

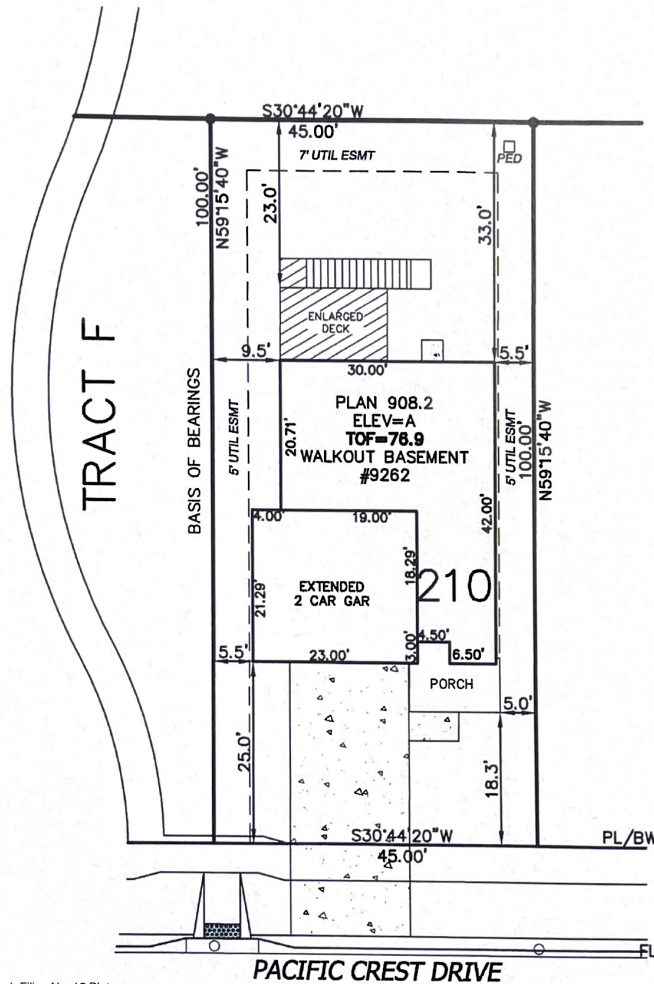
CONDITIONAL USE DEVELOPMENT PLAN - POLLY'S PRESCHOOL

LEGAL DESCRIPTION:

SUBDIVISION: BANNING LEWIS RANCH F-15
 LOT 210, BLOCK -
 ADDRESS: 9262 PACIFIC CREST DRIVE
 COUNTY OF EL PASO, STATE OF COLORADO.



1 inch = 20 ft.



General Notes from Banning Lewis Ranch Filing No. 15 Plat

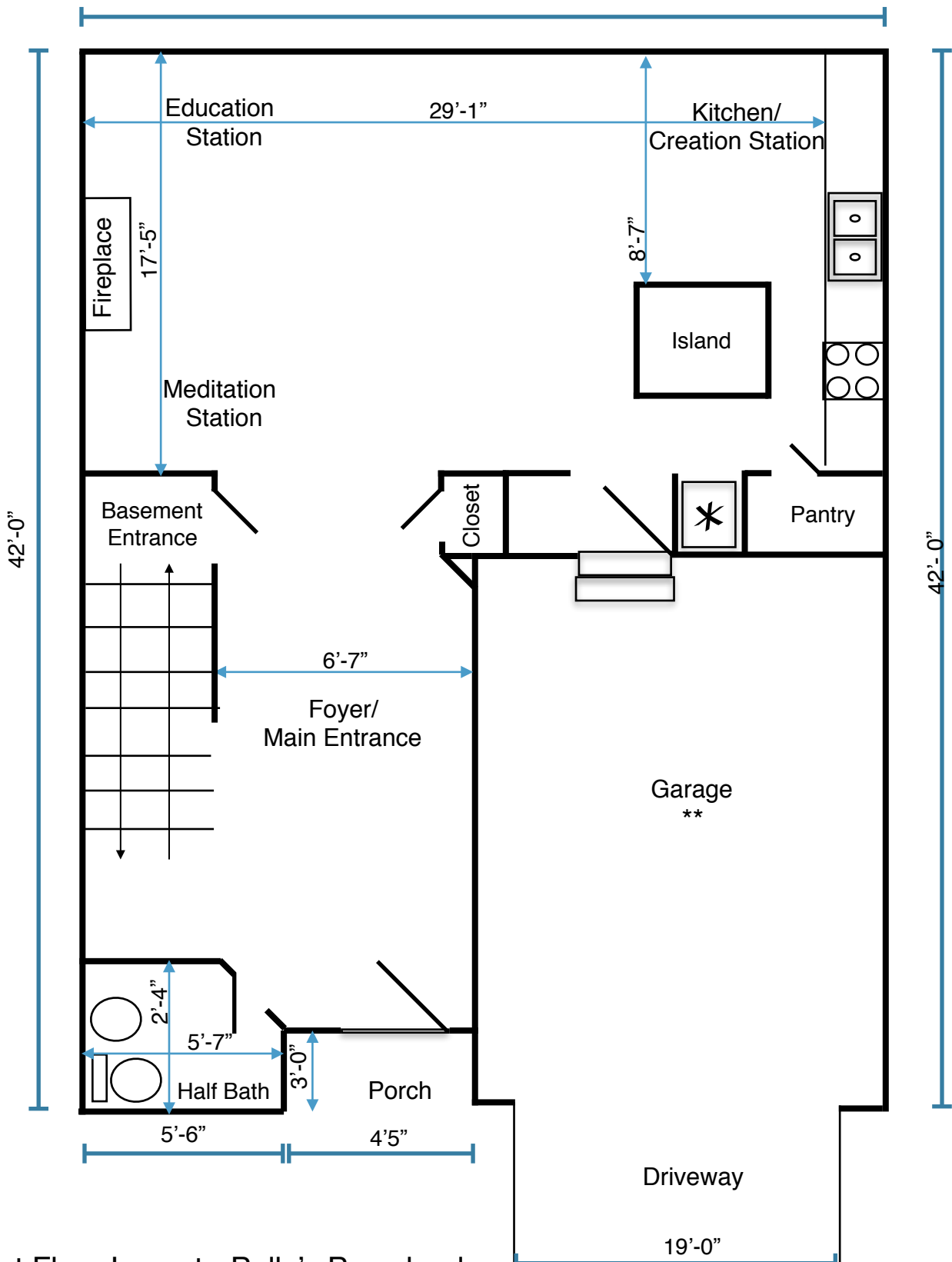
PLAT NOTE 12: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT AS RECORDED UNDER RECEPTION NO.216116987 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.

PLAT NOTE 14: NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE FAMILICATIONS THEREOF.

Site Data:

- a. Property Owner: Paulette and Dustin Doering
- b. Tax Schedule: 5310201081
- c. Zoning: PUD/AO (Planned Unit Development with Airport Overlay)
- d. Square Footage of Indoor Space Per Person:
 - i. Required Per State Code (7.707.921(A)): 420 sq. ft. (35 sq. ft. of floor space per child)
 - ii. Provided: approx. 1900 sq. ft. (1st Floor- 650 sf; 2nd Floor - 400 sf; Future Finished Basement - 850 sf)
- e. Square Footage of Outdoor Space Per Person
 - i. Required Per State Code (7.707.932(A)): 900 sq ft. (75 sq ft. of usable outdoor play space for each child.)
 - ii. Provided: 1485 sq ft.

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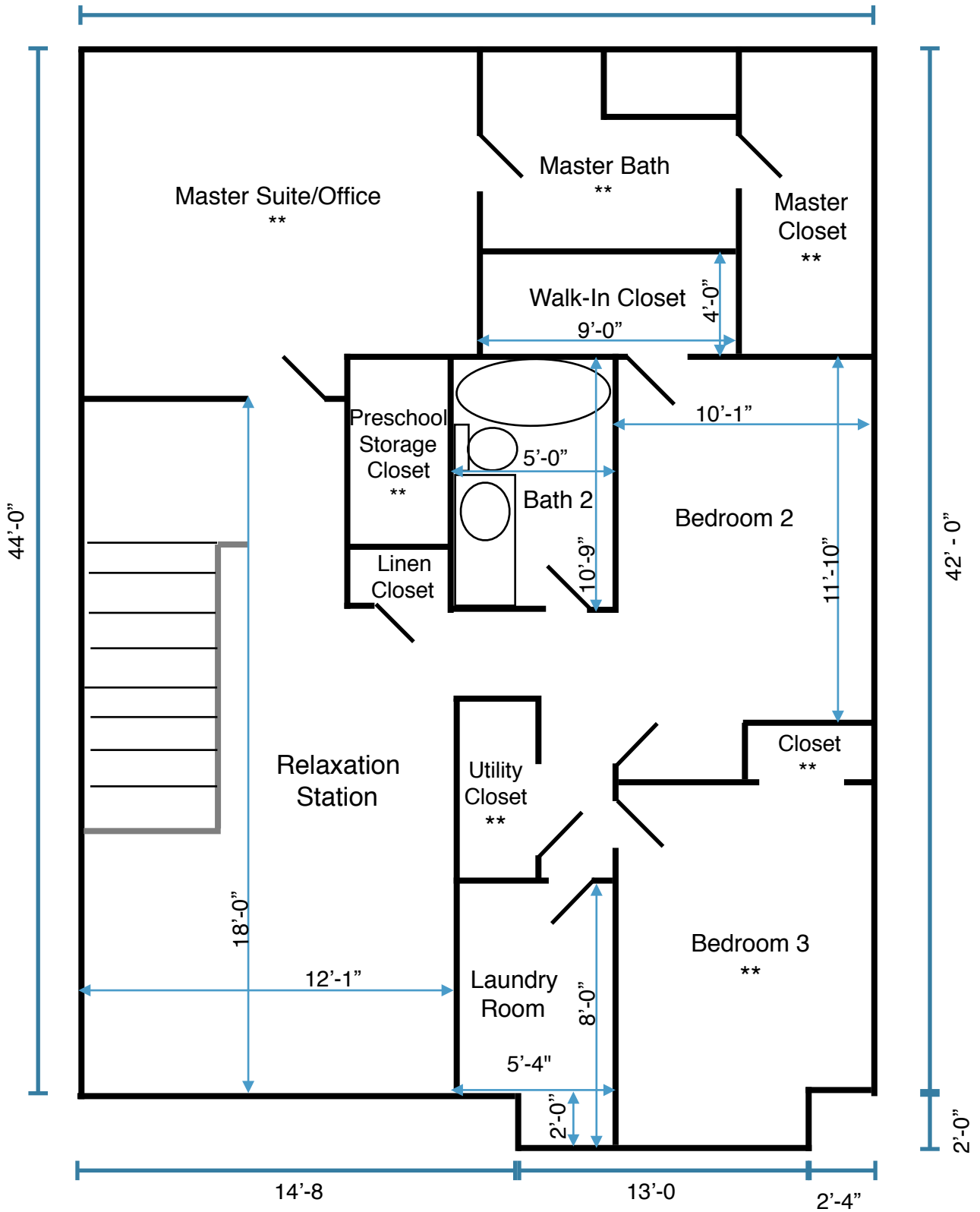


First Floor Layout - Polly's Preschool

Notes
Any areas with ** are not accessible to daycare children.

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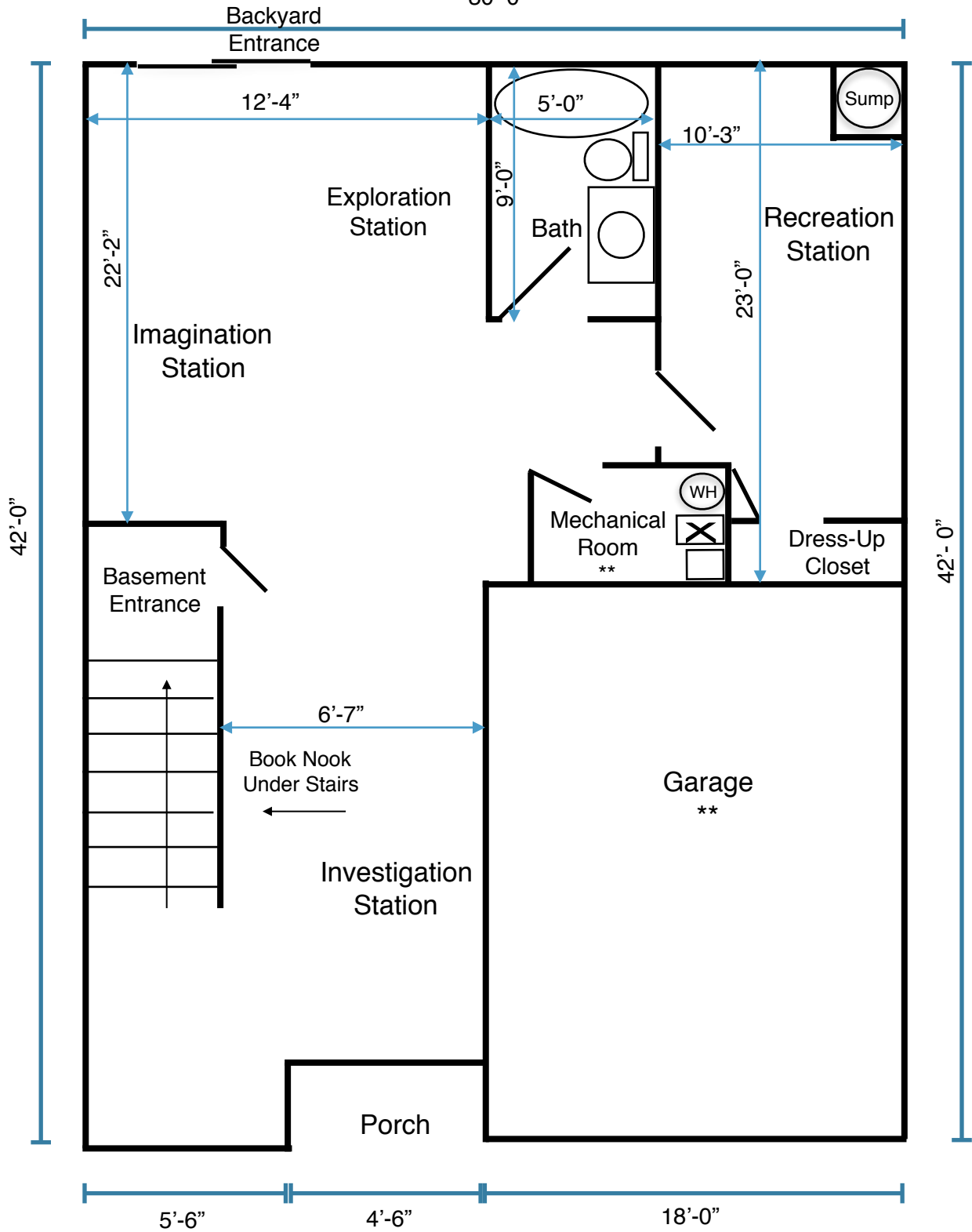
30'-0"



Second Floor Layout - Polly's Preschool

Notes
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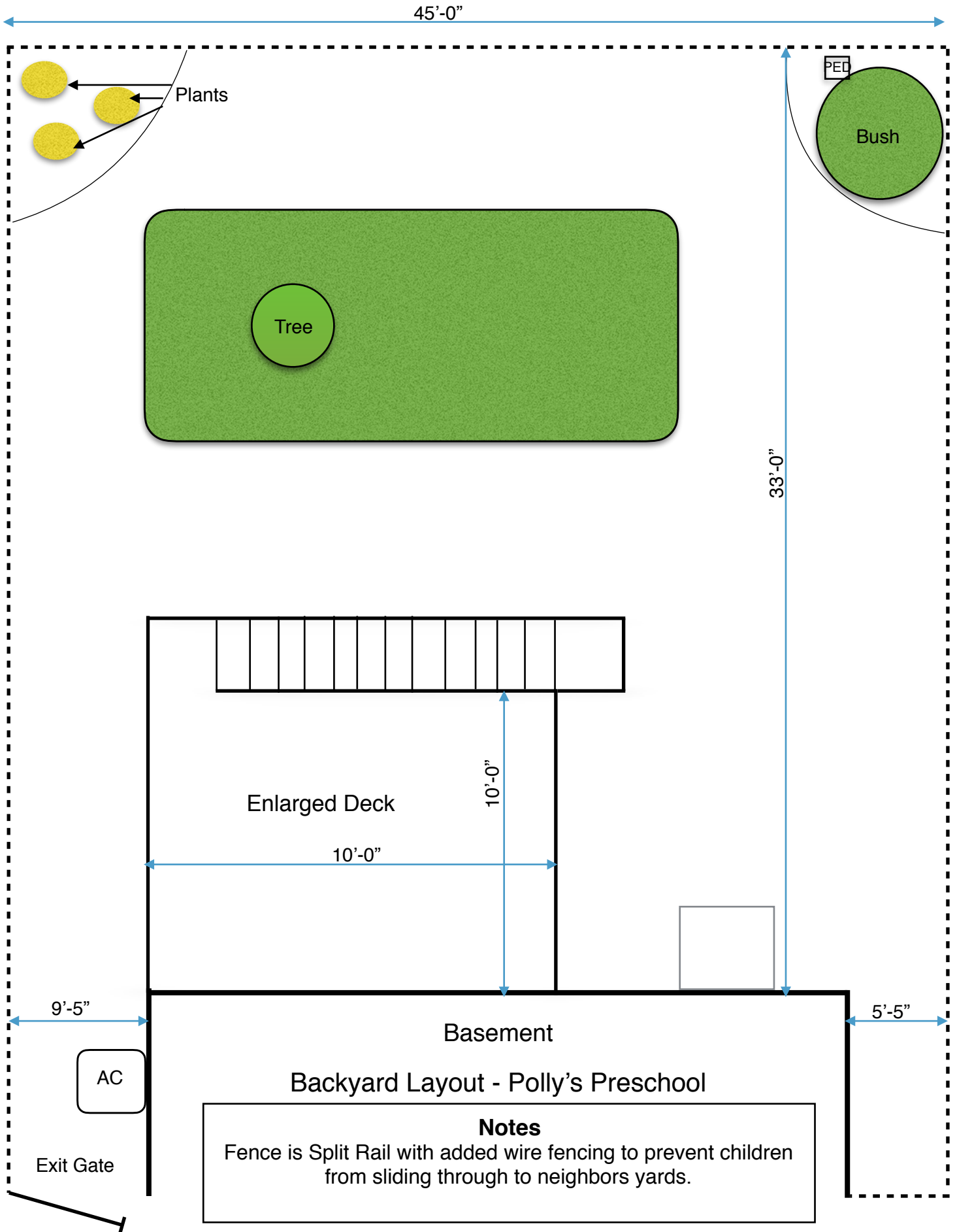
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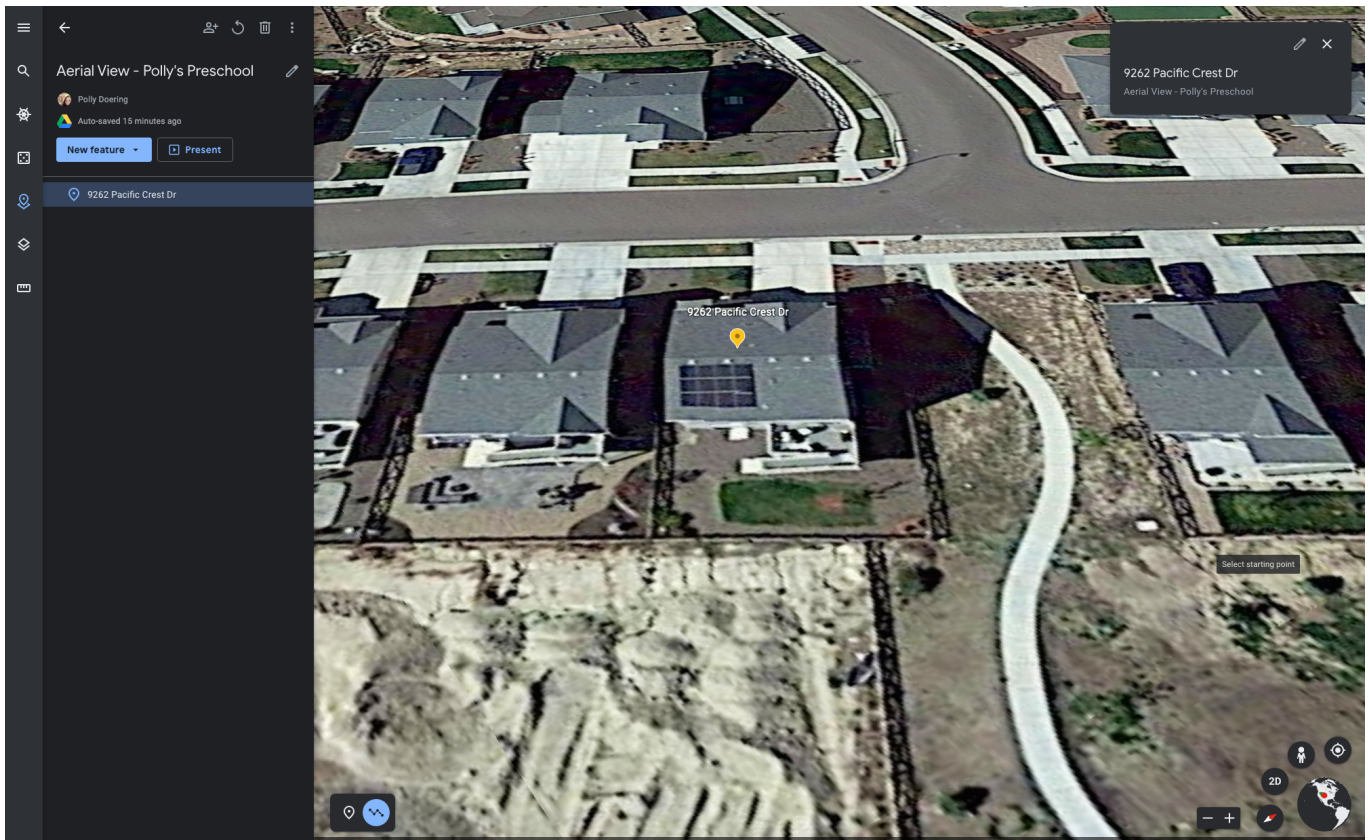
Basement Plan - Polly's Preschool

Notes
 Any areas with ** are not accessible to daycare children.
 Basement is unfinished. Layout is a rough draft of what finished basement will be for Polly's Preschool.

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Aerial View Backyard via Google Earth
Polly's Preschool

****Land behind our house has since been developed with more housing. ****