



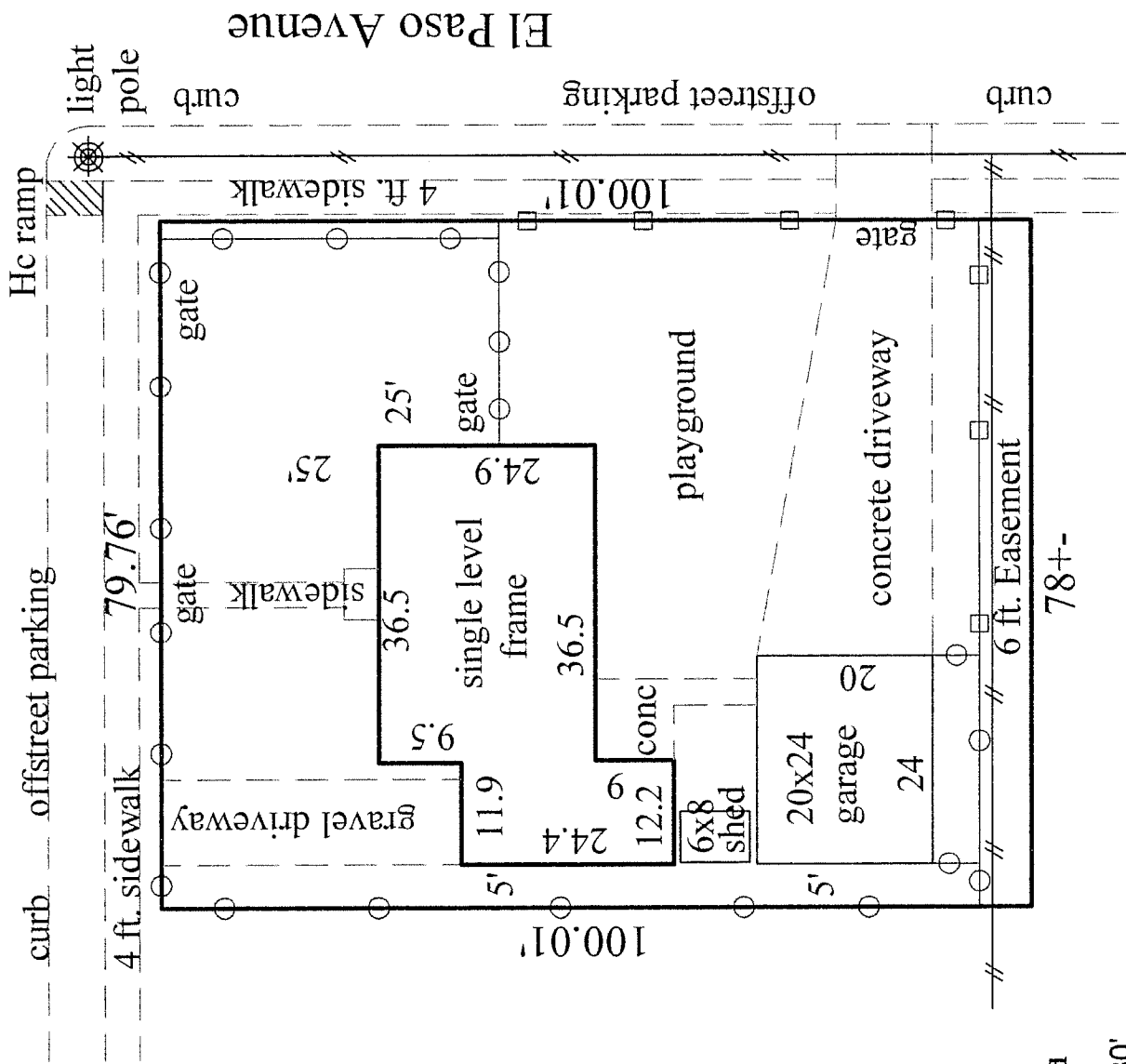
# SITE PLAN

(THIS IS NOT A PROPERTY SURVEY)

- LEGEND**
- Chainlink Fence
  - Wood Fence
  - ✕ Wire Fence
  - End. Monument - Pipe
  - Overhead Power Line

**Note:** Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

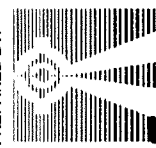
## Stevens Avenue



### Legal Description

Lot 1, Block 6 in Stratton Meadows Subdivision No. 2, County of El Paso, State of Colorado.

PREPARED BY:



**ALESSI & ASSOCIATES, Inc.**  
 APPRAISERS • ENGINEERS • SURVEYORS  
 2989 Broadmoor Valley Road  
 Colorado Springs, CO 80906  
 Tele. 719/540-8832  
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PURPORTED STREET ADDRESS:

623 Stevens Avenue

TSN: 6429212001  
 PROPERTY ADDRESS: 623 STEVENS AVENUE

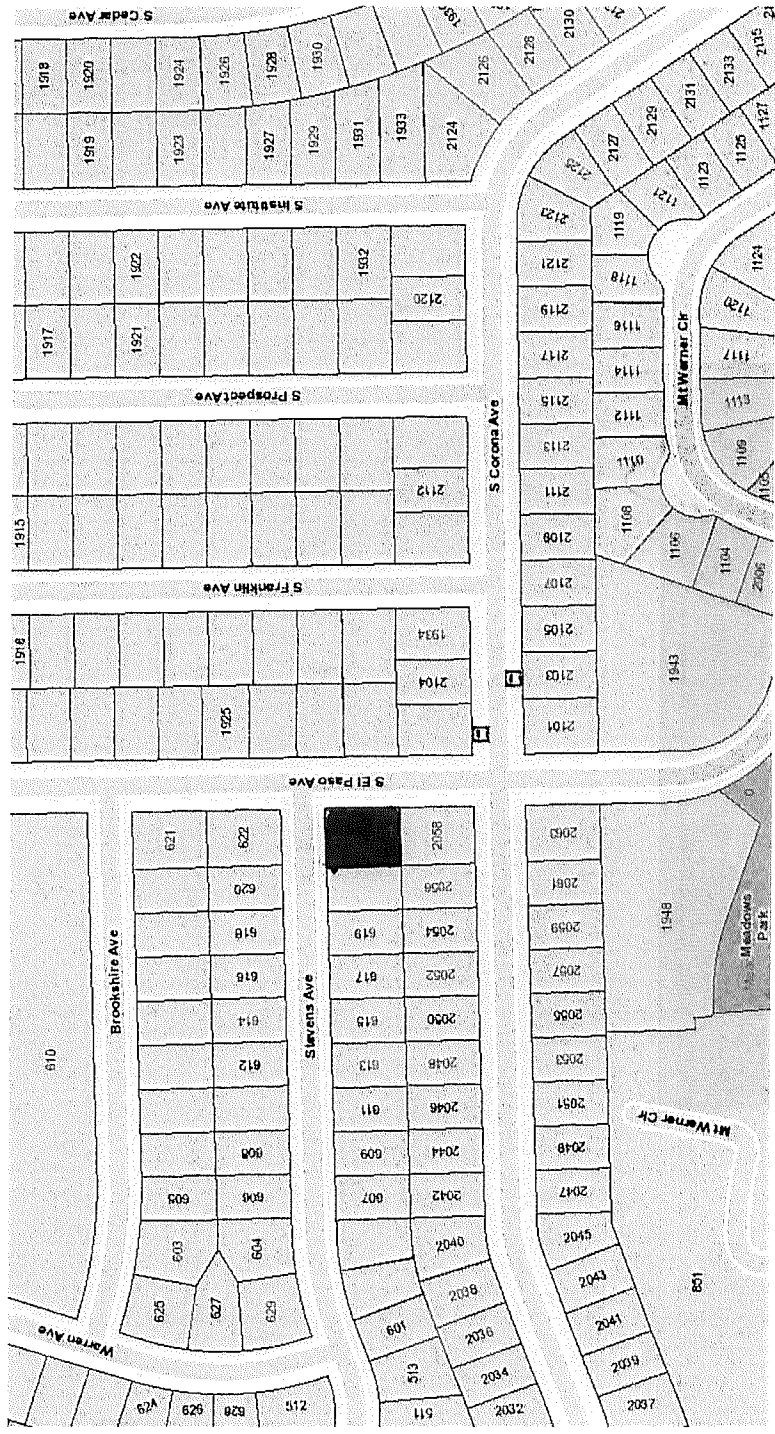
OWNER(S):  
 KELLY FUGATE  
 623 STEVENS AVENUE  
 COLORADO SPRINGS, CO 80905

LEGAL DESCRIPTION: LOT 1, BLOCK 6, STRATTON MEADOWS SUBDIVISION NO. 2  
 ZONE: R-1 6000 (SINGLE FAMILY RESIDENTIAL)

CONDITIONAL USE PROPOSAL: TO OPERATE A LARGE HOME DAYCARE FROM SIX (6)  
 TO TWELVE (12) CHILDREN.

SURROUNDING ZONING AND LAND USE(S):  
 NORTH OF STEVENS AVENUE, SOUTH, EAST OF EL PASO AVENUE AND WEST:  
 ZONE: R-1 6000 (SINGLE FAMILY RESIDENTIAL)  
 LAND USE: SINGLE FAMILY RESIDENCE

RESIDENCE: 1,207 SQ. FT.  
 LOT COVERAGE: 21.15%  
 LOT SIZE: 7,976 SQ. FT. (0.18 ACRES)  
 CITY PLANNING FILE NO.: CPC CU 17-00044



**FIGURE 1**

CPC CU 17-00044