

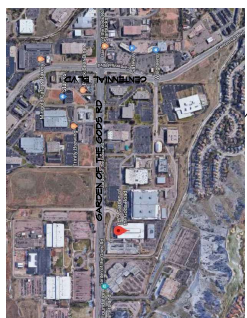
REVISIONS	DATE	FOR

701 East Las Animas Street Suite 113  
Colorado Springs, CO 80903  
(719) 523-5641 (Phone)  
(719) 523-5643 (Fax)



EL PASO COUNTY  
CITIZENS SERVICE CENTER  
1877 W. GARDEN OF THE GODS  
COLORADO SPRINGS, CO

Use Variance Development Plan  
DATE: 08/17/20  
DRAWN BY: TDG  
CHECKED BY: TDS  
PROJECT NO: 19116  
SHEET NO:  
**DP-1**  
1 OF 2



**VICINITY MAP**  
NOT TO SCALE  
NORTH

**PROJECT DATA**

**OWNER:**  
EL PASO COUNTY FACILITIES CORP  
21 VERMILIO AVE.  
COLORADO SPRINGS, CO 80903

**PROJECT ADDRESS:**  
CITIZENS SERVICE CENTER  
1875 W. GARDEN OF THE GODS RD.  
COLORADO SPRINGS, CO 80907

**ASSESSOR'S SCHEDULE NO.**  
T5282302002

**LEGAL DESCRIPTION:**  
LOT 1 CORPORATE RIDGE FILING NO 1

**CITY ZONING CLASSIFICATION:**  
PIPI

**LOT SIZE:** 14.46 ACRES  
**PROPOSED BUILDING FOOTPRINT AREA:** 120 SF  
**PROPOSED BUILDING HEIGHT:** 11'-9"

**AMENDMENT HISTORY**

- MINOR AMENDMENT 8/21/21
- THE PURPOSE OF THIS AMENDMENT IS TO SHOW THE ADDITION OF A NEW SHADE STRUCTURE LOCATED BETWEEN THE CITIZENS SERVICE CENTER AND THE PARKING GARAGE.
  - THE SHADE STRUCTURE IS TO BE A PREFABRICATED STRUCTURE BY VERSATILE.
  - THE PARKING GARAGE DOES NOT CHANGE IN SIZE OR LAYOUT AS BECAUSE THE SHADE STRUCTURE IS LOCATED IN THE CONCRETE WALKWAYS BETWEEN THE BUILDINGS AND DOES NOT DISPLACE ANY LANDSCAPING.
  - BECAUSE THE SHADE STRUCTURE IS FOR EMPLOYEE USE ONLY, THERE WILL BE NO ADDITIONAL PARKING REQUIRED FOR THIS STRUCTURE.

**SHEET INDEX**

- DP-1 COVER SHEET, PROJECT DATA
- ORIGINAL AMENDED DEVELOPMENT PLAN
- DP-2 PARTIAL ENLARGED SITE PLAN ELEVATIONS

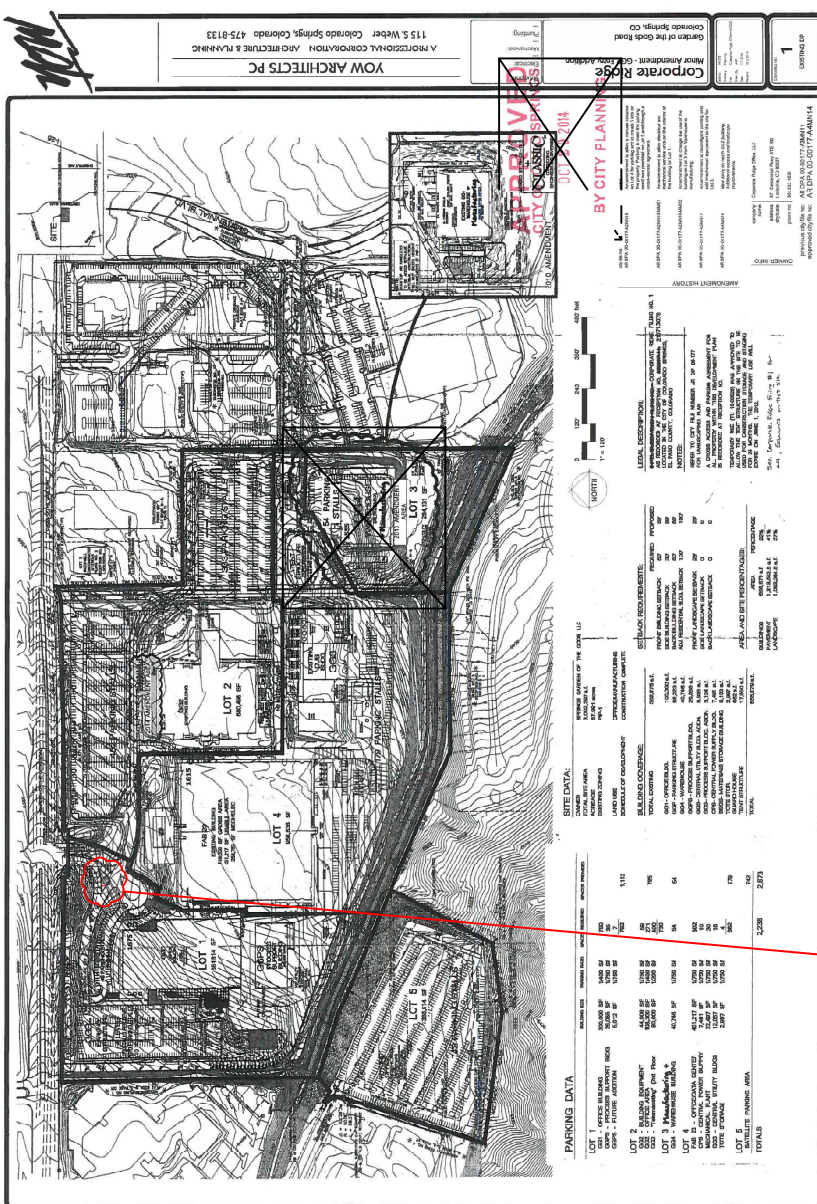
**PROJECT NAME**

FREETANDING DIRECTORY SIGN

**DEVELOPMENT NO**

N/A

**CPC UV 20-00154**



**REFERENCE DEVELOPMENT PLAN**  
SCALE: N/A

PROPOSED SIGN LOCATION  
SEE SHEET DP-2  
FOR ENLARGED PLAN

NORTH

**YOW ARCHITECTS PC**  
A PROFESSIONAL CORPORATION AND REGISTERED ARCHITECTS  
115 Weber Colorado Springs, Colorado 80903 475-8133

**Corporate Ridge**  
Major Amendment - City of Colorado Springs

City of Colorado Springs  
Department of Planning and Development  
100 North Tejon Street, Suite 1000  
Colorado Springs, CO 80902  
719.534.3000

DATE: 08/17/2020  
DRAWN BY: TDG  
CHECKED BY: TDS  
PROJECT NO: 19116  
SHEET NO: 1  
SHEET TOTAL: 1

**DOUBLE SIDED INTERNALLY ILLUMINATED FREESTANDING DIRECTORY SIGN**

- .063 FABRICATED METAL CABINET PAINTED BLACK
- LOWER HALF ELECTRONIC MESSAGE CENTER
- UPPER HALF STATIC MESSAGE
- 3/16" ACRYLIC FACES
- WITH TRANSLUCENT VINYL GRAPHICS
- 2" BLACK RETAINERS
- INTERNALLY ILLUMINATED WITH WHITE LED
- U.L. APPROVED
- MOUNTED ON TWO POSTS AS SHOWN

**PLAN VIEW**  
SCALE 1:8



**ELEVATION**  
SCALE 1:8



**SIDE VIEW**  
SCALE 1:8  
1'-4"



Legend:  
 Sign Location  
 Parcel Boundary

Lot Description:  
 LOT 1 CORPORATE MIDGE FILING NO 1  
 ZONING: P1P1  
 Tax Schedule No.: 259201002

REVISIONS	DATE	FOR

**SPECTRUM**  
 LIGHTING, SIGN & ELECTRICAL  
 (719) 520-5167 FAX (719) 520-5902

EL PASO COUNTY

EL PASO COUNTY  
 CITIZENS SERVICE CENTER  
 1677 W. GARDEN OF THE GODS  
 COLORADO SPRINGS, CO

DATE: 08/12/20  
 DRAWN BY: TDG

CHECKED BY: TDS  
 PROJECT NO: 19115  
 SHEET NO:

**DP-2**

**PROJECT NAME**  
 FREESTANDING DIRECTORY SIGN  
**DEVELOPMENT NO**  
 N/A

**CPC UV 20-00154**



W Garden of the Gods Rd

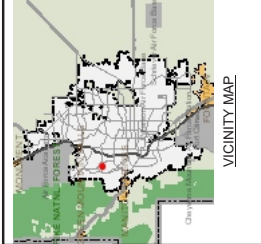
W Garden of the Gods Rd



0.0 0.01 0.0 Miles

NAD 83, StatePlane, Colorado, Central, FIPS\_0502, Feet  
© 2009, Geographics Group Ltd.

1:642



**Legal Description:**  
LOT 1 CORPORATE  
RIDGE FILING NO 1

**Zoning:**  
PIP1

**Tax Schedule No.:**  
7326201002

**Legend:**

- Sign Location
- Parcel Boundary

CPC UV 20-00154

Date of preparation: 9/15/2020

**SPECTRUM**  
LIGHTING, SIGNS & ELECTRICAL  
COMPANY  
7713 S. W. 10th St. Suite 100  
Tulsa, OK 74107  
760-5167 FAX (719) 520-5902

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Electrical hookups by others.  
Electrical requirements: 120V (or as indicated)  
All landscaping by others

This conceptual illustration is designed to provide a view of how the sign might look in it's chosen location. Due to the nature of the site, the actual color codes on the drawing and paper will alter how these colors appear on the drawing. Please refer to the actual color codes prior to approval.

**Customer Information**  
Business Name: El Paso County  
Project Name: Site Plan for CSC Freestanding Directory Sign  
Location Address: 1675 Garden of the Gods Rd

**Customer Approval**  
Name and Title \_\_\_\_\_  
Authorization \_\_\_\_\_  
Date \_\_\_\_\_

CITY APPROVAL STAMP  
(if applicable)



**USE VARIANCE  
DEVELOPMENT PLAN**

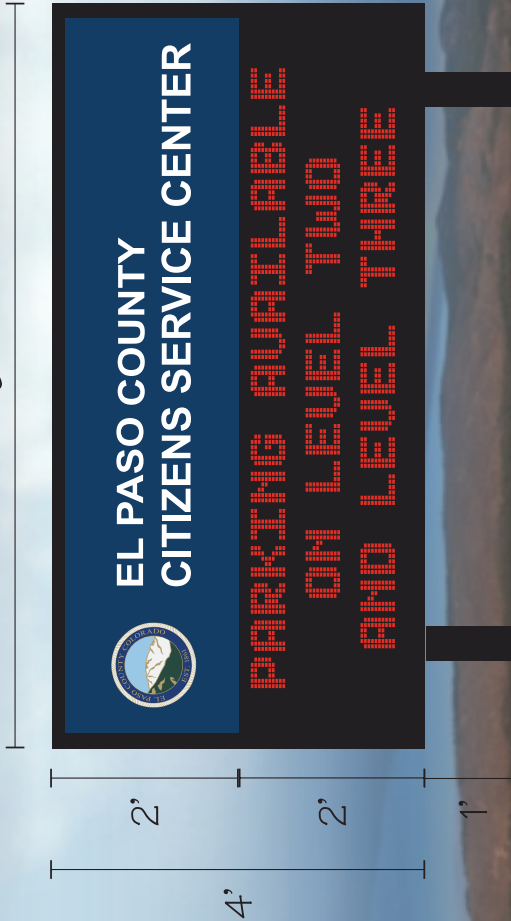
PLAN VIEW

8'



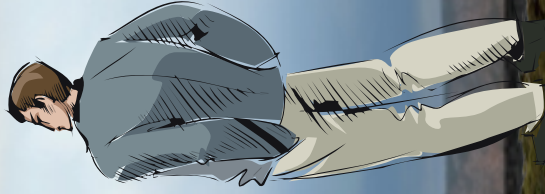
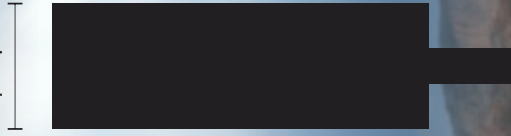
ELEVATION

8'



SIDE VIEW

1'-4"



DOUBLE SIDED INTERNALLY ILLUMINATED FREESTANDING DIRECTORY SIGN  
 .063 FABRICATED METAL CABINET, PAINTED BLACK  
 LOWER HALF ELECTRONIC MESSAGE CENTER  
 UPPER HALF STATIC MESSAGE, 3/16" ACRYLIC FACES WITH TRANSLUCENT VINYL GRAPHICS, 2" BLACK RETAINERS, INTERNALLY ILLUMINATED WITH WHITE LED  
 U.L. APPROVED  
 MOUNTED ON TWO POSTS AS SHOWN

**SPECTRUM**  
 LIGHTING SIGNS & ELECTRICAL COMPANY  
 (719) 520-5167 FAX (719) 520-5902

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 Electrical requirements: 120V (or as indicated)  
 All landscaping by others

This conceptual illustration is designed to provide a view of how the sign might look in it's chosen location. Due to and unforeseen structural obstacles, the ratio of the finished sign to the area it is installed in may appear slightly different than what is shown. Variables in materials, patterns, fills and paper will alter how these colors appear on the drawing. Please refer to the actual color codes prior to approval.

**Customer Information**  
 Business Name: El Paso County  
 Project Name: Freestanding Directory Sign  
 Location Address: 1675 Garden of the Gods Rd

**Customer Approval**  
 Name and Title \_\_\_\_\_  
 Authorization \_\_\_\_\_  
 Date \_\_\_\_\_

CITY APPROVAL STAMP  
 (if applicable)

CPC UV 20-00154



USE VARIANCE DEVELOPMENT PLAN