

THIS PROJECT IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF THE GEOLOGIC HAZARD EXEMPTION DOCUMENT PREPARED BY JOHN HINTERLREICH & ASSOCIATES, DATED JULY 9, 2006.

A COPY OF SAID DOCUMENT HAS BEEN PLACED WITHIN THIS PROJECT FILE OF THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT (1500 COLORADO SPRINGS, COLORADO), IF YOU WOULD LIKE TO REVIEW THE EXEMPTION.

DEVELOPMENT PLAN REQUIREMENTS NOT SHOWN ARE AS FOLLOWS:

8. THE ENTIRE SITE IS NOT INCLUDED IN THE 100 YEAR FLOODPLAIN PANEL NO. 08041C0134G, EFFECTIVE 12/7/18

- # LEGAL DESCRIPTION

PROPERTY ADDRESS: 1105 SOUTH CHELTON ROAD

COLORADO SPRINGS, CO 80916

0 4 2 2 4 0 7 0 0 2

THERE ARE EXISTING PUBLIC UTILITY EASEMENTS ALONG THE NORTH, EAST AND SOUTH SIDES OF THIS PROPERTY. THESE EASEMENTS ARE UNAFFECTED BY THIS APPLICATION.

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

SITE AREA: 22,500 S.F. 0.52 ACRE

PARCEL ZONING: PBC

BUILDING AREA: 6744 SF

PROJECT TYPE: **CONDITIONAL USE FOR OPTIONAL PREMISES CULTIVATION OPERATION**

FILTRATION FOR OPC FACILITIES WILL BE MET

PARVING:

NEIGHBORHOOD CENTER:
1 SPACE / 250 S.F. = 6744 / 250 = 27 SPACES

TOTAL PARKING PROVIDED: 27 TOTAL

INCLUDES 2 ACCESSIBLE SPACES

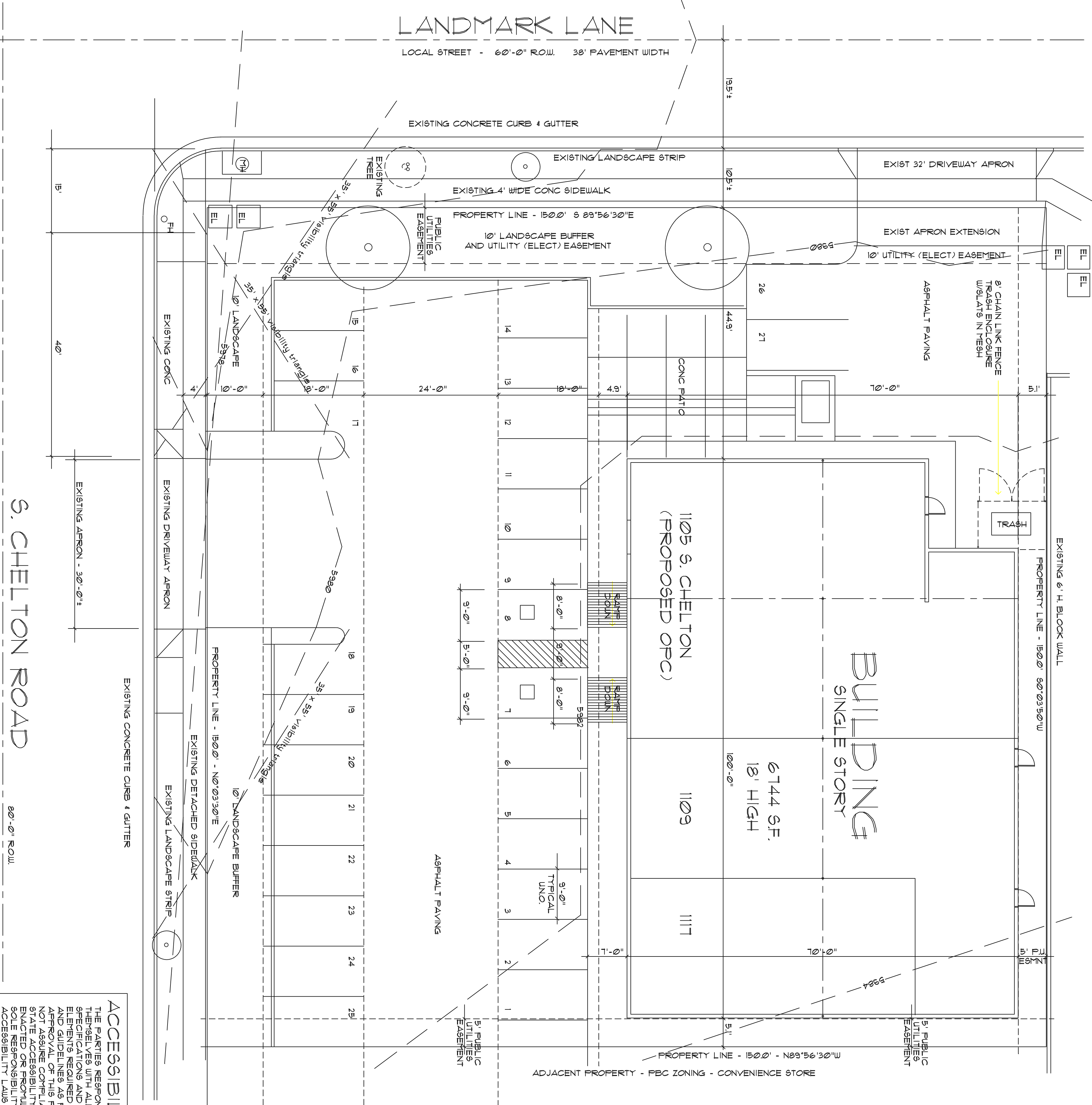
NO CHANGES TO PAVED AREA, BUILDING AREA
AND OPEN AREA PORTIONS OF SITE

PROPERTY OWNER

2888 WILD CHERRY LANE
 COLO. SPRINGS, CO 80920-1486

SCHEDULE FOR DEVELOPMENT: UPON APPROVAL

ADJACENT PROPERTY - PBC ZONED - MINI-STORAGE CENTER



THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FORMALIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE REQUIREMENTS AND THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE U.S. DEPARTMENT OF JUSTICE. FURTHERMORE, THE DESIGN OF THIS PLAN IS IN ACCORDANCE WITH THE PROPOSED ACCESSIBILITY LAWS AND ANY REGULATIONS OR GUIDELINES ELABORATED OR FORTHCOMING UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

IN ORDER TO COMPLY WITH ACCESSIBLE PARKING REQUIREMENTS, THE ACCESSIBLE SPACES ON THIS SITE WILL BE RELOCATED AS SHOWN ON THIS DRAWING. THE SIDEWALK RAMP IS EXISTING AND WILL REMAIN. THE SPACES WILL BE REPAINTED AND NEW LOGOS PAINTED.

CITY PLANNING FILE NUMBER

000405

JOB NO: 19M
DATE: 7-10-19
REV: T-30-19

DOWN

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

DAVID WEESNER ASSOCIATES
ARCHITECTURE and PLANNING

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Colorado Springs, Colorado 80909
(719) 473-2010 fax 473-2011

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The diagram illustrates the decomposition of a genus-2 surface (a torus with two handles) into two pairs of pants. The top pair of pants is shown with its boundary components labeled a , b , and c . The bottom pair of pants is shown with its boundary components labeled a , b , and c . The two pairs of pants are then identified to form a genus-2 surface.

SHEET 1 OF 1