



Lot 1 Victor Place Business Park

2420 Victor Place Contractor Storage Concept Plan

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

LEGAL DESCRIPTION:

Lot 1 Victor Place Business Park
 Parcel is subject to an Avulsion Easement as issued under Rec. No. Z1608934
 *This plan is not a utility plan, and does not constitute an engineering or architectural drawing. It is for informational purposes only and does not constitute a contract. The City Engineering Department along with the City Engineer's Office shall be responsible for reviewing and approving this plan prior to issuing the certificate of occupancy (CO).

Bestall Collaborative Limited
 720 B 10, 6480
 2228 Evergreen CO 80437
 Planning Environment, Construction Management Development

PLAN DATA:

PARCEL NO.: 841102126
 PROPERTY AREA: 2.69 ACRES
 ADDRESS: 2420 VICTOR PL, LOT 1
 FLOODPLAIN: UNDESIGNATED
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: CONTRACTOR STORAGE
 EXISTING ZONING: C-6 AO CR
 PROPOSED ZONING: PP-2
 MIN. LOT HEIGHT: 35' MAX
 PARKING SPACES: 18

SETBACKS:

FRONT: 25'
 REAR: 25' (100' ADJACENT TO RESIDENTIAL)
 SIDE: MAXIMUM
 BUILDING COVERAGE: 40%

NOTES:

- NO STREET ACCESS TO PUBLIC BOLLARDS IS PERMITTED.
- THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY RECORDS AND SHALL VERIFY THE CURRENT UTILITY RECORDS TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL VERIFY THE LOCATION OF ALL UTILITIES TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES TO BE CORRECT.
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