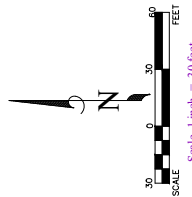
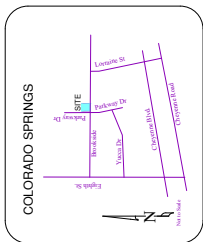
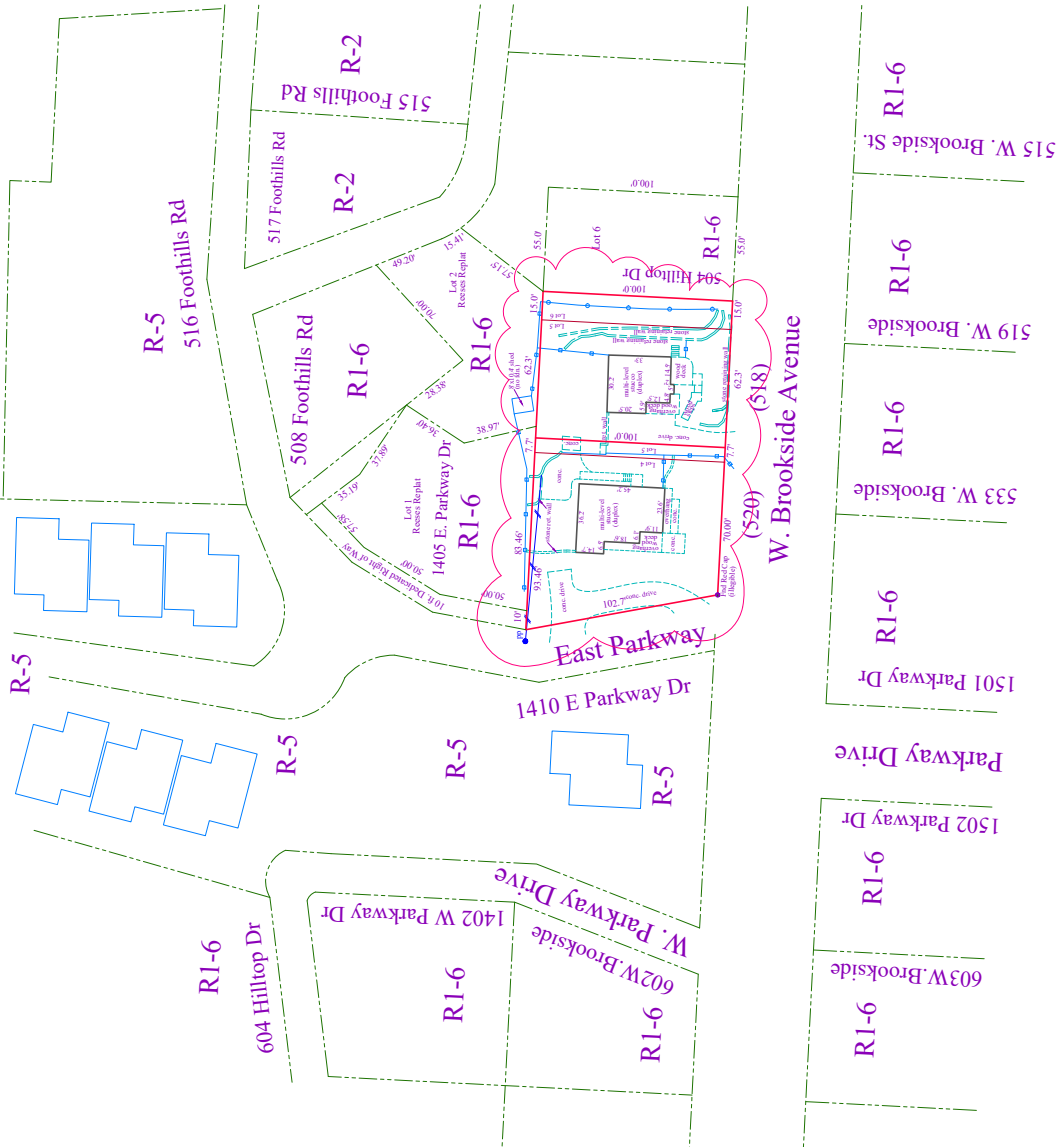


Concept Plan

518 & 520 W. Brookside Street



Units of Measure: U.S. Survey Foot

Legal Description:

That certain 0.3272 Acres, more or less, situated in the West 1/4 of Section 24, Township 14 South, Range 67 West, County of El Paso, State of Colorado. Containing 15.0772 sq. ft. = 0.3272 acres more or less.

Professional Consultants:

Lead Surveyor:
 ALESSE ASSOCIATES, INC.
 2999 Broadmoor Valley Road, Suite C
 Colorado Springs, CO 80906
 719.540.2781

OWNERS:

Gregory 'Brock' Williams
 520 W. Brookside St.
 Colorado Springs, CO 80905

Property Address:

518 & 520 W. Brookside Street
 Colorado Springs, CO 80905

Site Plan Notes:

608 W. Brookside St. = 0.178 Acres
 520 W. Brookside St. = 0.194 Acres
 Total Acres = 0.372 Acres

Zoning: Existing - R1-6 PROPOSED ZONE CHANGE to R1-2

Exemptions: W. Brookside St. 60 Ft. Right of Way

Existing Structures: Duplex on each property

Vehicle Access: Access to W. Brookside St.

Re-development: Access to W. Brookside St.

Any development or re-development of this site as shown on this plan shall be subject to the approval of the City of Colorado Springs. Any development or re-development of this site shall be subject to the approval of the City of Colorado Springs. Any development or re-development of this site shall be subject to the approval of the City of Colorado Springs. Any development or re-development of this site shall be subject to the approval of the City of Colorado Springs.

Notice:
 According to Colorado Law you must commence any legal action based upon any defect in this survey within three years from the date of recording. This survey is based upon the best information available to the surveyor and is not guaranteed to be correct. The surveyor is not responsible for any errors or omissions in this survey or for any consequences that may result therefrom.

ALESSE ASSOCIATES, INC.
 APPRAISERS • ENGINEERS • SURVEYORS
 2999 Broadmoor Valley Road, Suite C
 Colorado Springs, CO 80906
 Telephone: 719.540.2781
 Fax: 719.540.2781
 A portion of the SE 1/4 of Section 24, Township 14 South, Range 67 West
 6th Principle Meridian, El Paso County, Colorado.

Job No. 221049 518-520 W. Brookside St. DATE April 27, 2022
 CRC CP 22-00056 CPC ZC 22-00055