



**Kimley-Horn**

DATE: 7/26/20  
 REVISIONS:  
 NO. DESCRIPTION  
 1. CONDITIONAL USE DEVELOPMENT PLAN (MINOR AMENDMENT)

UNITS SUCH AS THESE ARE TO BE USED ONLY FOR THE PURPOSES OF THIS PLAN. ANY CHANGES TO THESE UNITS MUST BE APPROVED BY THE APPLICANT'S ENGINEER AND THE APPLICANT'S ATTORNEY. THE APPLICANT'S ENGINEER AND ATTORNEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

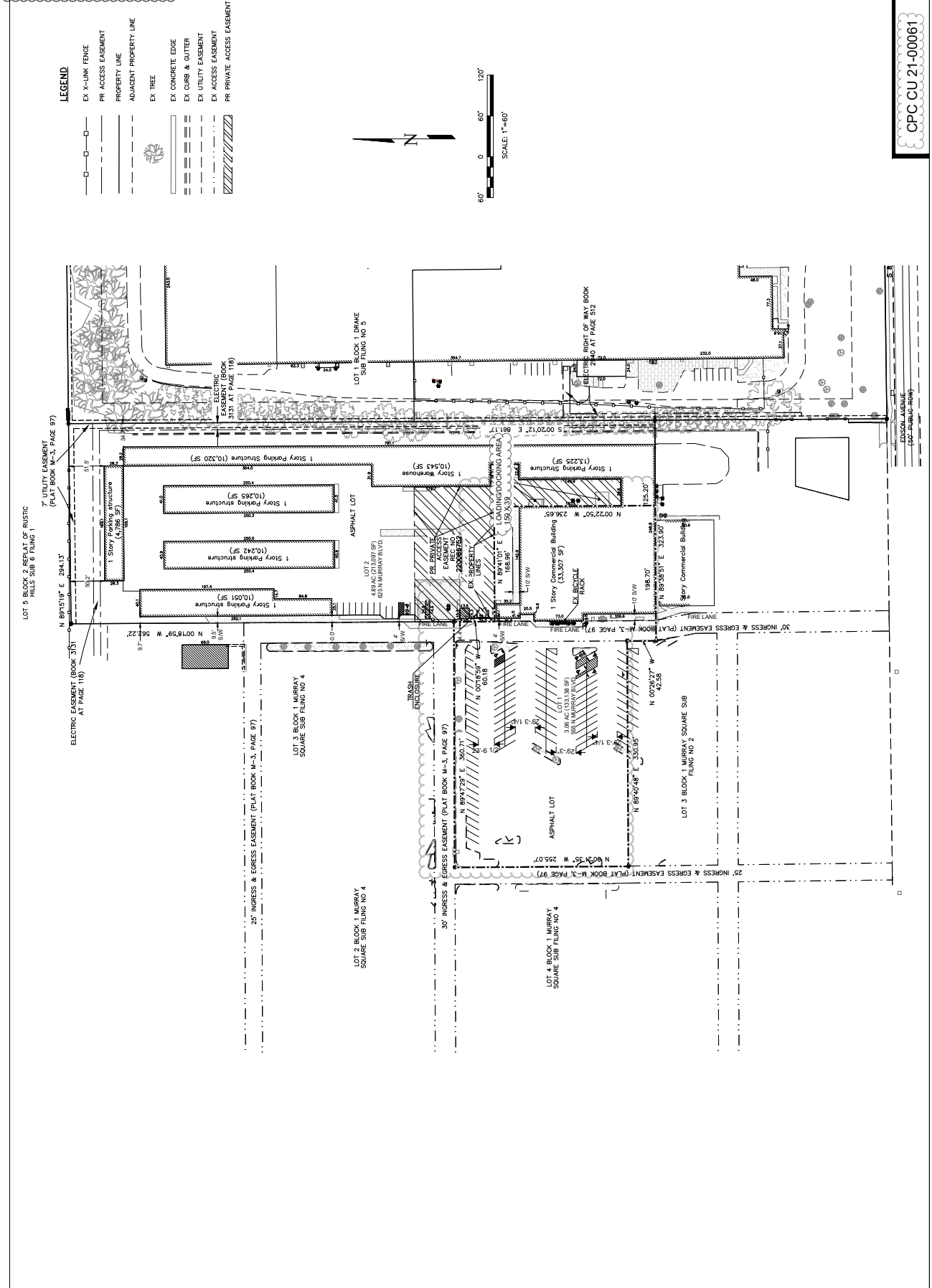
PREPARED FOR:  
 MATTHEW RICCIARDELLA  
 1765 VILLAGE CEN CIR, STE 100  
 LAS VEGAS, NV 89134



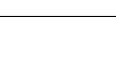
721 S. 2ND STREET  
 COVADO SPRINGS, CO 80804  
 TEL: 719-252-4242  
 WWW.TERRANOVAE.COM

555 N. MURRAY  
 SITE PLAN  
 CONDITIONAL USE DEVELOPMENT PLAN - MINOR AMENDMENT

DESIGNED BY: LD
DRAWN BY: JF
CHECKED BY: LD
H-SCALE: AS SHOWN
V-SCALE: N/A
JOB NO.: 1963.00
DATE ISSUED: 7/26/20
SHEET NO.: 2 OF 6



- LEGEND**
- EX X-LINK FENCE
  - PR ACCESS EASEMENT
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EX TREE
  - EX CONCRETE EDGE
  - EX CURB & GUTTER
  - EX UTILITY EASEMENT
  - EX ACCESS EASEMENT
  - PR PRIVATE ACCESS EASEMENT



CPC CU 21-00061

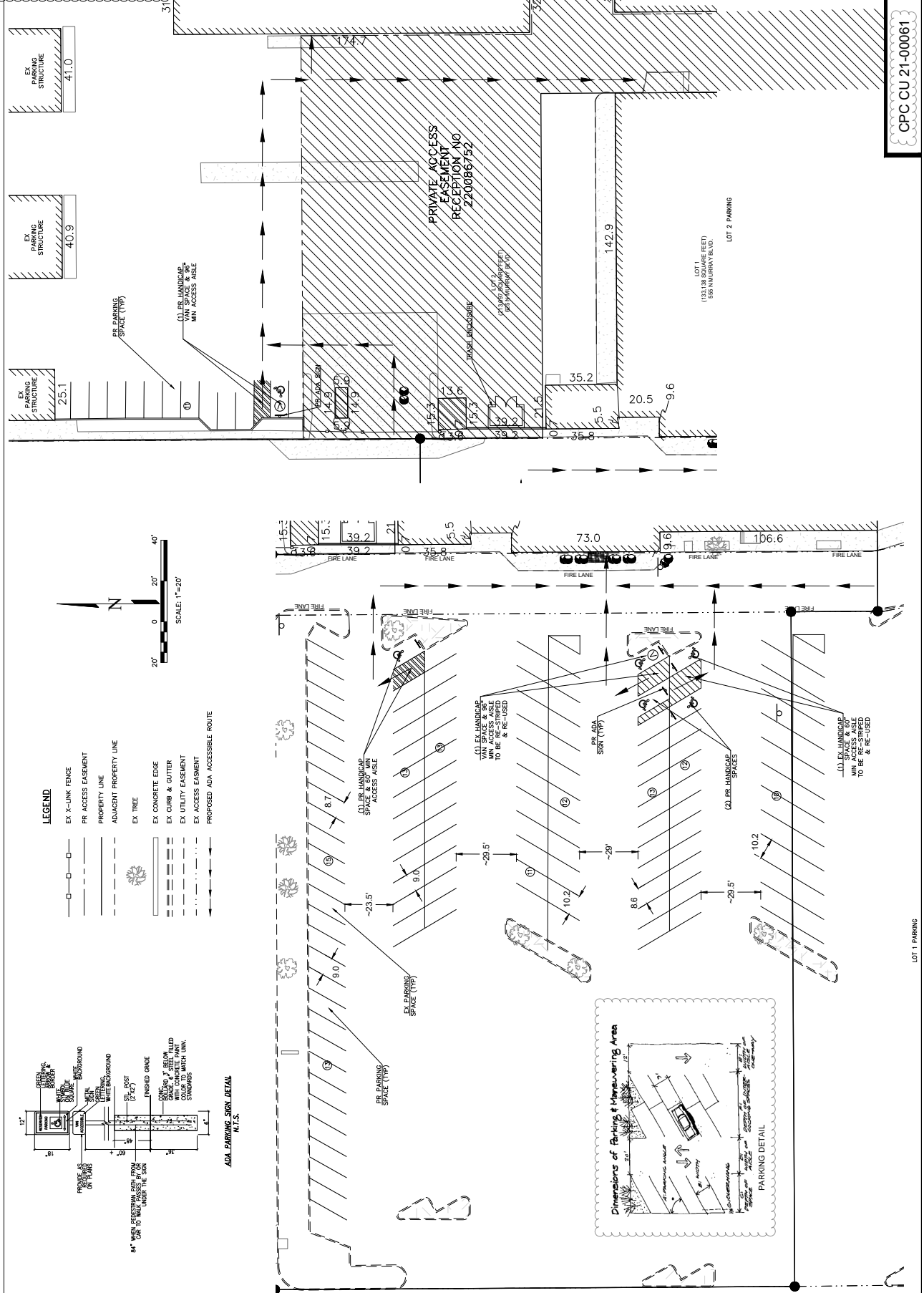
CONDITIONAL USE DEVELOPMENT PLAN

DESIGNED BY: LD  
 DRAWN BY: JF  
 CHECKED BY: LD  
 DATE: 7/28/20

1765 VILLAGE CEN CIR, STE 100  
 LAS VEGAS, NV 89134  
 PREPARED FOR:  
 MATTHEW RICCIARDELLA  
 ATTN:  
 LAS VEGAS, NV 89134

CONDITIONAL USE DEVELOPMENT PLAN - MINOR AMENDMENT  
 555 N. MURRAY  
 PARKING EXHIBIT

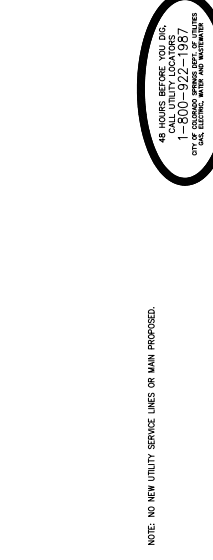
PROJECT NO. 1963.00  
 DATE ISSUED: 7/28/20  
 SHEET NO. 3 OF 6



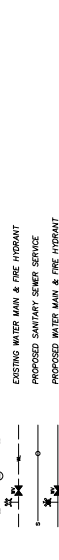
**General Notes for Preliminary Utility Plans**

- Property Owner(s) acknowledges and agrees to the following upon approval of Preliminary Utility Plan:
- The Preliminary Utility Plan is for informational purposes only. It is not intended to be used for construction or as a basis for any other utility plan. The utility lines shown are approximate and subject to change. The utility lines shown are not to be used for any other purpose.
  - Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in the Preliminary Utility Plan ("Property") shall be in accordance with all applicable codes and regulations. Springs Utilities, City of Colorado Springs, and other utility providers are not responsible for the design, construction, or maintenance of the utility lines shown in this Preliminary Utility Plan. The Owner shall be responsible for the design, construction, and maintenance of the utility lines shown in this Preliminary Utility Plan.
  - Owner acknowledges responsibility for the costs of extensions or utility system improvements at Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems collection systems, and any gas or electric lines to and within the Property. Owner may be eligible for a cost recovery agreement as provided in Utilities' Rules and Regulations.
  - Spring Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or commitments as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
  - The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If the relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense, the Owner shall be responsible for the design, construction, and maintenance of the utility lines shown in this Preliminary Utility Plan.
  - Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. The dedication shall be in accordance with the current Springs Utilities then-current Permanent Easement Agreement form.
  - The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
  - Owner shall be responsible for the design, construction, and maintenance of the utility lines shown in this Preliminary Utility Plan. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
  - Owner shall be responsible for the design, construction, and maintenance of the utility lines shown in this Preliminary Utility Plan. Transformers and to secure approval of gas-service-area pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 888-4985 or South 688-6564).
  - It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way shown on this Preliminary Utility Plan. Any modification of the earth within any Springs Utilities easement or rights of way shown on this Preliminary Utility Plan shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
  - Spring Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt, amend, or repeal any ordinance, rule, regulation, or policy that may be necessary to carry out the duties and responsibilities of Springs Utilities so long as those apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

NOTE: NO NEW UTILITY SERVICE LINES OR MAIN PROPOSED.



48 HOURS BEFORE YOU DIG,  
 CALL UTILITY LOCATORS  
 1-800-922-1987  
 OR VISIT WWW.CALLBEFOREYOU.DIG.COM  
 OR VISIT WWW.CALLBEFOREYOU.DIG.COM



**CPC CU 21-00061**  
 DATE ISSUED: 7/29/20

