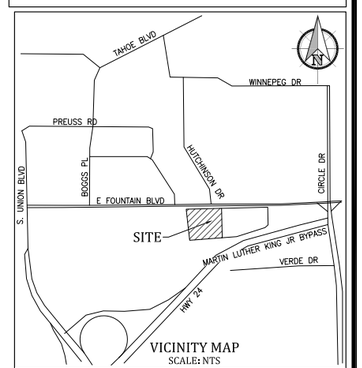
SITE DATA		
PROPERTY AREA:	2.59 AC/112,684 SF	
EXISTING ZONING:	C-6 ZONING DISTRICT PBC – PLANNED BUSINESS CENTER	
PROPOSED ZONING:	C-6/CR ORD #:	
PROPOSED USE:	AUTOMOTIVE STORAGE YARD (RV AND AUTO STORAGE) AND MINI WAREHOUSE	
TAX SCHEDULE NUMBER:	6421416009	
	REQUIRED	PROPOSED
BUILDING HEIGHT:	45 FT MAX.	20 FT

0 20' 40'
SCALE: 1"=20'

LEGEND

- PROPOSED BUILDING
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING LIGHT POLE
- EXISTING BOLLARD
- EXISTING OR PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CHAIN LINK FENCE
- CURB & GUTTER
- PROPOSED SIDEWALK
- CURB RAMPS TYPICAL – REFER TO DETAILS
- HANDICAP PARKING SPACE, STRIPED ISLAND AND HANDICAP PARKING SIGN – REFER TO DETAILS.
- PROPOSED STORM GRATED INLET



VICINITY MAP
SCALE: NTS

NOTES
1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA REGULATED FLOODPLAIN BASED ON FLOOD INSURANCE RATE MAP 08041C0733 F (EFFECTIVE DATE OF MARCH 17, 1997).
2. PROPERTY LEGAL DESCRIPTION: LOT 2 BLOCK 1 PROSPECT PARK SUBDIVISION NO. 5

CONDITION OF RECORD THE FOLLOWING USES ARE NOT PERMITTED IN C-6: ROOMING OR BOARDING HOUSE, CREMATORY SERVICES, EXTERMINATION SERVICES, KENNELS: INDOOR, INDOOR AND OUTDOOR, ANIMAL SHELTERS, RECREATION COMMERCIAL SERVICES: OUTDOOR SPORTS AND RECREATION, INDUSTRIAL USE TYPES: CONSTRUCTION AND/OR CONTRACTOR YARDS, CUSTOM MANUFACTURING, GENERAL INDUSTRY: LIGHT, INDUSTRIAL LAUNDRY SERVICES (LARGE SCALE ACTIVITY), PARKING USE TYPES: PARKING LOT/SURFACE, PUBLIC, PARKING STRUCTURE
ADDITIONAL USES WILLING TO BE CONDITIONED OUT: ALL RESIDENTIAL USE TYPES, OFFICE USE TYPES: MEDICAL OFFICES, LABS, AND/OR CLINICS, COMMERCIAL USE TYPES :AGRICULTURAL SALES AND SERVICES, BAR, BED AND BREAKFAST, CAMPGROUND, FOOD SALES: CONVENIENCE FOOD SALES, GENERAL FOOD SALES, SPECIALTY FOOD SALES, FUNERAL SERVICES, HOOKAH BAR, HOTEL/MOTEL, LIQUOR SALES, MEDICAL MARIJUANA FACILITY: MEDICAL MARIJUANA CENTER, MEDICAL MARIJUANA INFUSED PRODUCT MANUFACTURER, OPTIONAL PREMISES CULTIVATION OPERATION, PET SERVICES, PHARMACY, RECREATION, COMMERCIAL: INDOOR ENTERTAINMENT, INDOOR SPORTS AND RECREATION, OUTDOOR ENTERTAINMENT, OUTDOOR SPORTS AND RECREATION, RESTAURANTS: DRIVE-IN OR FAST FOOD, QUICK SERVE RESTAURANT, SIT DOWN – SERVED AT TABLE, RETAIL, GENERAL: LARGE RETAIL ESTABLISHMENT, SEXUALLY ORIENTED BUSINESS, TEEN CLUB/YOUNG ADULT CLUB, VETERINARY SERVICE: LARGE ANIMAL HOSPITALS, SMALL ANIMAL CLINICS, ALL CIVIC USE TYPES, INDUSTRIAL USE TYPES: ALL MINING OPERATIONS, ALL TRANSPORTATION USE TYPES, ALL AGRICULTURAL USE TYPES, ALL MISCELLANEOUS USE TYPES.

CPC CP 18-00118

GENERAL NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	–	–	–
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa Engineering Corporation
Celebrating 30 years
7175 West Jefferson Avenue, Suite 2200
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(303) 692-0369

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
2433 E FOUNTAIN BLVD.
COLORADO SPRINGS, CO 80910

SHEET CONTENTS:
CONCEPT PLAN

866072

DRAWN:	VP	1
CHECKED:		
DATE:	11/16/18	OF 1

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FIGURE 2