

# 603 S. EL PASO ST.

**SHEET INDEX:**

1	COVER PAGE
2	DEMOLITION AND CONSTRUCTION SITE PLAN



**SITE & BUILDING DATA**

**OWNER NAME:** SOUTHERLAND GENE H  
745 POPES VALLEY DR  
COLORADO SPRINGS CO, 80919-7938

**APPLICANT NAME:** BOBBY HILL DESIGNS  
219 WEST COLORADO AVE #308  
COLORADO SPRINGS, 80903

**SITE ADDRESS:** 603 S. EL PASO ST  
COLORADO SPRINGS, CO 80903

**LEGAL DESCRIPTION:** LOTS 1 AND 2 IN BLOCK 7 IN HILLSIDE ADDITION TO THE CITY OF COLORADO SPRINGS, PLAT NUMBER 47, PLAT D, PAGE 25, COUNTY OF EL PASO, STATE OF COLORADO

**BOOK:**

**PLAT NO.:** 47

**TAX SCHEDULE #:** 6420204022

**ZONING:** C5/CR  
R-5 TO C5 TO ALLOW THE FOLLOWING SPECIFIC USES ONLY:  
1. EXPANSION OF BARBER SHOP  
2. EXPANSION OF BEAUTY SHOP  
3. COMMISSION SALES SHOP  
4. PROFESSIONAL OFFICE, I.E. ACCOUNTANT

**BUILDING USE:** CATERING AND CAFE FACILITY TO REMAIN

**BUILDING SETBACKS:** 20' FRONT SETBACK, 3' SIDE SETBACK, 20' REAR SETBACK

**MAXIMUM LOT COVERAGE:** N/A

**MAXIMUM BUILDING HEIGHT:** 45'

**NOTES**

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.

NO LANDSCAPE CHANGES/REVISIONS TO BE MADE.

**GENERAL NOTES FOR PRELIMINARY PLANS**

- 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.
- 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 & SERVICE STANDARDS (STANDARDS), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- 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.
- 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.
- 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 UPGRADED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- 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 FORM.
- 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).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN THIS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- 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 668-5844).
- 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 (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 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 SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICES 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.

DEVELOPMENT PLAN

CITY STAMP:

DEVELOPMENT PLAN  
COVER PAGE

**SITE ADDRESS:**  
603 S. EL PASO ST  
COLORADO SPRINGS, CO 80903

**OWNER:**  
SOUTHERLAND GENE H  
745 POPES VALLEY DR  
COLORADO SPRINGS CO,  
80919-7938

**APPLICANT:**  
**bobbyhill**  
**DESIGNS**  
219 WEST COLORADO AVE.  
SUITE 308  
COLORADO SPRINGS, CO  
719634-0800 719454-0219

**TAX SCHEDULE:** 6420204022

**LOT SIZE:** 0.39 ACRES

**LOT AREA:** 17,067 SF

**DATE:** 02/25/2021

**SHEET #**

1

OF 3 SHEETS

**FILE NO:** CPC DP 20-00140

E. MORENO AVE.

E. MORENO AVE.

S. EL PASO ST.

S. EL PASO ST.

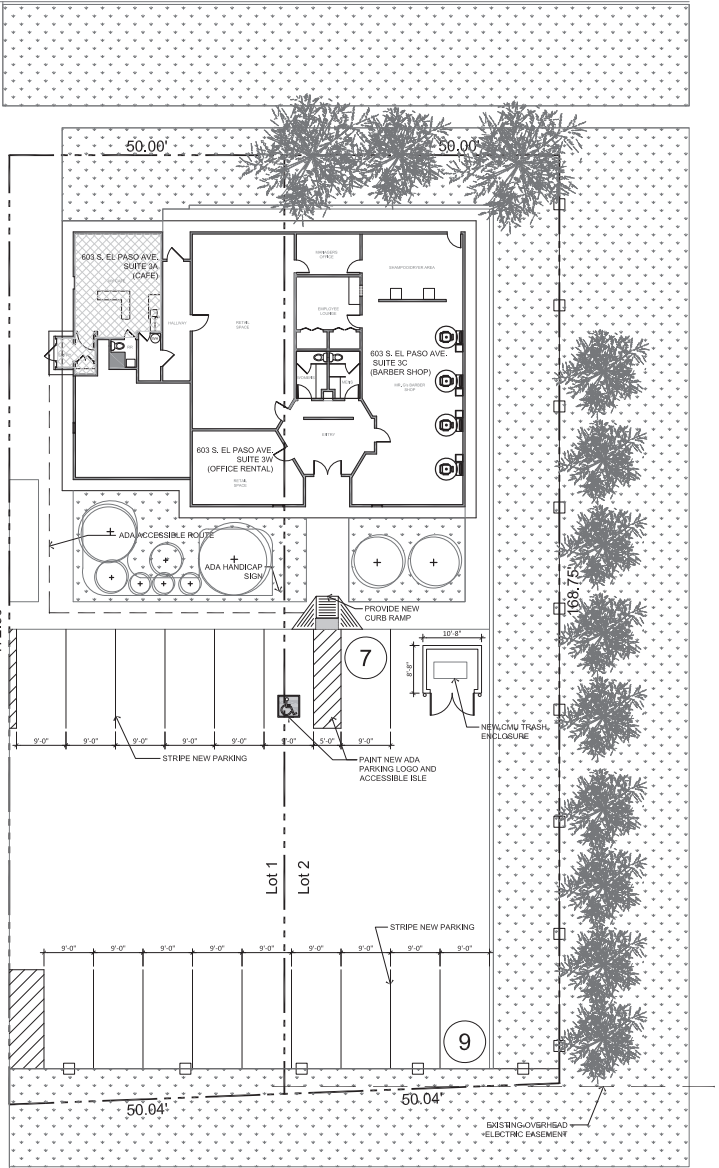
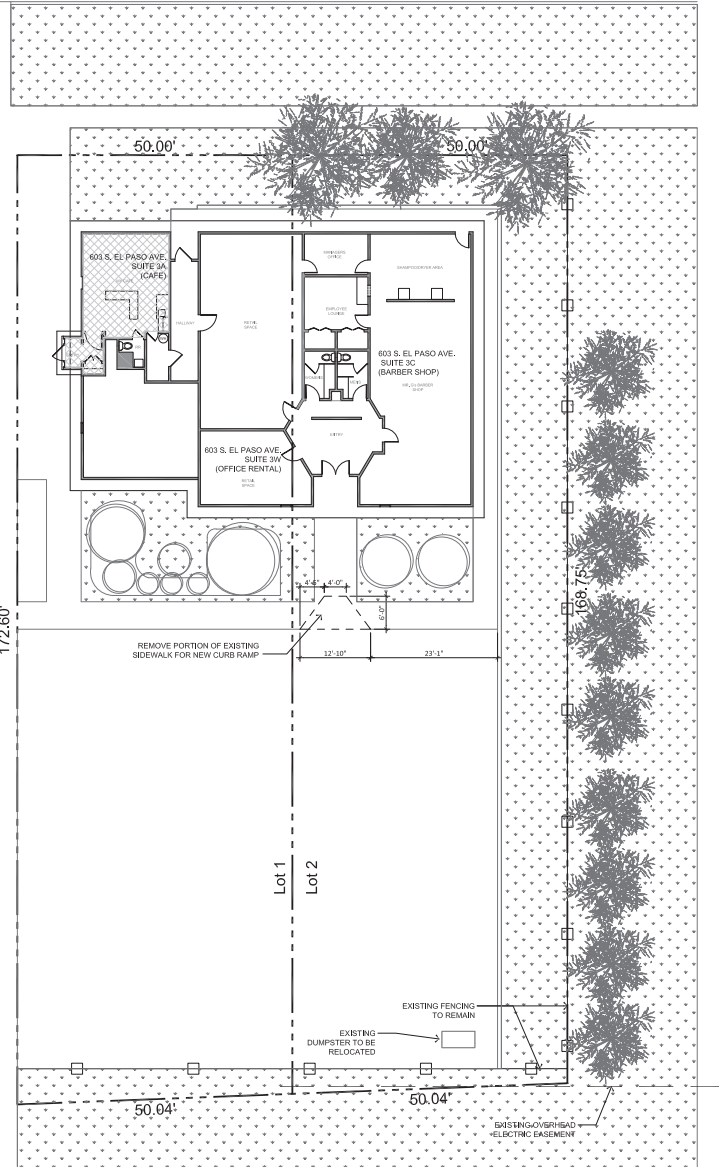
DEVELOPMENT PLAN

2

CONSTRUCTION SITE PLAN

DEMOLITION SITE PLAN  
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"



PARKING ANALYSIS			
BUILDING USE	PARKING RATIO	AREA	# OF SPACES
603 S. EL PASO ST. SPECIALTY FOOD SALES	1 / 300 SF	327 SF	2
MR. G'S H&R DESIGN STUDIOS PERSONAL CUSTOMER SERVICE	1 / 400 SF	2,787 SF	7
TOTAL REQUIRED			9
TOTAL ADA PARKING SPACES REQUIRED			1
TOTAL PROVIDED			16

\*NOTE: ALL EXISTING LANDSCAPE IS EXISTING TO REMAIN. NO ADDITIONAL LANDSCAPE ADDED.

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DEVELOPMENT PLAN  
DEMOLITION AND  
CONSTRUCTION SITE PLAN

SITE ADDRESS:  
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COLORADO SPRINGS, CO 80903  
OWNER:

SOUTHERLAND GENE H  
745 POPES VALLEY DR  
COLORADO SPRINGS, CO,  
80919-7938

APPLICANT:  
**bobbyhill**  
**DESIGNS**  
1111 WEST COOK CHESAIRE AVE.  
SUITE 308  
COLORADO SPRINGS, CO,  
71063-0800 719434-0229

TAX SCHEDULE: 6420204022

LOT SIZE: 0.39 ACRES

LOT AREA: 17,067 SF

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