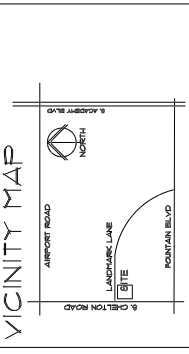


GEOLOGIC HAZARD EXEMPTION
 THIS PROJECT IS SUBJECT TO THE FLOODING, SEISMICITY AND CONDUCTIONS (FSEAC) ACT AND THE FLOODING, SEISMICITY AND CONDUCTIONS (FSEAC) REGULATIONS. THE FSEAC REGULATIONS REQUIRE THE SUBMITTER TO OBTAIN A GEOLOGIC HAZARD EXEMPTION FROM THE CITY OF COLORADO SPRINGS. CONTACT CITY PLANNING, 39 SOUTH REVELADA AVENUE, COLORADO SPRINGS, CO 80905, FOR MORE INFORMATION. TO REVIEW THE EXEMPTION.

- OTHER CHECKLIST REQUIREMENTS:**
- THE ENTIRE SITE IS NOT INCLUDED IN THE 100-YEAR FLOODPLAIN. (FIRM NO. 698410P746, EFFECTIVE 07/16)
 - THERE ARE NO "PRESERVATION" OR "NO-BUILD" AREAS.
 - THERE ARE NO "UNDESIRABLE" NATURAL FEATURES ON SITE.
 - THERE ARE NO APPROVED VARIANCES.
 - THERE WILL BE NO RETAINING WALLS.
 - ONLY PRIVATE UTILITIES EXIST ON SITE.
 - NO ON-SITE FIRE HYDRANTS, 5-STORE WATER CATCH BASINS, ETC.
 - THERE ARE NO COMMON AREAS.
 - NO EASEMENTS OR TRAILS ON THE EXISTING.
 - INTERNAL SITE DRAINAGE IS TO THE NORTHWEST TO THE EXISTING.
 - INTERNAL TRAFFIC CIRCULATION IS SOUTH TO NORTH.
 - NO PARKING IS PLANNED.
 - NO GEOLOGIC HAZARD REQUIREMENTS.

LEGAL DESCRIPTION
 LOT 1, BLOCK 1, CRUZ SUBDIVISION FILING NO. 1,
 EL PASO COUNTY, COLORADO
 PROPERTY ADDRESS: 1105 S. CHELTON ROAD,
 COLORADO SPRINGS, CO 80905

COUNTY TAX NUMBER
 6422407002



UTILITIES INFORMATION:
 THERE WILL BE NO CHANGES TO EXISTING UTILITY SERVICES AS A RESULT OF THIS APPLICATION. ALL UTILITIES TO REMAIN AS NOW EXISTING.

SITE LEGEND

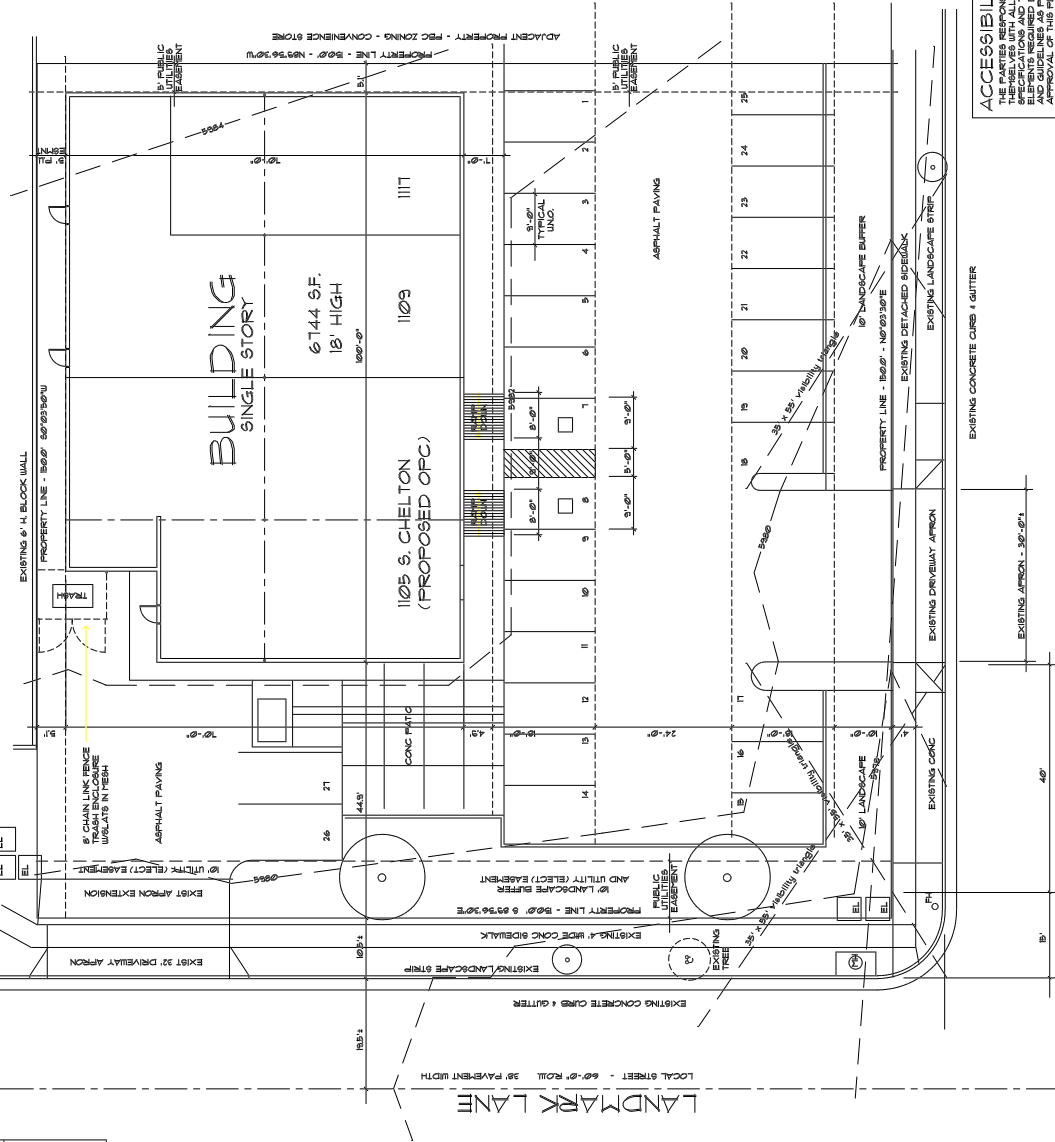
SITE AREA: 77,500 SF. 0.57 ACRE
 PARCEL ZONING: FBC
 BUILDING AREA: 6,144 SF.
 PROJECT TYPE: CONDITIONAL USE FOR OPTIONAL PREMIUMS CULTIVATION OPERATION
 CODE REQUIREMENTS FOR VENTILATION AND FILTRATION FOR OPC FACILITIES WILL BE MET

PARKING:
 INCLUDING HOOD CENTERS,
 1 SPACE / 250 SF. • 6,144 / 250 = 21 SPACES

TOTAL PARKING PROVIDED: 21 TOTAL
 INCLUDES 2 ACCESSIBLE SPACES
 NO CHANGES TO PAVED AREA, BUILDING AREA AND OPEN AREA PORTIONS OF SITE

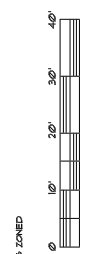
PROPERTY OWNER: ALEX & LEE
 COLORADO SPRINGS, CO 80920-1466
 SCHEDULE FOR DEVELOPMENT: UPON APPROVAL

ADJACENT PROPERTY - FBC ZONED - MINI-STORAGE CENTER



ACCESSIBILITY NOTE:
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ACCESSIBILITY REQUIREMENTS AS RELAYED BY THE U.S. DEPARTMENT OF JUSTICE AND GUIDELINES AS RELAYED BY THE U.S. DEPARTMENT OF JUSTICE. THE PARTIES DO NOT MAKE ANY WARRANTY, REPRESENTATION OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES. THE PARTIES SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS WITH THE PROPERTY OWNER.

ACCESSIBLE PARKING SPACES
 IN ORDER TO COMPLY WITH ACCESSIBLE PARKING REQUIREMENTS, THE PROPOSED PARKING SPACES WILL BE RELOCATED AS SHOWN ON THIS PLAN. THE SPACES WILL BE REPAINTED AND NEW LOGOS PAINTED.



CONDITIONAL USE PLAN
 SCALE: 1" = 10'

CITY PLANNING FILE NUMBER
 CPC CU 19 00040

ADJACENT PROPERTY - FBC ZONED - MINI-STORAGE CENTER

JOB NO: 18M
 DATE: 1-10-19
 REV: 1-30-19

DRWN: DNU

CONDITIONAL USE DEVELOPMENT PLAN
 1105 S. CHELTON RD., COLO SPRGS, CO 80910

DAVID WEESNER ASSOCIATES
 ARCHITECTURE and PLANNING
 210 East Bijou Street
 Colorado Springs, Colorado 80909
 (719) 473-2010
 Fax 473-2011

DRAWING
 CU-1
 SHEET 1 OF 1