



Part of Lot 2 in Block 7 in Rustic Home Addition No. 2 to Colorado City, now a part of the City of Colorado Springs, and of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., in the City of Colorado Springs, described as follows:

Beginning at the Northwest corner of said Lot 2; thence North 59 degrees 46 minutes East along the Northwest line of said Lot, 18 feet; thence South 40 degrees 33 minutes East 206.69 feet; thence South 33 degrees 51 minutes West 87.7 feet to the Northerly right of way of the Midland Terminal Railroad; thence North 56 degrees 09 minutes West along said right of way line, 367 feet to the intersection with the North line of said Section 14, thence East along said North line of Section 14, 225 feet to the Southwest corner of said Lot 2; thence North 30 degrees 14 minutes West along the Southwest line of said Lot, 4.68 feet to the place of beginning. Excepting therefrom that portion of subject property conveyed to the City of Colorado Springs by deed recorded Decoomb 20, 1992 in Book 6098 at Page 357 and also excepting that portion of the Northeast Quarter of the Northwest Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., described as follows: Commencing at the Southwest corner of Lot 2, Block 7, Rustic Home Addition No. 2, to Colorado City (Plat Book K at Page 16 of the records of El Paso County) also being a point on the North line of said Section 14; thence North 37 degrees 57 minutes 13 seconds West 29.22 feet along said North line to the True Point of Beginning of Parcel B; thence continuing North 87 degrees 57 minutes 13 seconds West along said North line 42.62 feet thence South 20 degrees 04 minutes 31 seconds East 54.19 feet; thence South 39 degrees 11 minutes 10 seconds East 81.94 feet; thence North 50 degrees 48 minutes 50 seconds East 41.8 feet; thence North 39 degrees 11 minutes 10 seconds West 58.54 feet; thence North 29 degrees 25 minutes 55 seconds West 47.19 feet to the Point of Beginning, Count of El Paso, State of Colorado.

City Stamp box located below.

**General Note: A certificate of occupancy shall be obtained authorizing the use of the property as the applicable type of human service establishment.**

- Key notes**
- ↓ ADA signs, entrance S parking
  - ↓ 6 New exterior lighting - 5000 lumen
  - ↓ Required: 2 parking spaces
  - ↓ Provided: 6 parking spaces to eliminate street parking
  - ↓ 24 hour trained onsite staff
  - ↓ Limited noise due to activities held at the back of property that is adjacent to HWY 24
  - ↓ Fire lane is in front of site, along with fire hydrant
  - ↓ Trash will be a residential use

- Project Data**
- ↓ Approximate date 1/24/21
  - ↓ Project name: Mountain View Recovery Center
  - ↓ Project description: Single story with finished basement Human Services establishment Drug and alcohol facility
  - ↓ Site address: 329 S, 18th St, Colorado Springs, CO 80904
  - ↓ Tax Schedule # 74141-00-050
  - ↓ Zoning: M1-CU
  - ↓ Acreage: 9,797 sq ft
  - ↓ Owner: Evackcave LLC
  - Monica Novack - (719) 477-3139
  - ↓ Applicant/Developer: Miya Stafford
  - Phone (928) 848-2487

Southern boundary of property is 35.07 feet bearing southeast, one fence is constructed of wood approximately 6 feet in height along the entire boundary.

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the city of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

prepared  
11/20/21  
Approximate  
Schedule for  
Development  
1/1/22 - 1/30/22

CPC CU 21-00195