIC UTILITY AND  
DRAINAGE EASEMENT (TYP)**

**EXISTING STORM WATER QUALITY POND  
FOR LOT 1 / LOT 2 / LOT 3 / LOT 4**

**DRAINAGE CHANNEL PROVIDES  
STORM WATER QUALITY**

**TRAILER PARKING**

**6' WOOD FENCE**

**EXISTING VET CLINIC  
5520 N NEVADA AVE  
LOT 1:  
18,952 SF, 1 STORY  
1.88 AC**

**PROPOSED VET CLINIC  
5528 N NEVADA AVE  
LOT 2:  
10,500 SF, 1 STORY  
1.29 AC**

**5544 N NEVADA AVE  
LOT 3:  
3000 SF, 1 STORY  
.55 AC**

**5536 N NEVADA AVE  
LOT 4:  
FUTURE PROJECT  
.50 AC**

**EXIST'G CORNER IMPROVEMENTS PER  
URBAN RENEWAL REQUIREMENTS**

**IMPROVEMENTS ALONG  
N NEVADA TO COMPLY  
W/ URBAN RENEWAL  
GUIDELINES**

**NEW SIDEWALK  
PROPOSED 12' W CONC  
SIDEWALK (TYPE II TRAIL)**

**7 REAR LOT PUBLIC UTILITY AND  
DRAINAGE EASEMENT (TYP)**

**EXISTING STORM WATER QUALITY POND  
FOR LOT 1 / LOT 2 / LOT 3 / LOT 4**

**DRAINAGE CHANNEL PROVIDES  
STORM WATER QUALITY**

**TRAILER PARKING**

**6' WOOD FENCE**

**EXISTING VET CLINIC  
5520 N NEVADA AVE  
LOT 1:  
18,952 SF, 1 STORY  
1.88 AC**

**PROPOSED VET CLINIC  
5528 N NEVADA AVE  
LOT 2:  
10,500 SF, 1 STORY  
1.29 AC**

**5544 N NEVADA AVE  
LOT 3:  
3000 SF, 1 STORY  
.55 AC**

**5536 N NEVADA AVE  
LOT 4:  
FUTURE PROJECT  
.50 AC**

**EXIST'G CORNER IMPROVEMENTS PER  
URBAN RENEWAL REQUIREMENTS**

**IMPROVEMENTS ALONG  
N NEVADA TO COMPLY  
W/ URBAN RENEWAL  
GUIDELINES**

**NEW SIDEWALK  
PROPOSED 12' W CONC  
SIDEWALK (TYPE II TRAIL)**