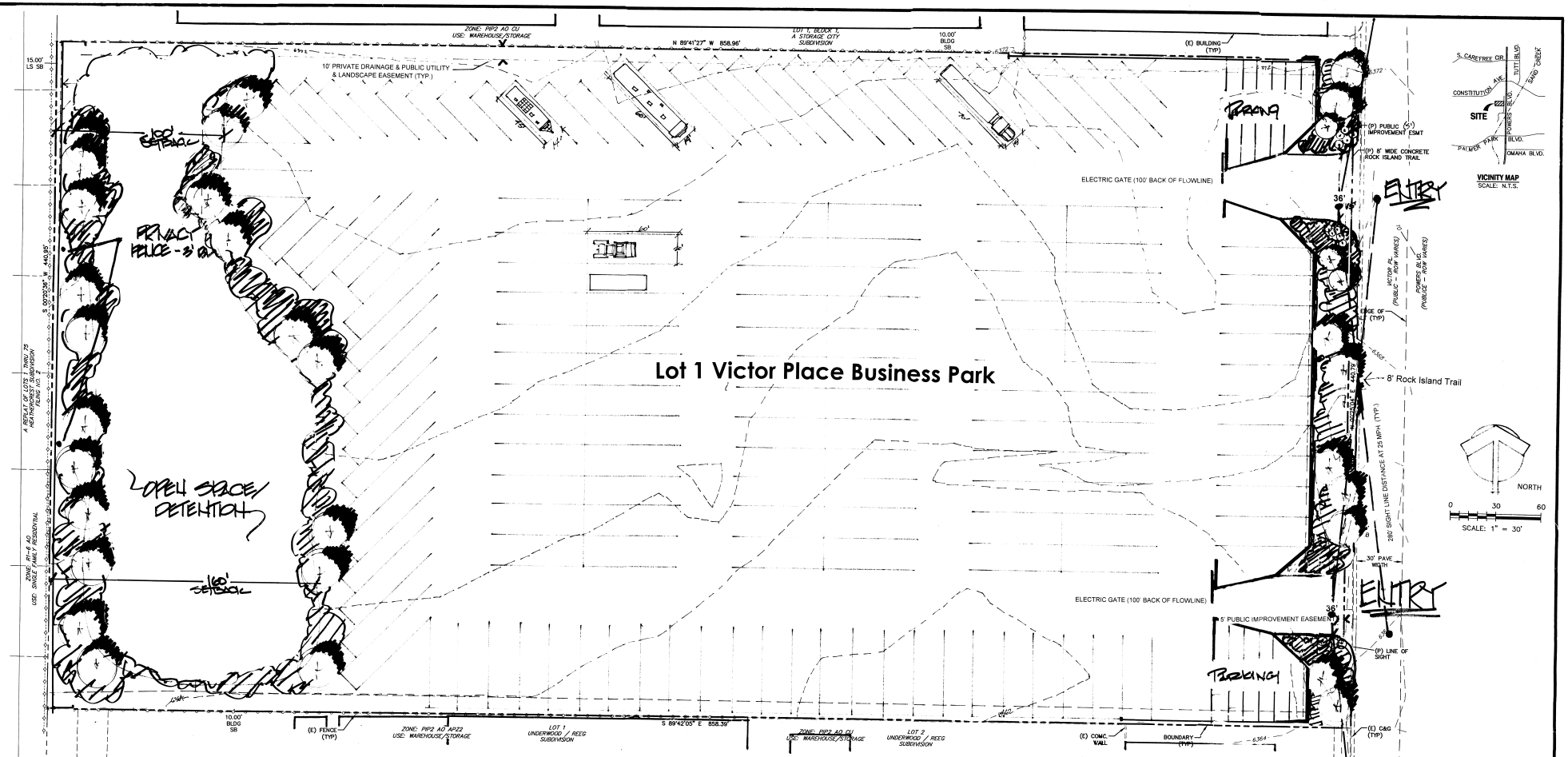

2420 Victor Place Contractor Storage Concept Plan

LEGAL DESCRIPTION:

Lot 1 Victor Place Business Park

Parcel is subject to an Aviation Easement as record under Rec. No. 216046934

*All existing curb and gutter posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards along Victor Pl. adjacent to the site will need to be removed and replaced prior to issuing the certificate of occupancy (C.O.).

PLAN DATA:

PARCEL NO.:	6401102126
PROPERTY AREA:	8.69 ACRES
ADDRESS:	2420 VICTOR PLACE
FLOODPLAIN:	FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS INDICATED ON MAP NO 08041C0535 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, EFFECTIVE DECEMBER 7, 2018.
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	CONTRACTOR STORAGE
EXISTING ZONING:	C-6 AO CR
PROPOSED ZONING:	PIP-2
BUILDING HEIGHT:	35' (MAX.)
PARKING SPACES:	18
SETBACKS:	FRONT: 25' REAR: 25' (100' ADJACENT TO RESIDENTIAL) SIDE: 10'
BUILDING COVERAGE:	40% MAXIMUM

NOTES:

1. NO DIRECT ACCESS TO POWERS BOULEVARD IS PERMITTED.
2. THE OWNER UNDERSTANDS THAT THE CURRENT VICTOR PLACE ROAD DOES NOT MEET THE CURRENT SHOI – POWERS FREEWAY CATEGORY AND HAS FAMILIARIZED HIM/HERSELF WITH THE POTENTIAL FUTURE ACCESS OPTIONS IF/WHEN THE PORTION OF POWERS BOULEVARD IS RECONSTRUCTED TO FREEWAY STANDARDS.
3. ON-PREMIST AND OFF-PREMISE SIGNING SHALL COMPLY WITH THE CURRENT COLORADO OUTDOOR ADVERTISING ACT, SECTIONS 43-1-401 TO 421, C.R.S., AND ALL RULES AND REGULATIONS PERTAINING TO OUTDOOR ADVERTISING. PLEASE CONTACT MR. MARK HUSSKEM AT 719-251-7830 FOR ANY QUESTIONS REGARDING ADVERTISING DEVICES.
4. ANY UTILITY WORK WITHIN THE STATE HIGHWAY RIGHT-OF-WAY WILL REQUIRE A UTILITY PERMIT FROM THE CDOT. INFORMATION FOR OBTAINING A UTILITY PERMIT CAN ALSO BE OBTAINED BY CONTACTING MR. HUSSKEM.

OCEANS INVESTMENTS LLC
3703 Parkmoor Village Drive, Suite 103
Colorado Springs Colorado 80917

Bestall Collaborative Limited 720.810.6480
jack@bestallcollaborative.com PO 2223 Evergreen CO 80437
Planning Environment Construction Management Development

April 1 2019	JUNE 6 2019
MAY 17 2019	

TSN: 6401102126

FIGURE 1

CPC CP - 00075

1