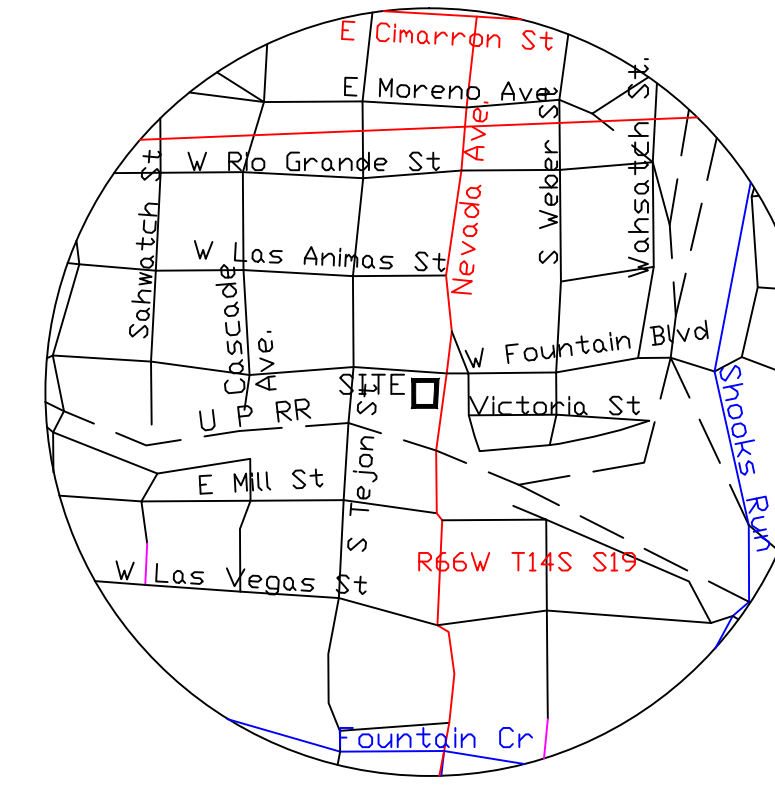
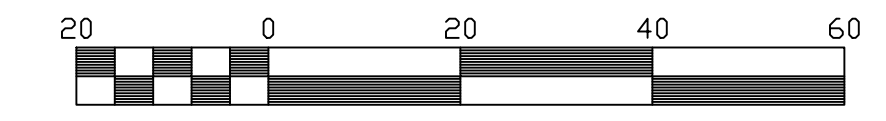
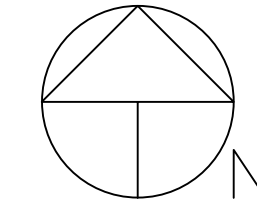


910 S. NEVADA AVE. CONDITIONAL USE APPLICATION MEDICAL MARIJUANA GROW IN THE FORM-BASED ZONE



VICINITY MAP

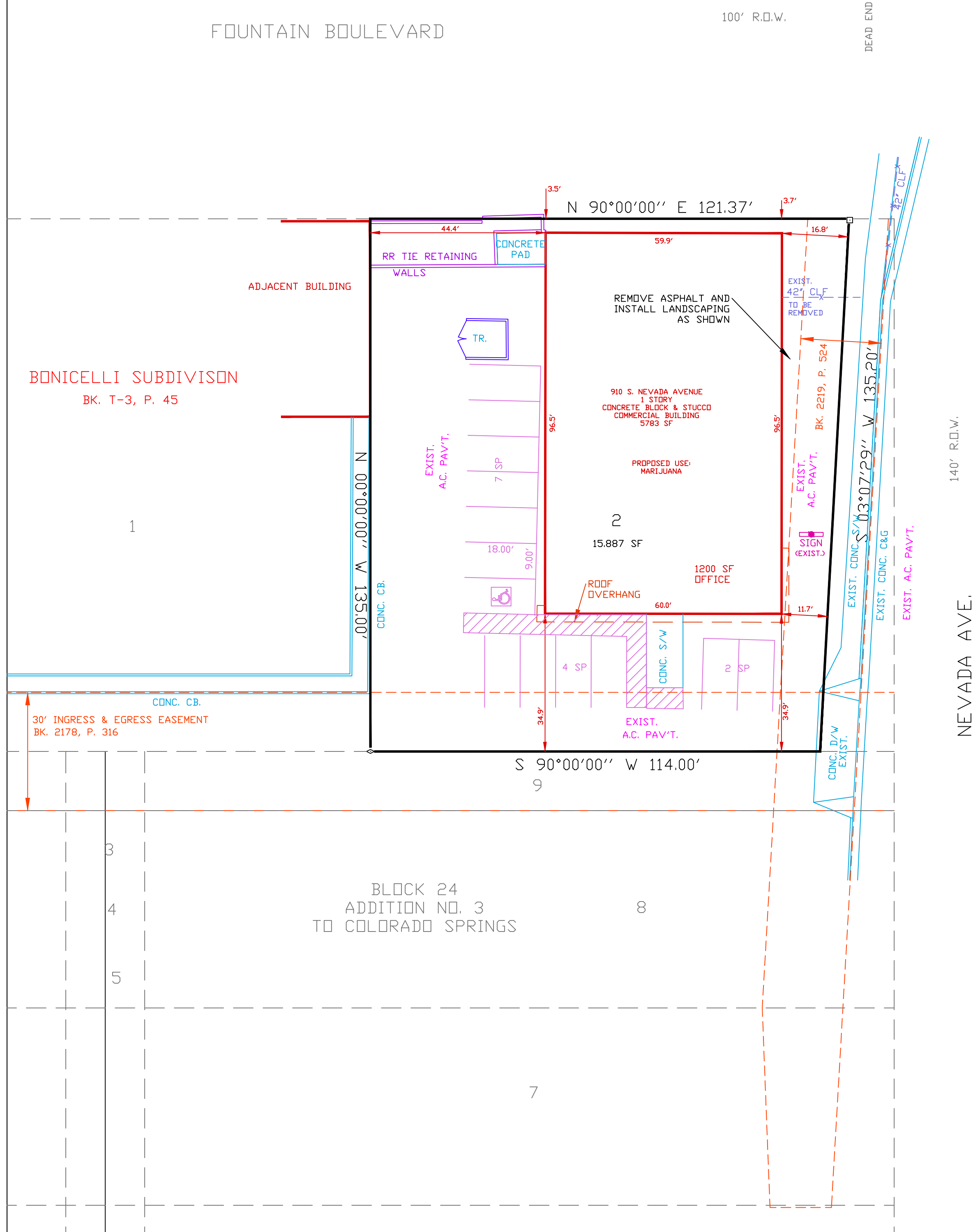
1"=1000'



Scale 1" = 20'

LEGEND:

- FOUND #2692 AL. CAP DN #4 REBAR
 - FOUND #5 REBAR
 - ⊙ SEWER MANHOLE
 - ⊙ GAS METER
 - ⊗ WATER VALVE
 - ⊙ FIRE HYDRANT
 - SIGN POST
- PUBLIC UTILITY - PER VISIBLE EVIDENCE AND CITY RECORDS



Applicant
Randy Tuck
621 Cheyenne Boulevard
Colorado Springs, CO 80905-2421

Owner
Sylvia Bonicelli and sons, LLC
1416 S Nevada Avenue
Colorado Springs, CO 80905

Legal Description:
Lot 2 Bonicelli Subdivision, City of Colorado Springs, El Paso County, Colorado

Units of measurement: US Survey Feet

Address: 910 S Nevada Avenue

Zone:
FBZ-T1

Assessors Parcel No:
Parcel A: 64192-11-024

Floodplain:
This site is not within the 100-year flood plain per FEMA Map No. 08041C0729 G, dated December 7, 2018.

Use(s):
Medical Marijuana Grow

Development time table:
Winter, 2019 / 2020

Area:
Overall: 15,887 sf 100%
Building: 5,783 sf 36.3%
Asphalt and concrete: 7,856 49.5%
Landscape: 2,248 sf 14.2%

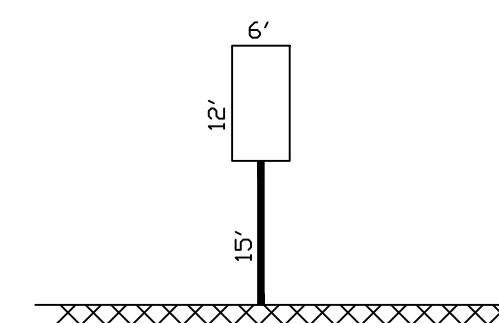
Parking requirements:
Grow = 4583 SF @ 1 spot / 500 SF = 10 spots required
Office = 1200 SF @ 1 spot / 400 SF = 3 spots required
Provided: 13 spaces with 1 marked for handicapped parking.

Site notes:

1. The purpose of the project is to convert a commercial building to medical marijuana grow site
2. Trash dumpsters are to be screened by a 6' high, enclosure. See detail
3. All parking and driveway are paved to meet H-20 load specs.
4. All handicapped parking spaces are to be marked and have a vertical sign. Handicapped parking will meet all applicable City and ADA requirements. Ramps are to be placed in a handicapped access isle, be a minimum of 3' wide, and have a slope of no more than 8%. Access isles may not exceed 2% slope in any direction.
5. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by 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 guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.
6. There will be no grading associated with this project
7. Signage is not approved with this plan. Contact City Zoning at 385-5982 for a separate sign application.
8. All utilities to service the site are in place / existing; mains and services.
9. All existing curb, gutter, sidewalk, pedestrian ramps, driveway aprons and crosspans posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards along Nevada Avenue adjacent to the site will need to be removed and replaced prior to issuing the Certificate of Occupancy (C.O.). An on-site meeting can be set up with the Engineering Development Review Inspector to determine what, if any, improvements are required. The Inspector can be reached at 719-385-5977

Site drainage:
Drainage will not change with this development.

City File No.: CPC CU 19-00167



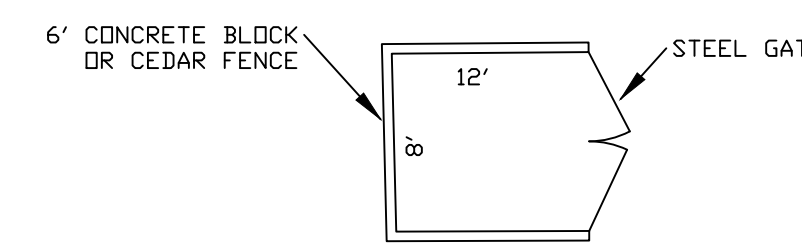
SIGN DETAIL

N.T.S.



HANDICAPPED SIGN

N.T.S.



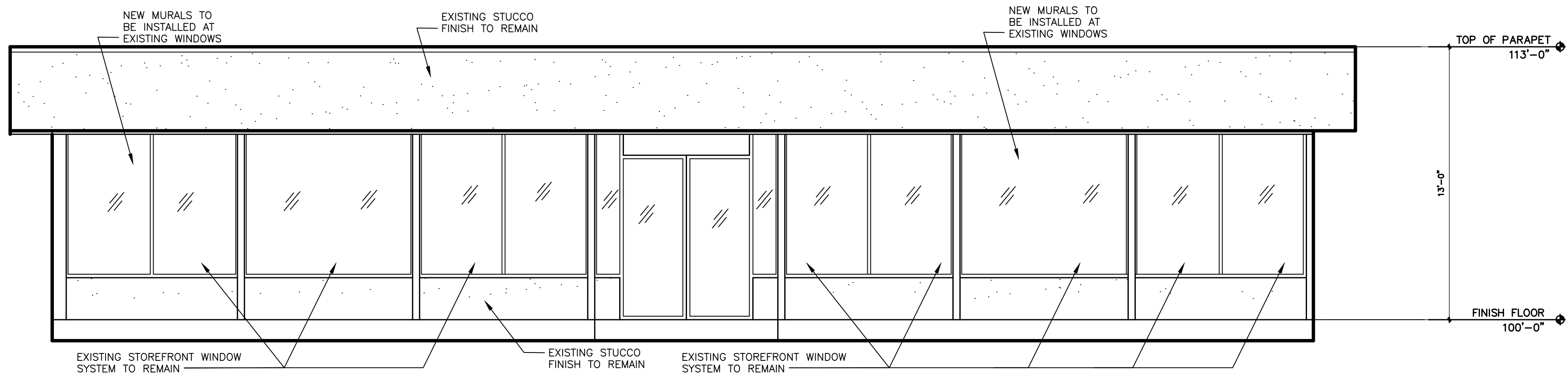
TRASH DETAIL

N.T.S.

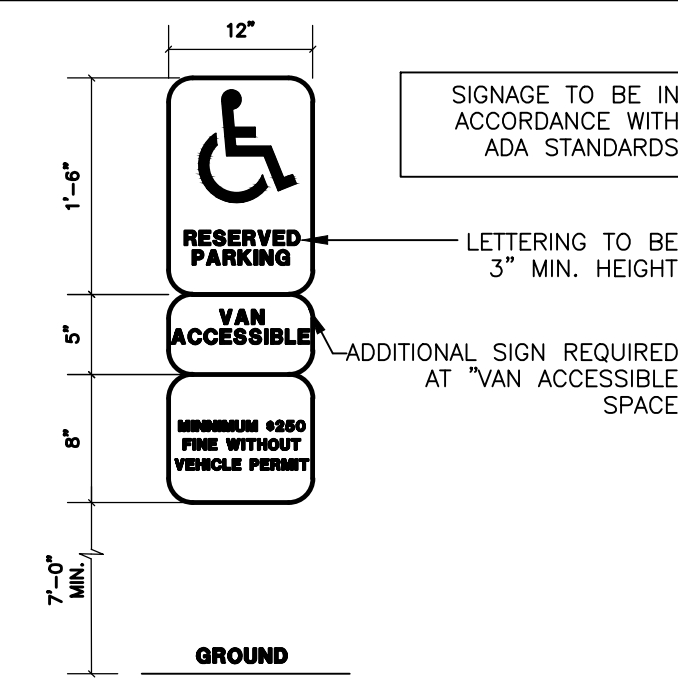
Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173
oliewatts@aol.com
Celebrating 40 years in Business

City File No.: CPC CU 19-00167

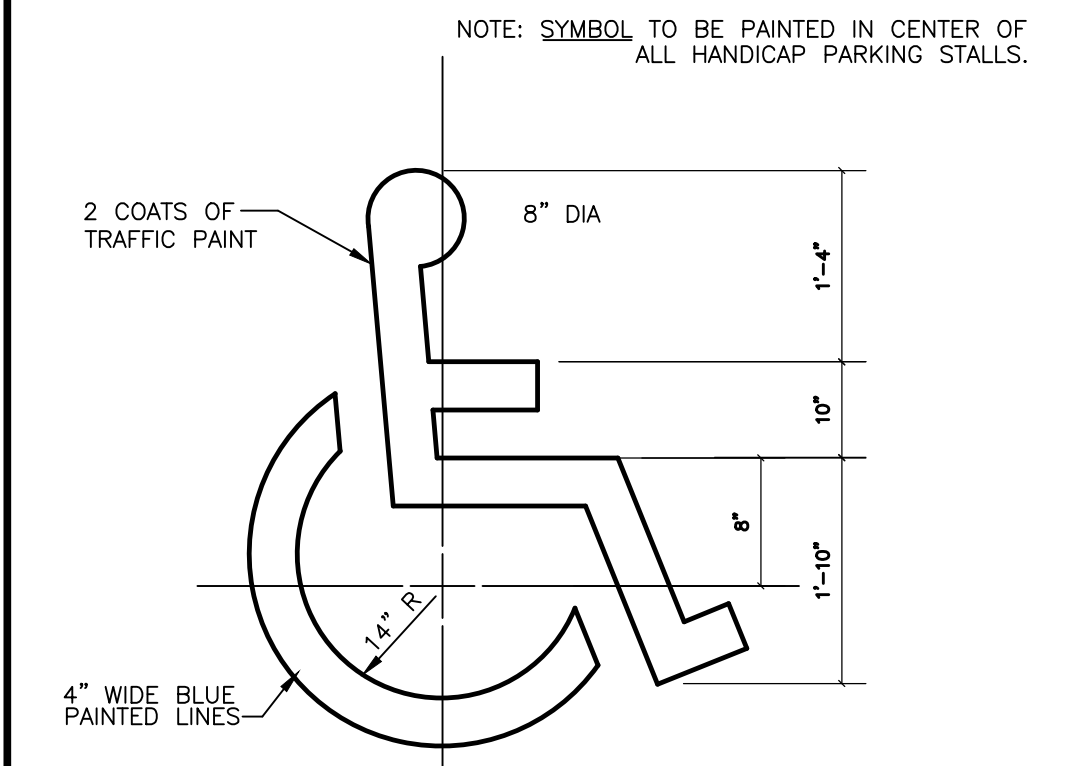
DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS 12-26-19 REVISED PER CITY REVIEW COMMENTS	DEW	PROJECT 910 S. NEVADA AVE. LOT 2, BONICELLI SUB. COLORADO SPRINGS	SHT. NAME CONDITIONAL USE DEVELOPMENT PLAN	SHT. NO. 1 OF 3
DATE: 10-18-19	PROJ. NO.:					
DWG. NO.: 19-5392-02	DWG.:					
SURVEYED BY: DEW, ESU, 10-18-19						



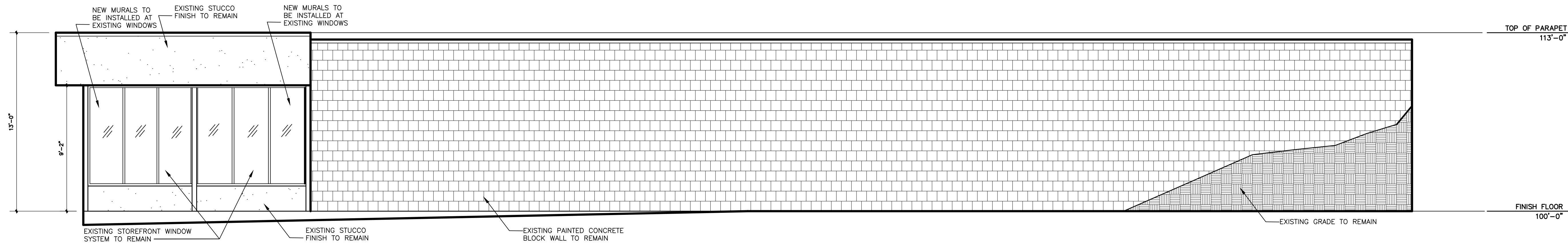
3 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



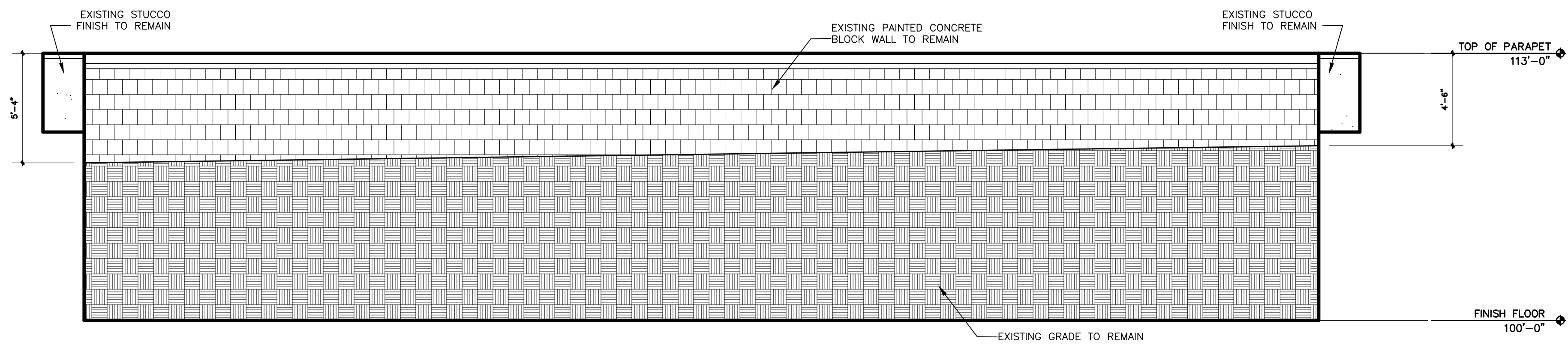
2 ADA SIGNAGE DETAIL
SCALE: 3/4" = 1'-0"



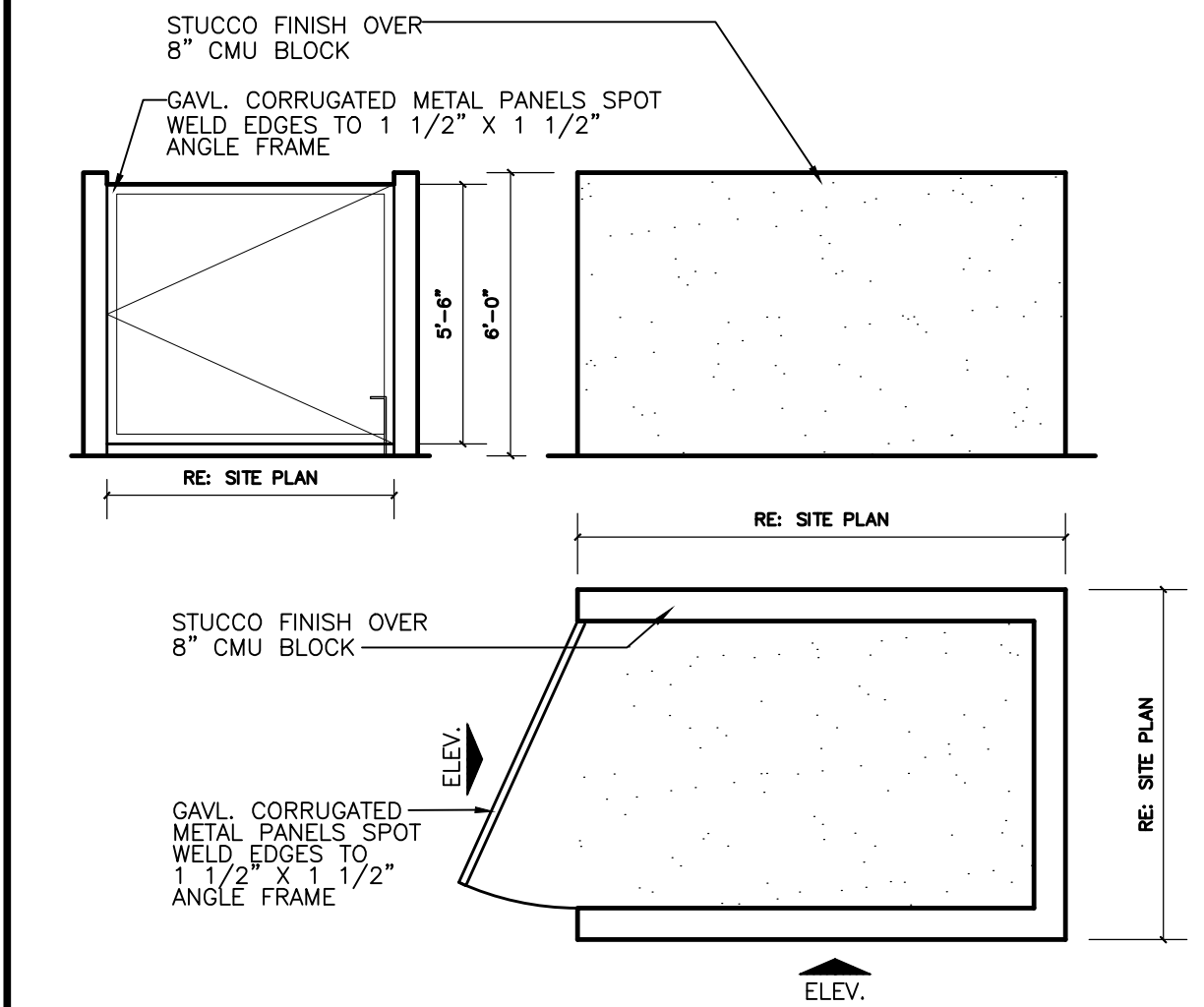
1 HANDICAP SYMBOL
SCALE: N/A



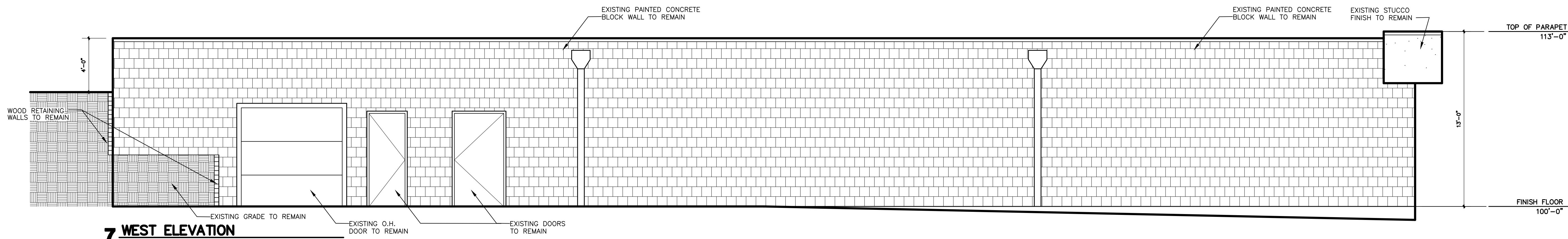
4 EAST ELEVATION
SCALE 1/4" = 1'-0"



6 NORTH ELEVATION
SCALE 1/4" = 1'-0"



5 TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



7 WEST ELEVATION
SCALE 1/4" = 1'-0"

City File No.: CPC CU 19-00167

DESIGNED BY
DATE 10-18-19
DRAWN BY
DATE 10-30-19

CHECKED BY
DATE

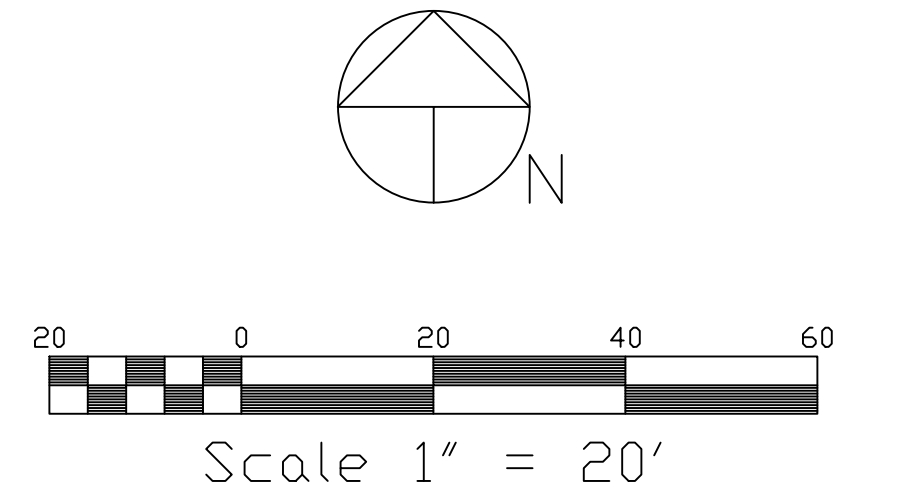
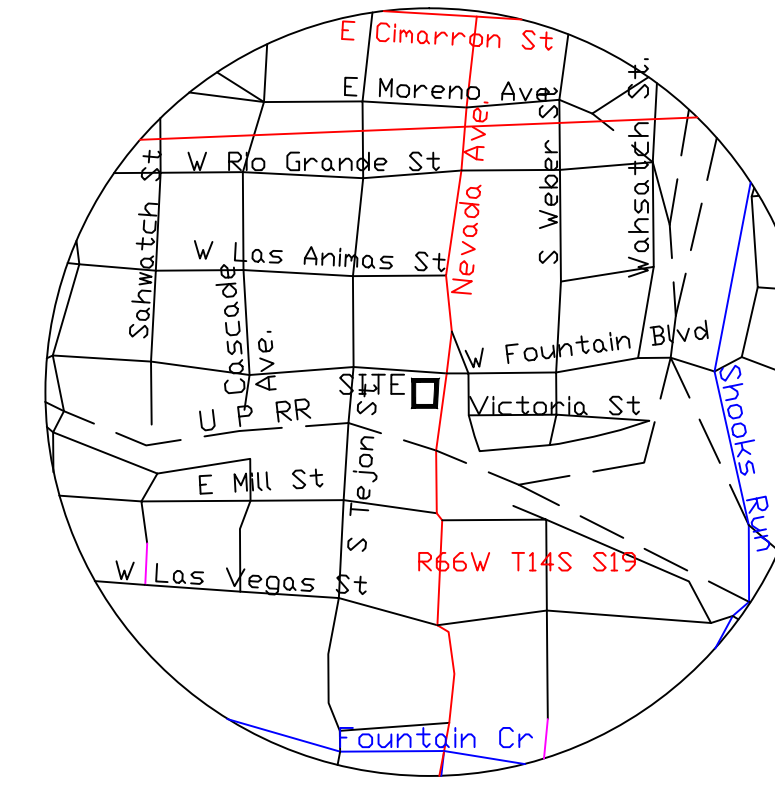
PROJECT 12-28-19 REVISED PER CITY REVIEW COMMENTS OEW

910 S. NEVADA AVE.
LOT 2, BONICELLI SUB.
COLORADO SPRINGS

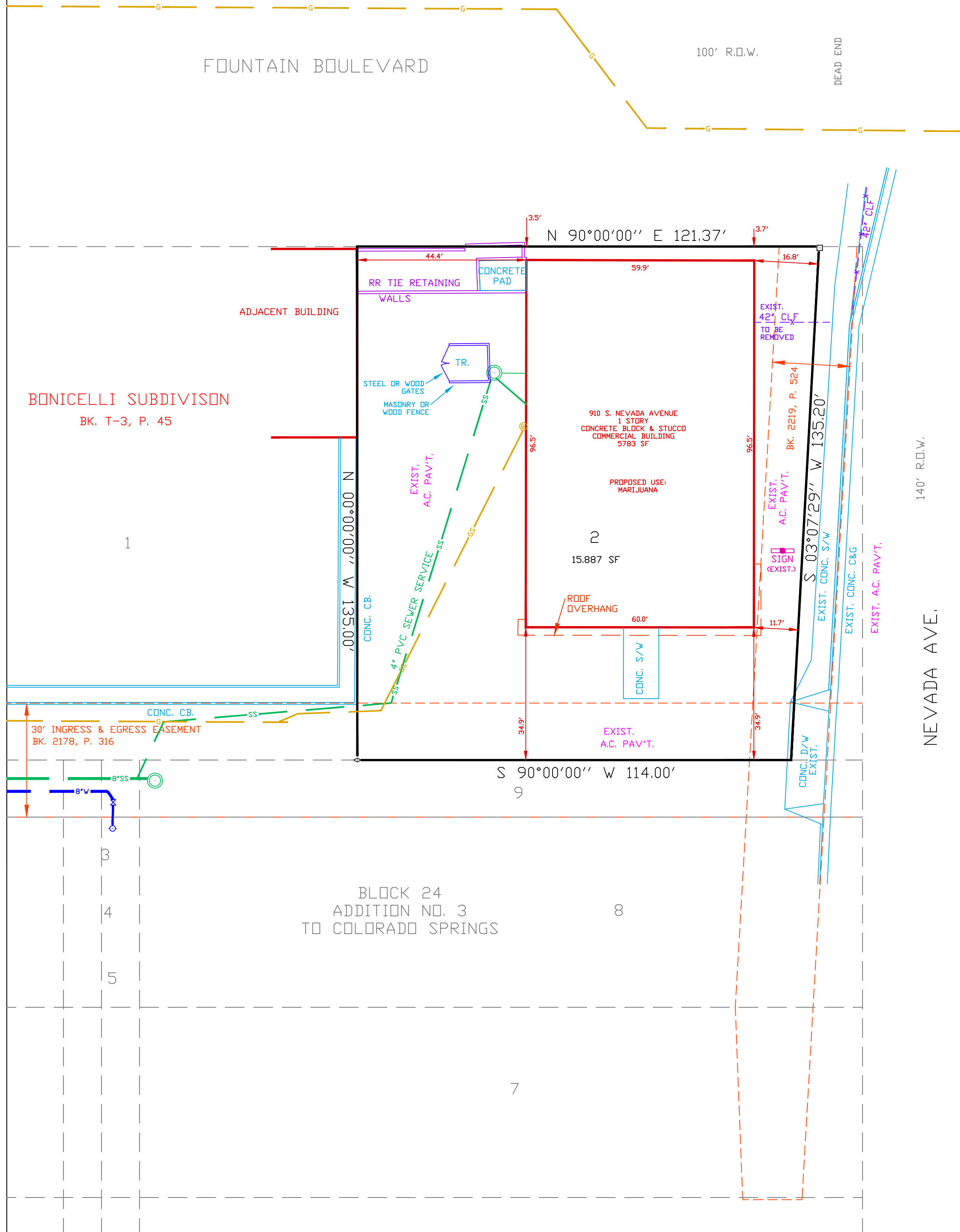
CONDITIONAL USE
DEVELOPMENT PLAN

SHEET NO.
3

910 S. NEVADA AVE. CONDITIONAL USE APPLICATION MEDICAL MARIJUANA GROW IN THE FORM-BASED ZONE



- LEGEND:**
- FOUND #2692 AL. CAP DN #4 REBAR
 - FOUND #5 REBAR
 - ⊙ SEWER MANHOLE
 - ⊙ GAS METER
 - ⊗ WATER VALVE
 - ⊙ FIRE HYDRANT
 - SIGN PDST
 - 8"SS — PUBLIC UTILITY - PER VISIBLE EVIDENCE AND CITY RECORDS



General Notes for all Preliminary Utility Plans
(required for all Development Plan submittals)

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

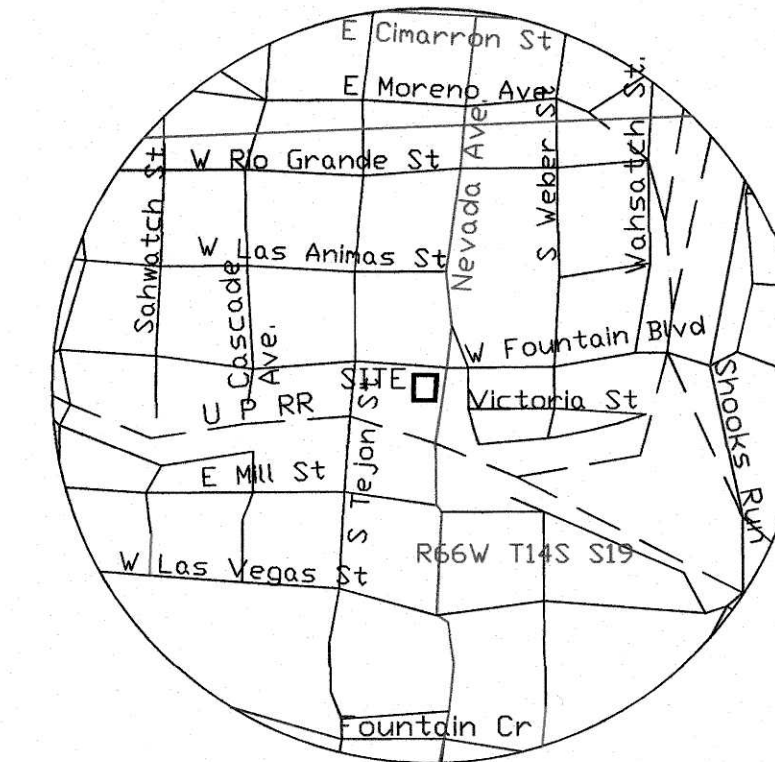
1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric, and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
2. Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities' Line Extension and Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.
4. Springs Utilities' utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities'.
5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
6. Owner, shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement.
7. The water system facilities must meet Springs Utilities' criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities' Line Extension and Service Standards).
8. Owner recognizes that the extension of water system facilities may affect the quality of water in Springs Utilities' water system. When water quality is affected, Owner acknowledge responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
11. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or the Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, and policies of Springs Utilities.

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173
Oliewatts@aol.com
Celebrating 40 years in Business

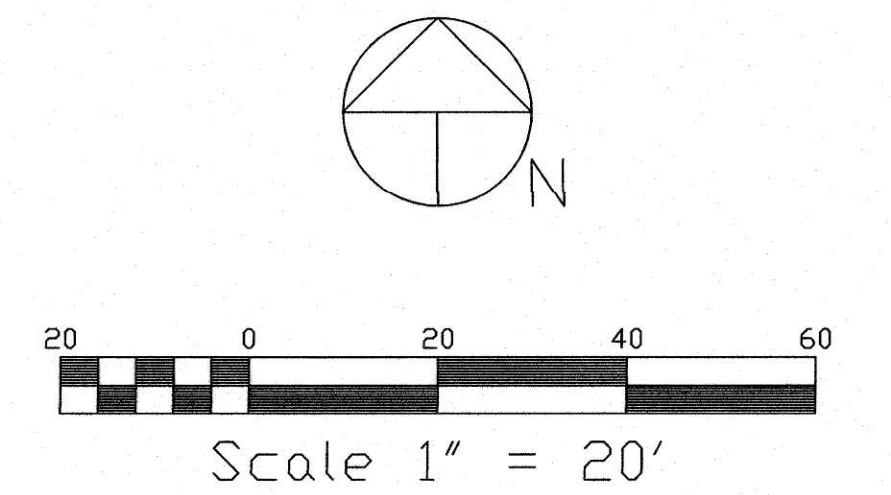
City File No.: CPC CU 19-00167

DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS 12-26-19 REVISED PER CITY REVIEW COMMENTS DEW	PROJECT 910 S. NEVADA AVE. LOT 2, BONICELLI SUB. COLORADO SPRINGS	SHT. NAME PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN	SHT. NO. 3 OF 3
DATE: 12-26-19	PROJ. NO.:				
DWG. NO.: 19-5-392-03	DWG.:				
SURVEYED BY: DEW, ESW, 10-18-19					

910 S. NEVADA AVE. CONDITIONAL USE APPLICATION MEDICAL MARIJUANA GROW IN THE FORM-BASED ZONE



VICINITY MAP
1"=1000'



- LEGEND:**
- ◻ FOUND #2692 AL. CAP DN #4 REBAR
 - ◊ FOUND #5 REBAR
 - ⊙ SEWER MANHOLE
 - ⊙ GAS METER
 - ⊗ WATER VALVE
 - ⊕ FIRE HYDRANT
 - SIGN POST
- PUBLIC UTILITY - PER VISIBLE EVIDENCE AND CITY RECORDS

Landscape Plant List

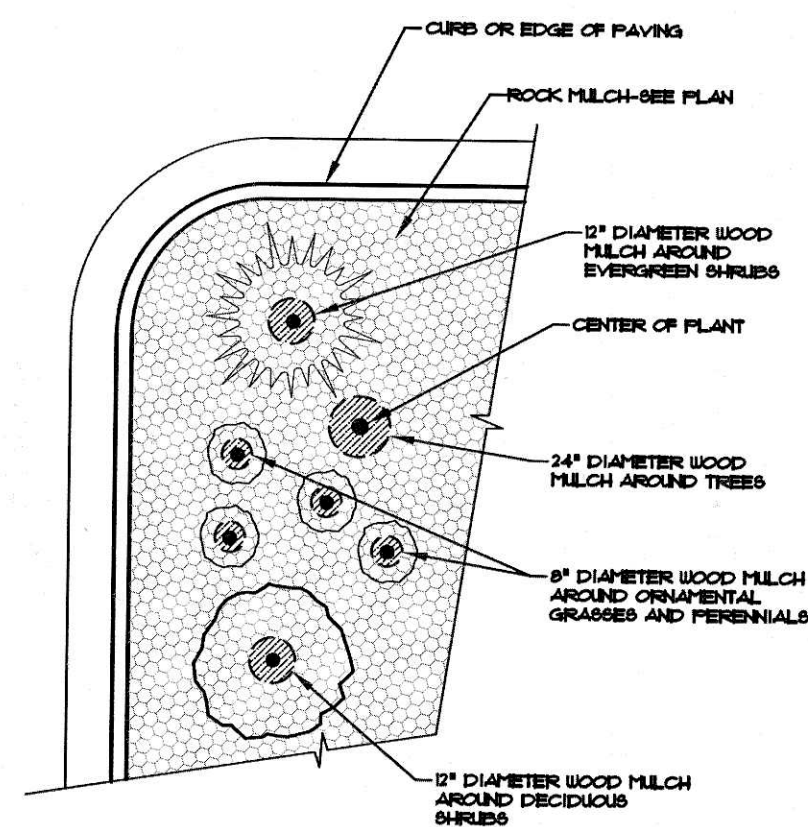
- 5 - *Pyrus calleyana* 'Chanticleer' (Chanticleer Pear) Size - 2" Cal.
- 12 - *Juniperus sabin*a 'Broadmoor' (Broadmoor Juniper) Size - #5 Cont.
- 17 - *Physocarpus opulifolius* 'Little Devil' (Little Devil Ninebark) Size - #5 Cont.
- 44 - *Calaagrostis acutiflora* 'Karl Foerster' (Feather Reed Grass) Size - #5 Cont.

Landscape Notes-

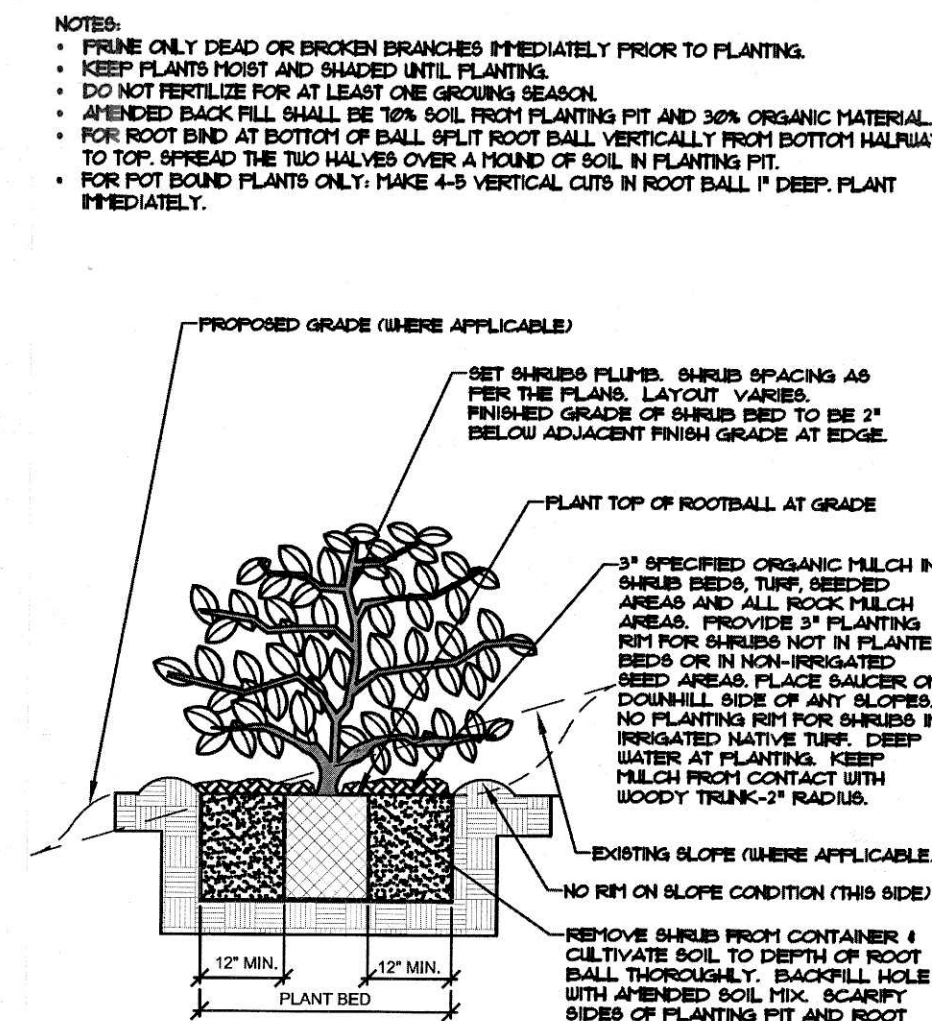
- Prior to spreading amendments rip (till) all existing soil below existing asphalt to a depth of 12 inches.
- Add 4 Cu. Yds. premium Compost (A-1) per 1000 SF to all landscape areas. Spread and till soil amendments a depth of 8" in all landscape areas.
- An automatic irrigation system shall be installed and have a automatic timer, rain sensor and be connected to the buildings water source. All trees and shrubs in the new planting bed shall be drip irrigated.
- Owner will be responsible for all landscape maintenance.

NOTES: CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUBS IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESS.

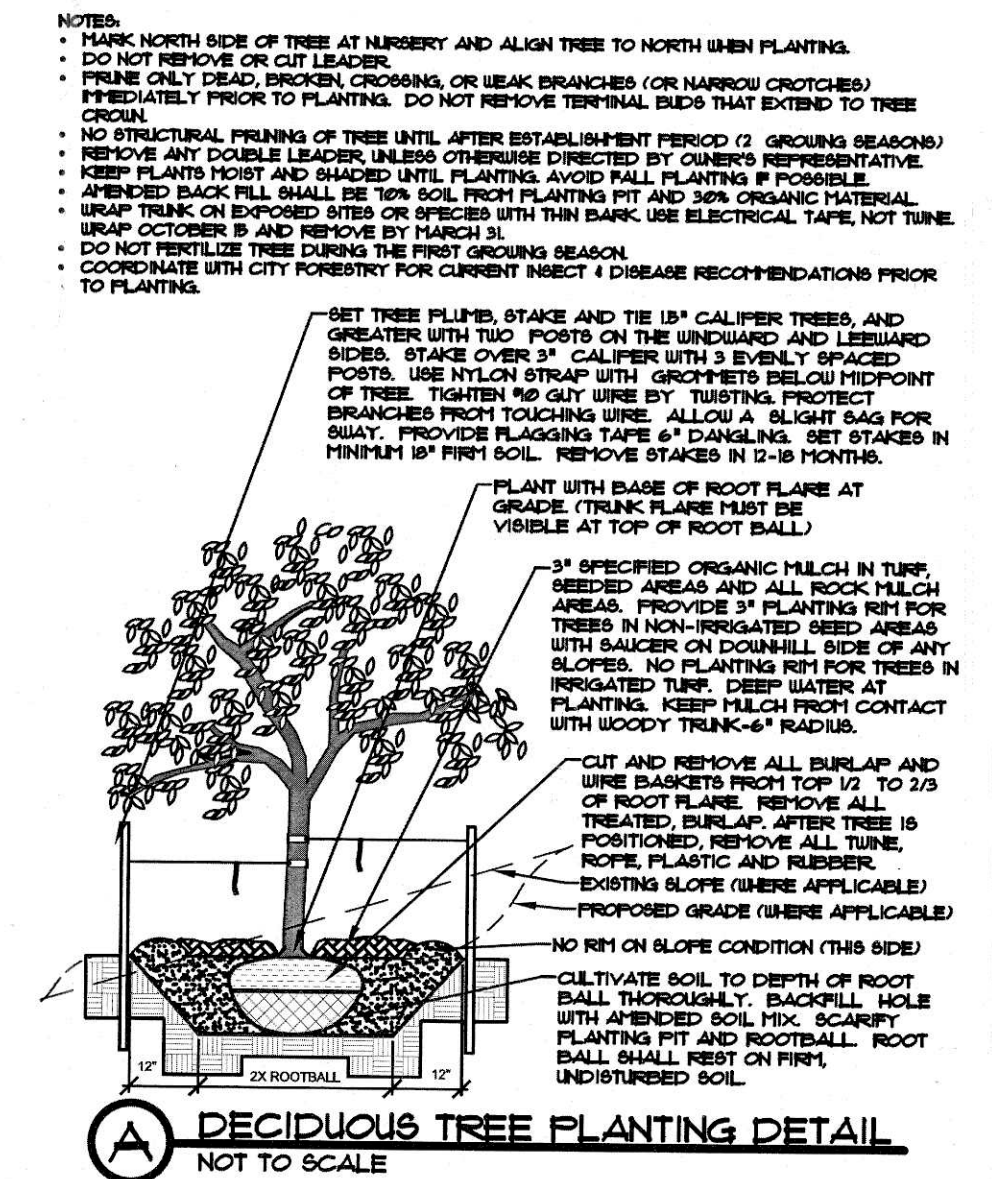
REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUBS AND ORNAMENTAL GRASS LOCATIONS



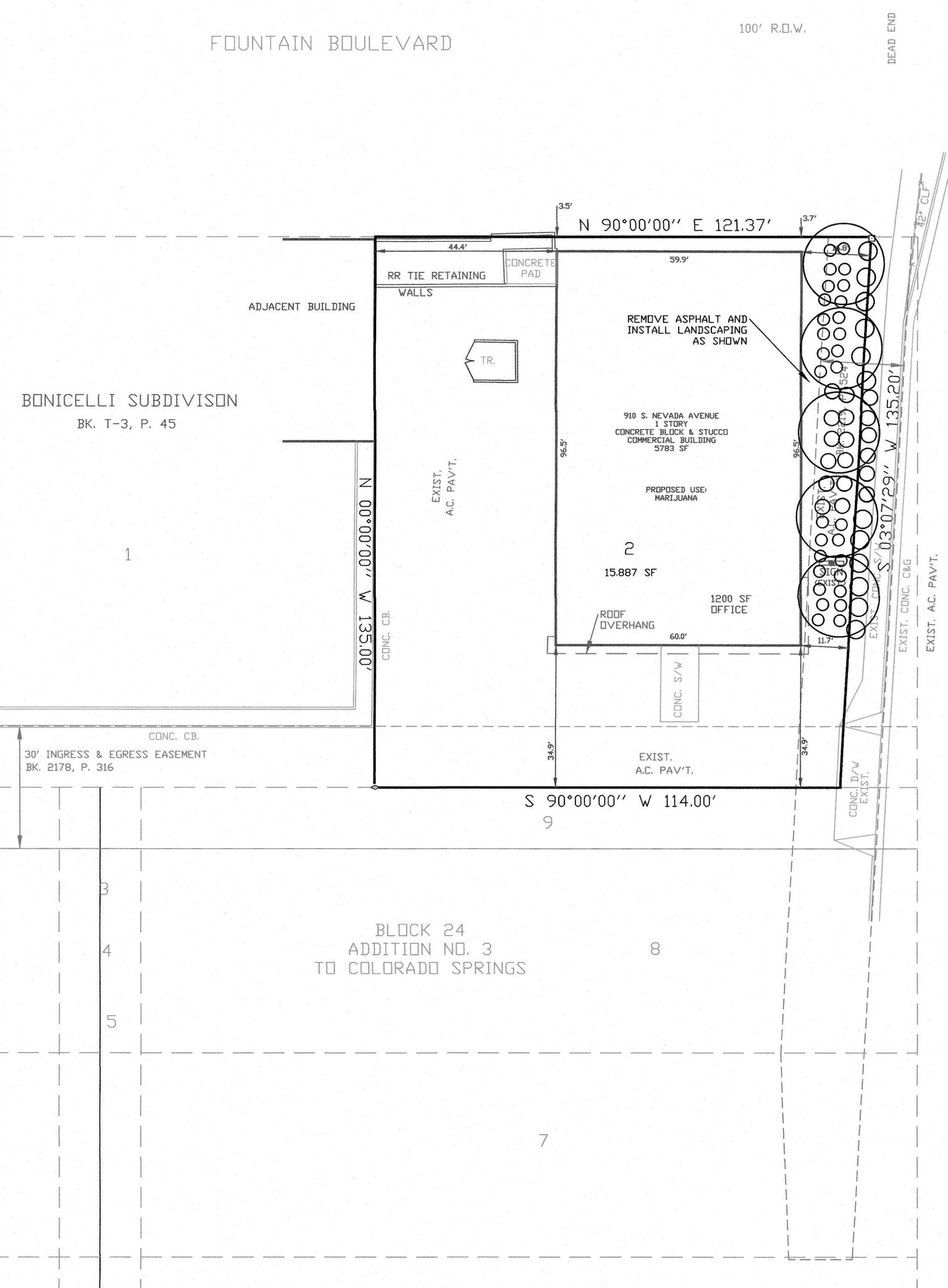
E TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE



C SHRUB PLANTING DETAIL
NOT TO SCALE



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS 12-26-19 REVISED PER CITY REVIEW COMMENTS	DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 910 S. NEVADA AVE. LOT 2, BONICELLI SUB. COLORADO SPRINGS	SHT. NAME PRELIMINARY LANDSCAPE PLAN	SHT. NO. OF
DATE: 10-18-19	PROJ. NO.						
DWG. NO.: 19-5392-02	DWG.						
SURVEYED BY: DEW, ESV, 10-18-19							

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
514 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173
Oliewatts@aol.com
Celebrating 40 years in Business

City File No.: CPC CU 19-00167