USE VARIANCE
DEVELOPMENT PLAN

PROPERTY* BUILDING DATA

PARCEL NUMBER: 6417215003

CITY ZONING: R2

LOT SIZE: 5,092 S.F.

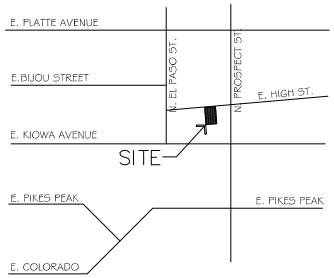
BUILDING INFO:

(E) RESIDENCES:	2,118 S.F.
(E) DECK:	251 S.F.
(E) FOOTPRINT:	2,369 S.F. - 46.5%

OWNER INFORMATION

Daniel K. Powell
5396 Gwynne Road
Memphis, TN 38120

VICINITY MAP

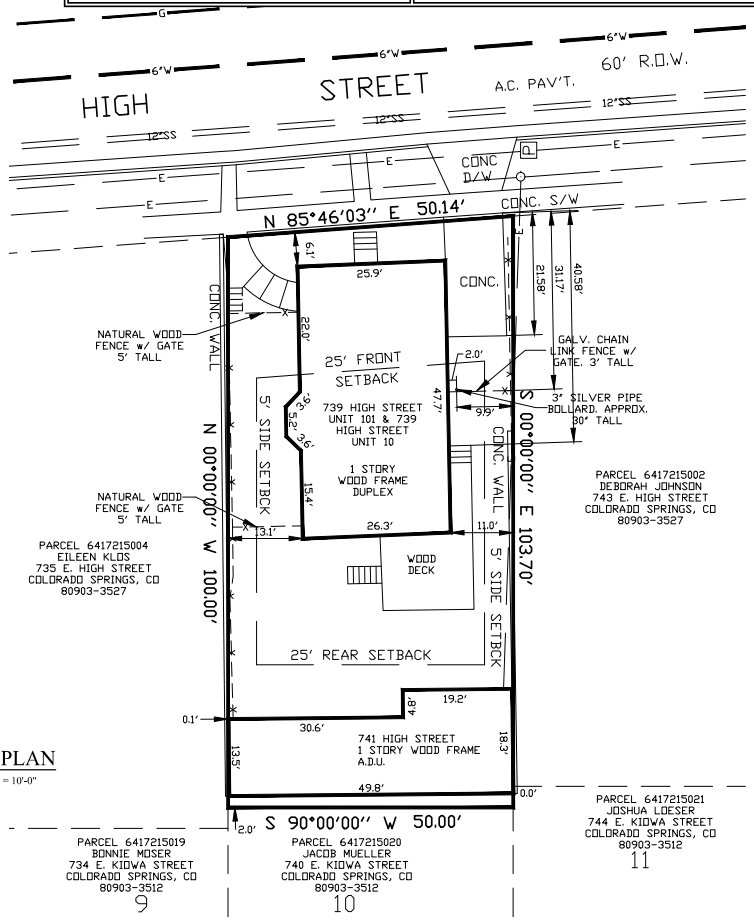


FLOOD ZONE

THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0733 G, EFFECTIVE DECEMBER 7, 2018.

LEGAL DESCRIPTION

North 100 Feet of Lot 10 Haynes Addition, Colorado Springs, County of El Paso, State of Colorado



SITE PLAN

SCALE: 1" = 10'-0"

CPC UV 21-00149
CPC NV 21-00150
CPC NV 21-00151
CPC NV 22-00237

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COLORADO SPRINGS, CO

USE & NON-USE VARIANCE APPLICATION

DRAWN BY: DDH
SCALE: SHOWN
DATE: 07/29/21
REVISION: ***
ENGINEER:

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SHEET 1 OF 3

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