

**NOTES:**

CONDITIONS OF RECORD:

- IF A DRIVE THRU FACILITY IS PROPOSED, A NOISE STUDY REGARDING THE SPEAKER SYSTEM WILL BE PROVIDED TO DETERMINE APPROPRIATE AMPLIFICATION LEVELS AND / OR NEED FOR NOISE MITIGATION.
- PHOTOMETRIC PLAN TO BE PROVIDED FOR REVIEW OF PROPOSED LIGHTING LEVELS.
- OUTDOOR PATIO SEATING SHOULD BE PLACED CLOSE TO THE BUILDING.
- PRELIMINARY SIGN PLAN TO BE PROVIDED TO CONSIDER IMPACTS ON RESIDENTIAL AND TRAFFIC LINE-OF-SIGHT.

THE FOLLOWING USES WILL BE RESTRICTED AS PART OF THIS CHANGE OF ZONE:

- ALL USES LISTED UNDER AUTOMOTIVE AND EQUIPMENT SERVICE
- BUSINESS PARK
- CONSTRUCTION SALES AND SERVICES
- FUNERAL SERVICES (AND ACCESSORY CREMATORY SERVICES)
- ALL MEDICAL MARIJUANA FACILITIES

THE USE SHOWN ON THE CONCEPT PLAN IS FOR ILLUSTRATION PURPOSES ONLY. FAST FOOD DEMONSTRATES THE HIGHEST AND MOST INTENSE USE OF THE PROPERTY. IN ORDER TO ILLUSTRATE THAT ACCESS, PARKING AND STACKING CAN BE MET.

**PROJECT DATA**

**LEGAL DESCRIPTION:**  
ALL OF LOT 1, ACADEMY CORNER SUBDIVISION, AS RECORDED IN PLAT BOOK D-4 AT PAGE 114 OF THE RECORDS OF EL PASO COUNTY, COLORADO

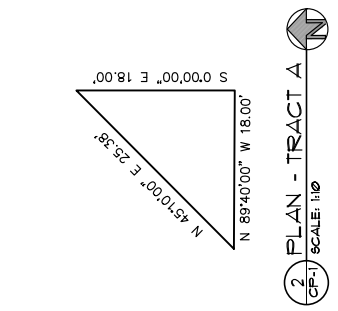
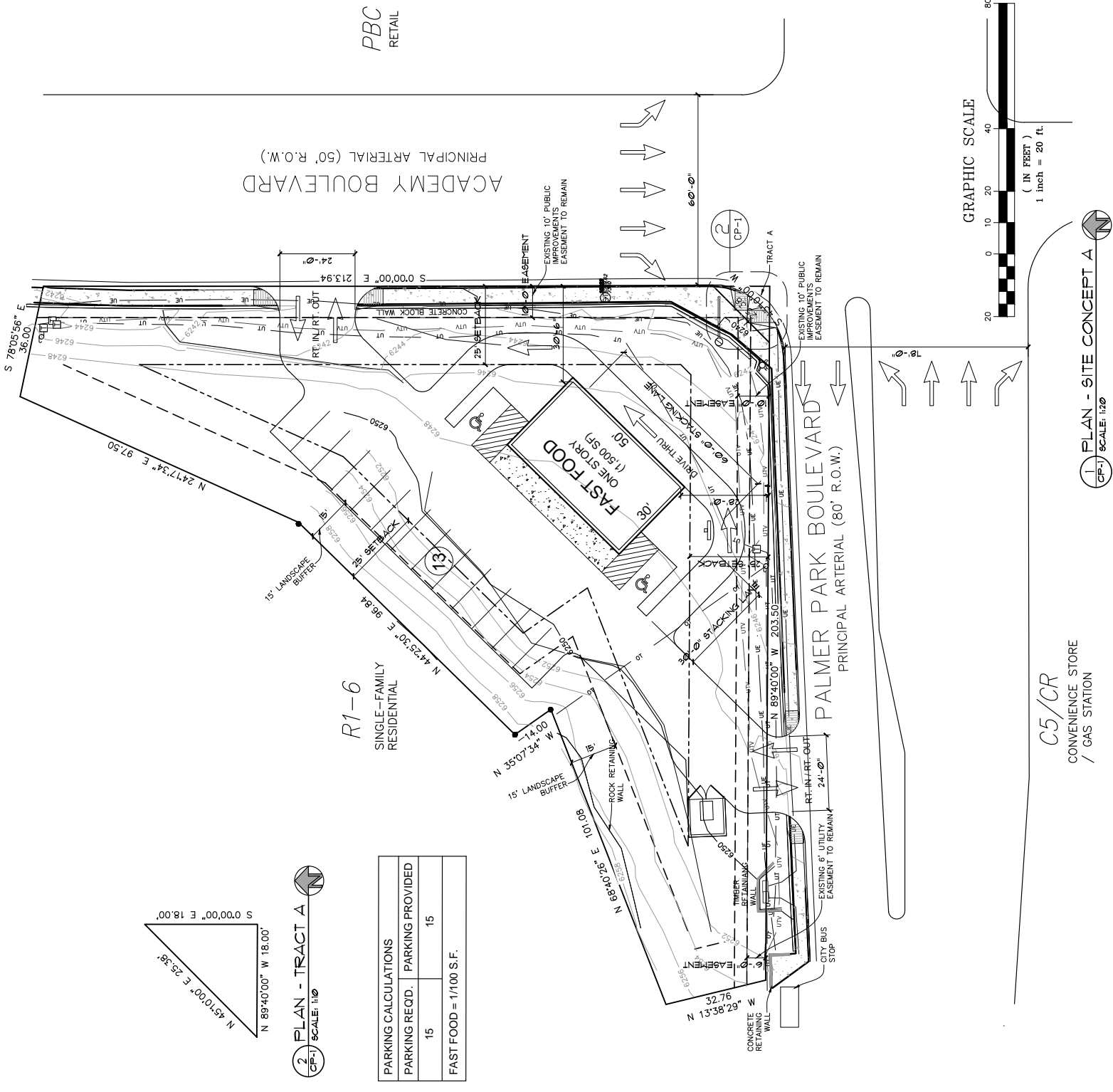
**LOT AREA:**  
LOT SQUARE FOOTAGE: 211,180 SF. (0.638 AC)

**CURRENT ZONING:**  
OR

**PROPOSED ZONING:**  
PBC/CR

**TAX I.D. NUMBER:**  
6403418034

**OWNER:**  
MEH OF CS LLC  
4406 COLLEGE PARK CT.  
COLORADO SPRINGS, CO. 80918-1842



PARKING CALCULATIONS	
PARKING RECD.	PARKING PROVIDED
15	15
FAST FOOD = 11/100 S.F.	

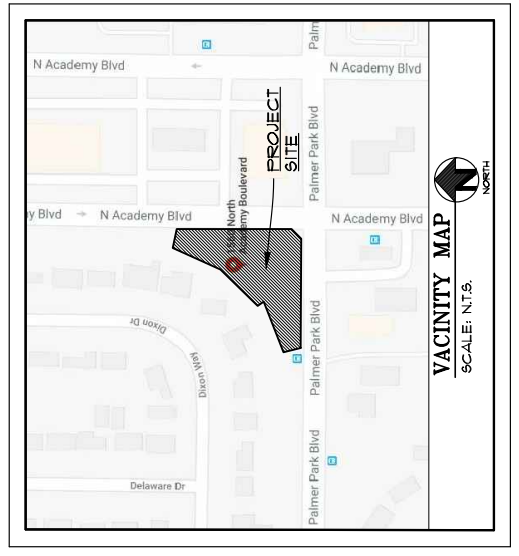


FIGURE 2