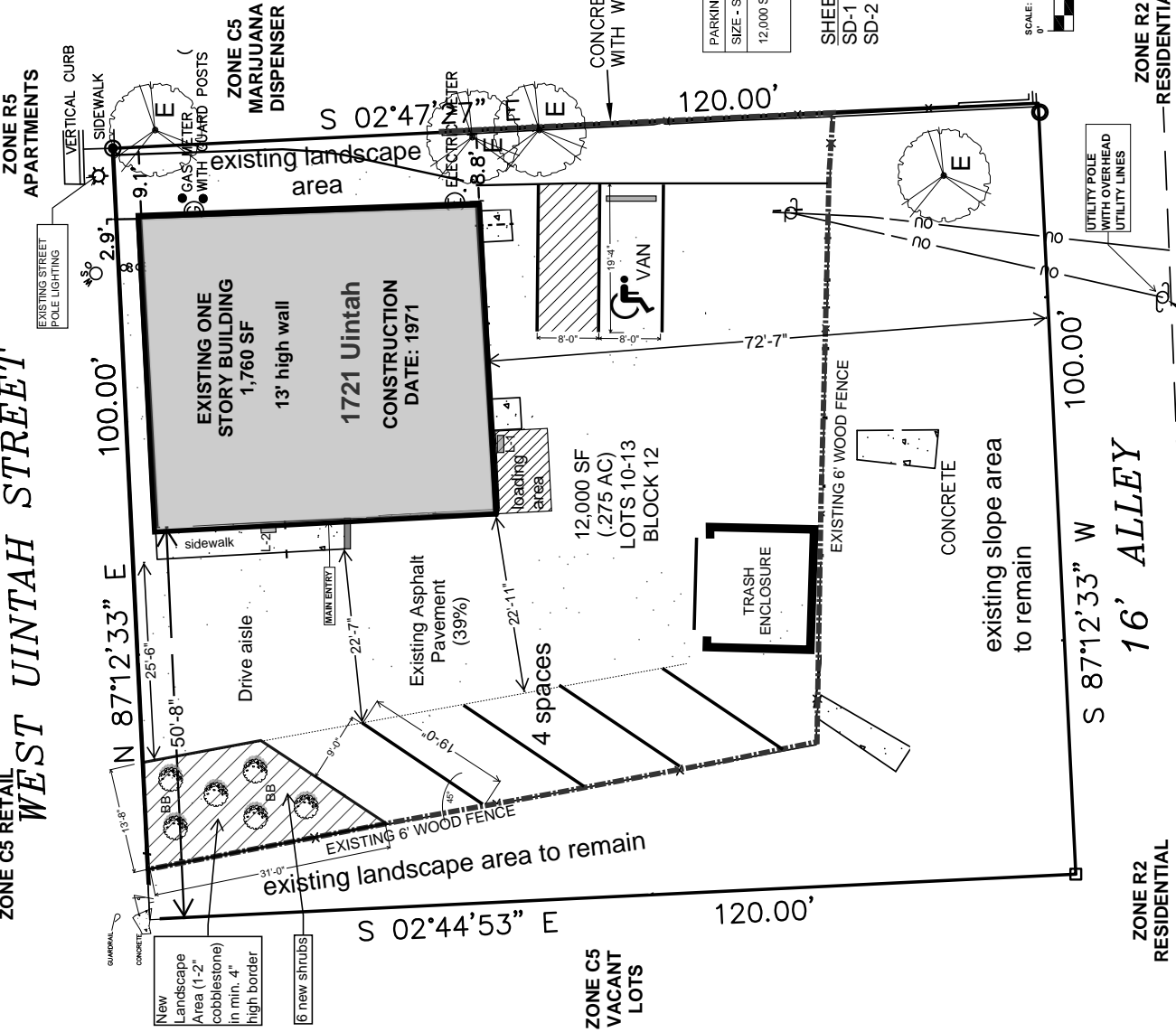
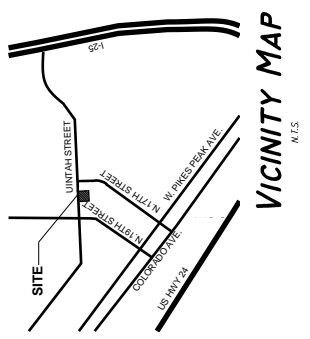


EXISTING ZONE: C-5
 SETBACKS: EXISTING, NON-CONFORMING
 OWNER:
 THE FAMILY PETCREMATORY, INC
 5888 TUTT BLVD.
 COLORADO SPRINGS, CO 80923
 PROJECT DESCRIPTION:
 CONDITIONAL USE TO ALLOW PET CREMATORY IN EXISTING FACILITY FOR SMALL ANIMALS. NO OTHER VET CLINIC SERVICES TO BE PROVIDED FOR ON THIS SITE
 ADDRESS:
 1721 WEST UINTAH STREET
 COLORADO SPRINGS, CO 80904
 PLAT NO: 29
 LEGAL DESCRIPTION:
 LOTS 10 TO 13 INC BLK 12 ADD 2 WEST COLO SPRGS

NOTES:
 1. Separate sign permit is required. Contact the Development Review Enterprise at 719-585-5932 to begin a sign permit application.
 2. Per City Code Section 7.4.102.D, all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties. All lighting shall be shielded to prevent glare and light trespass onto any public right-of-way. An amendment to this plan may be required if the lighting type is changed.
 3. The owner shall comply with all applicable ADA. Sign placement shall be in accordance with the International Symbol of Access (ISA) and shall be in accordance with 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 standards that may be adopted in the future. Sign placement shall be in accordance with applicable City code requirements including, but not limited to, the following:
 a. Accessible parking spaces, access aisles, and signage shall meet all applicable City code requirements including:
 i. Accessible parking spaces shall be marked with four inch (4") lines.
 ii. Accessible aisles shall be marked with four inch (4") lines.
 iii. Accessible aisles shall be oriented and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue.
 iv. Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility. Van accessible signs shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. Signs shall be located at the head of the van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. Signs shall be located at the head of the accessible aisle. Accessible signs shall be in accordance with applicable City code requirements including, but not limited to, the following:
 i. Provide a detail for accessible stall signage as described above. Access aisles should also be posted with signage indicating "Wheelchair Accessible Abortuary" Parking. Such signs shall not block the access aisle nor any related accessible route. The signage shall be in accordance with applicable City code requirements including, but not limited to, the following:
 i. Illustrate the required ADA accessible route from the public right-of-way to the building entrance.
 ii. The subject development has been granted a Non-Use Vail Accession for the subject site. The subject site is located in the back of a ten-foot high retaining wall which is the minimum height for the subject site. The subject site is located in the back of a ten-foot high retaining wall which is the minimum height for the subject site. The subject site is located in the back of a ten-foot high retaining wall which is the minimum height for the subject site.
 iii. Area of Minimal Flood Hazard, Zone X per FEMA map 08041C02265, effective 12/20/18
 iv. Mineral Estate Owner - In discussion with the Assessor's office, it was confirmed that when the plat was recorded, the Mineral Rights were disclosed. Therefore there are no Mineral Rights, refer to Plat #20, recorded on January 25, 1989 in the Response for this item.



PARKING CALCULATIONS				
SIZE - S.F. (ACRES)	USE	RATIO	PARKING REQD.	PARKING PROVIDED
12,000 SF (275 AC)	INTERMEDIATE BUSINESS	1/400 1,760/400 = 4.4 or 5 Spaces	5	1 HC 4 STANDARD
				TOTAL 5



SHEET INDEX:
 SD-1 SITE PLAN
 SD-2 SITE DETAILS



Tax Schedule # 7412212002
 File # CPC CU 19-00174

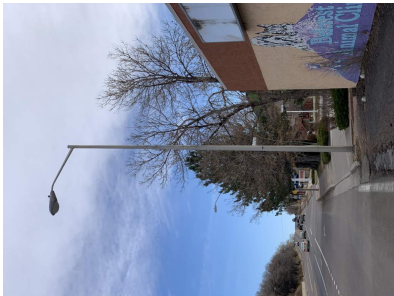
ZONE R2
 RESIDENTIAL

16' ALLEY

ZONE R2
 RESIDENTIAL

FIGURE 2

EXTERIOR EXISTING BUILDING LIGHTING:



Existing Street Pole Lighting



L-1 = Existing Shielded Wall downlight



L-2 = Existing Shielded downlight

Existing sign cabinet to remain, new fabric to be installed per permit requirements



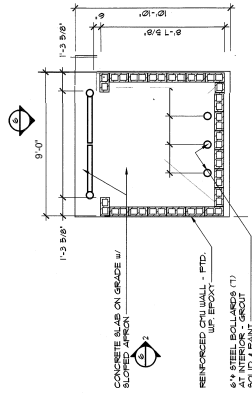
Existing Building



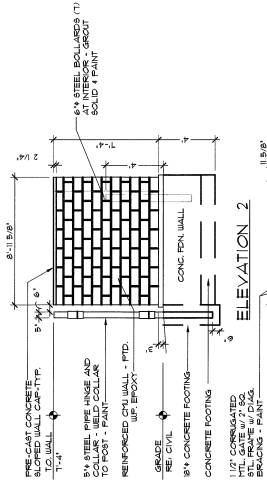
PLANT SCHEDULE:

SHRUBS:

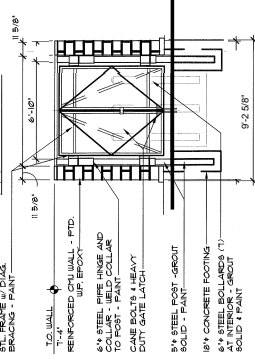
SYMBOL	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	KEY:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	BB	6	Vaccinium corymbosum	Blueberry Bush		3'-4"	2'-3'	6 gallon	CONTAINER



5 TRASH ENCLOSURE PLAN



ELEVATION 2



6 TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"

ISSUE RECORD:	NO. 1	DATE	DESCRIPTION
NO. 1	11/15/2019	ISSUE	ISSUED FOR PERMIT
NO. 2	11/15/2019	ISSUE	ISSUED FOR PERMIT
NO. 3	11/15/2019	ISSUE	ISSUED FOR PERMIT
NO. 4	11/15/2019	ISSUE	ISSUED FOR PERMIT
NO. 5	11/15/2019	ISSUE	ISSUED FOR PERMIT
NO. 6	11/15/2019	ISSUE	ISSUED FOR PERMIT
NO. 7	11/15/2019	ISSUE	ISSUED FOR PERMIT
NO. 8	11/15/2019	ISSUE	ISSUED FOR PERMIT
NO. 9	11/15/2019	ISSUE	ISSUED FOR PERMIT
NO. 10	11/15/2019	ISSUE	ISSUED FOR PERMIT

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS SPECIFICATIONS FOR CONSTRUCTION.
 2. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.
 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVAL.
 4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVAL.
 5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVAL.

SHEET DESCRIPTION
 SITE DEVELOPMENT PLAN

JOB NO. 19018
 DRAWN BY: JWNA
 CHECKED BY: DCC
 DATE OF ISSUE: 12/2/2019
 SHEET NUMBER

SD-2

Tax Schedule # 7412212002
 File # CPC CU 19-00174