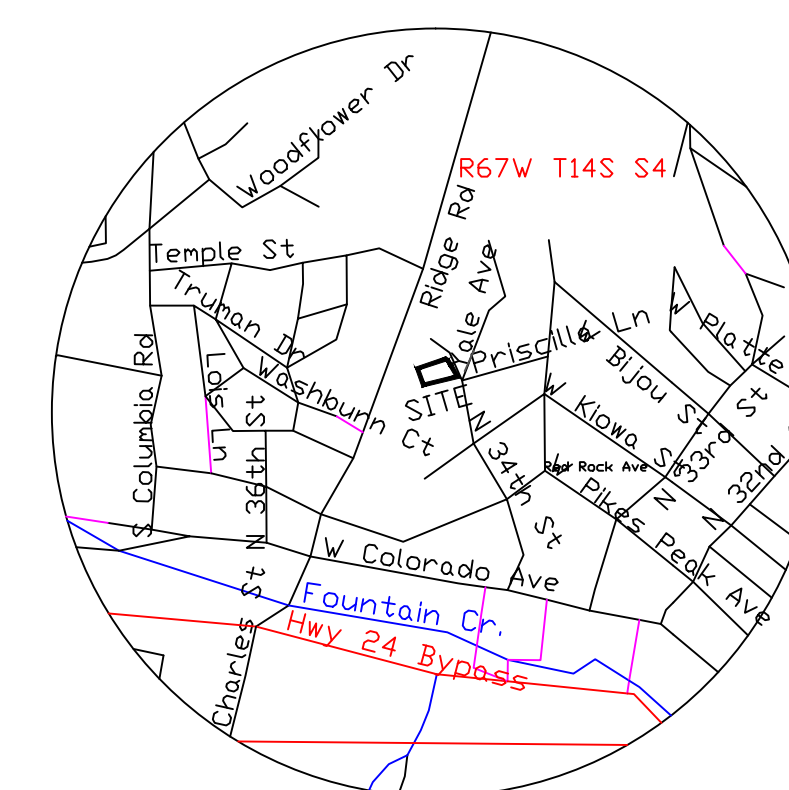


Scale 1" = 20'

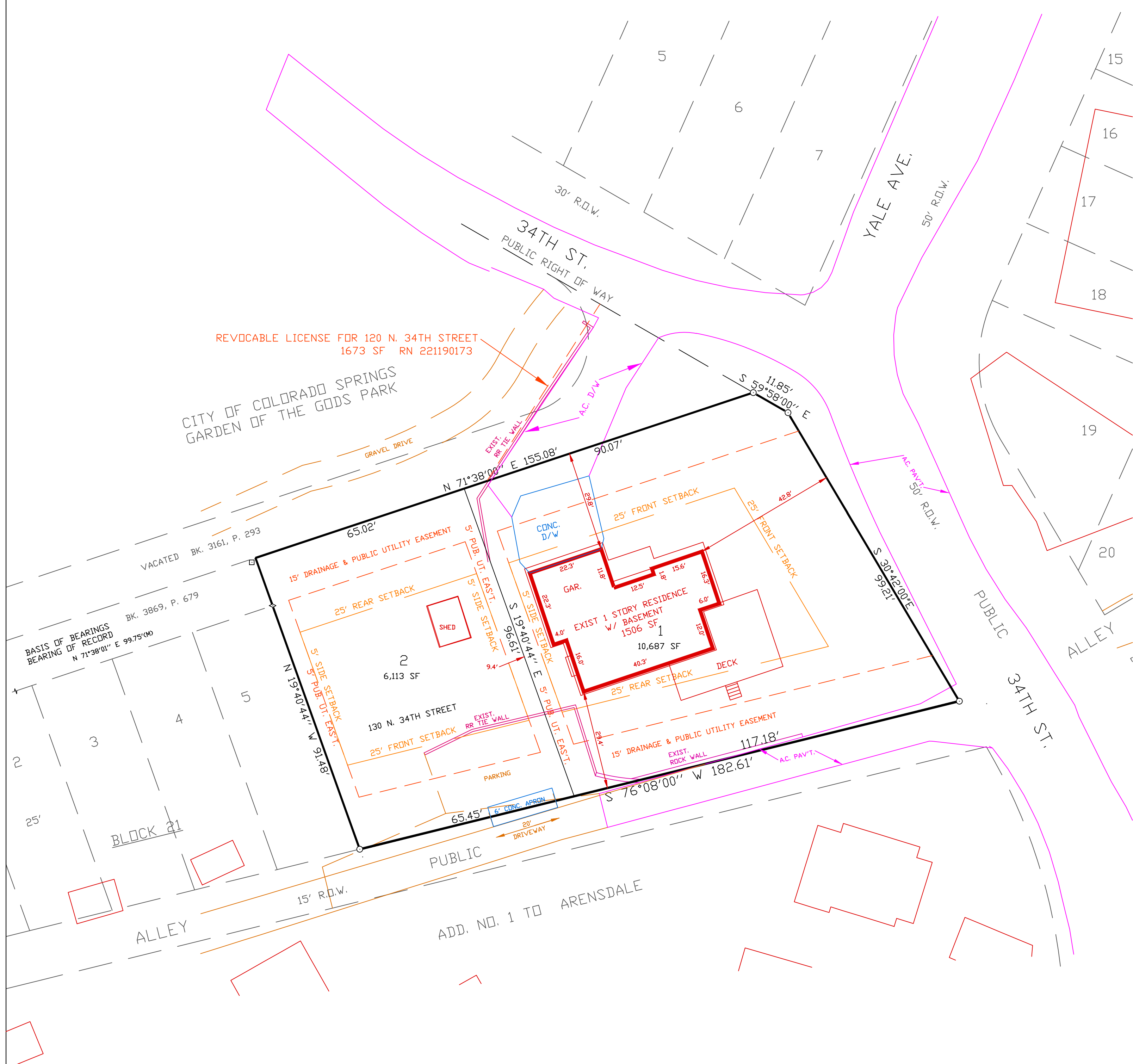
LEGEND:

- SET YELLOW #9853 CAP ON #4 REBAR
- FOUND 1/2" IRON PIPE
- ◇ FOUND #5 REBAR



VICINITY MAP

1"=1000'



Owner: Daniel and Kate Thomas  
 120 North 34th Street  
 Colorado Springs, CO 80904-1419  
 (719) 200-3965

**Legal Description:**  
 LOTS 6, 7, 8, 9, 10 AND 11 IN BLOCK 21 IN THE ASSEMBLY GROUNDS OF THE NATIONAL CHAUTAUQUA ASSOCIATION, RESUBDIVISION PLAT, recorded September 18, 1902 in Plat Book K at Page 38 TOGETHER WITH THAT PORTION OF THE SOUTHERLY HALF OF PRINCETON AVENUE VACATED BY ORDINANCE 79-16 RECORDED IN BOOK 3161 AT PAGE 293 AND IN BOOK 3869 AT PAGE 679 AND ATTACHING TO THE SUBJECT PROPERTY BY COLORADO LAW, ALL IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO And containing 16,800 SF  
 To be replatted as: Thomas Family Subdivision

**Units of measurement:** US Survey Feet

**Addresses:**  
 Lot 1: 120 North 34th Street  
 Lot 2: 130 North 34th Street

**Zone:** RI-6 HS

**Setbacks:**  
 Front: 25'  
 Side: 5'  
 Rear: 25'  
 Minimum Lot Width = 50'  
 Max Lot Coverage = 30%  
 Max Building Height = 30'  
**BUILDING HEIGHT (Hillside Zone):** Within the hillside overlay, the height of any building elevation shall be measured vertically from the building grade to the corresponding highest point of the roof.  
**BUILDING GRADE:** The natural elevation of the ground surface on a lot or parcel prior to the approved development plan or the ground surface created in accord with a grading and development plan approved by the City.

**Assessors Parcel No.:** 74033-14-040

**Use(s):** Single residential

**NOTES:**  
 1. Subdivision waiver to allow the second lot without direct access to a public street: Allow Lot 2 to access the public alley  
 2. A Revocable License for use of City Property, allowing the existing home on Lot 1 to access 34th Street, was recorded 10-12-21 under Reception No. 221190173 of the records of El Paso County, Colorado. This revocable license is for the benefit of 120 N. 34th Street, aka Assessor's Parcel No. 74033-14-040, including the existing 2-story dwelling constructed in 1979 per the County Assessor's records. The approved revocable license shall only apply to Lot 1 and not to Lot 2. Access for Lot 2 was approved through a subdivision waiver to allow access from alley on the south side of Lot 2. No access to lot 2 can be gained from 34th Street

Prepared by the office of:  
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 Celebrating 43 years in Business

CITY FILE NO: CPC SW 21-00056

DRAWN BY: D.E. WATTS DATE: 7-27-21 DWG. NO.: 19-5394-10 TOPOGRAPHY BY: CITY FILE SURVEYED BY: DEW, ESW, 11-5-19 ESW DEW V 10-14-20	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 7-27-21 REVISED PER CITY REVIEW COMMENTS DEW 5-3-22 REVISED PER CITY REVIEW COMMENTS DEW / ESW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT THOMAS FAMILY SUBDIVISION CHAUTAUQUA ASSOCIATION REPLAT COLORADO SPRINGS	SHEET NAME <b>SUBDIVISION WAIVER</b>	SHEET NO. 1 OF 1
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