

## PROJECT DESCRIPTION

THIS LAND USE PLAN IS FOR A SIX (6) UNIT MULTI-FAMILY DEVELOPMENT ACCOMPANYING A ZONE CHANGE TO R-FLEX MEDIUM.

## FLOODPLAIN STATEMENT

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA MAP #08041C0733G EFFECTIVE ON 12/07/2018.

## SITE DATA

Master Plan: Knob Hill Master Plan  
 Current Zoning: MX-M / MCM R-4  
 Proposed Zoning: R-FLEX MEDIUM  
 Total Land Area: 0.385 Acres  
 Proposed Max. Dwelling Units (DU): 6  
 Proposed Density (CU/Acre): 15.56  
 Tax Schedule Numbers: 6416203011 & 6416203008  
 Development Schedule: Commence Construction of Spring/Summer 2025

Min. Lot Area: 1,500 sq. ft. per DU  
 Min. Lot Width: 20 ft.  
 Max Building Height: 45 ft.  
 Front Setback Required (Feet): 10 ft. (20 for Front Garage)  
 Side Setback Required (Res): 1 Min. with 6 Combined Both Side  
 Rear Building Setback: 15 ft.  
 Rear Building Setback: 10 ft.

## LEGAL DESCRIPTION:

Parcel 1: Lots 13 and 14, Block 41, in the First Addition to Knob Hill, according to the plat thereof recorded in Plat Book N at Page 9, County of El Paso, State of Colorado.  
 Parcel 2: Lots 15, 16 and the South Half of Lot 17, Block 41, in the First Addition to Knob Hill, according to the plat thereof recorded in Plat Book N at Page 9, County of El Paso, State of Colorado. And containing 0.338 acres

## DEVELOPMENT CONTACTS

**OWNER**  
 Brian Mathiesen  
 2526 E Platte Place  
 Colorado Springs, CO 80909  
 719-599-0830

**LAND SURVEYOR**  
 Oliver E. Watts Consulting Engineer, Inc.  
 Oliver Watts  
 614 Elkton Drive  
 Colorado Springs, CO 80907  
 719-593-0173

**PLANNER/ LANDSCAPE ARCHITECT**  
 Urban Landscapes  
 c/o John Olson  
 John@UrbanLandscapes.design  
 719.600.8366

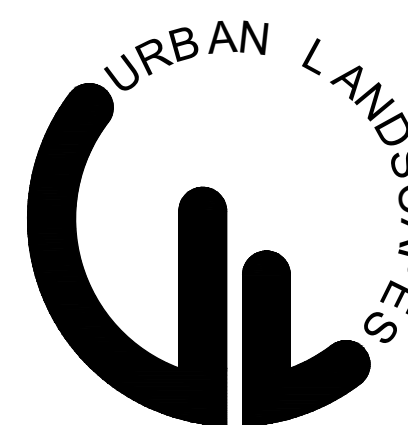
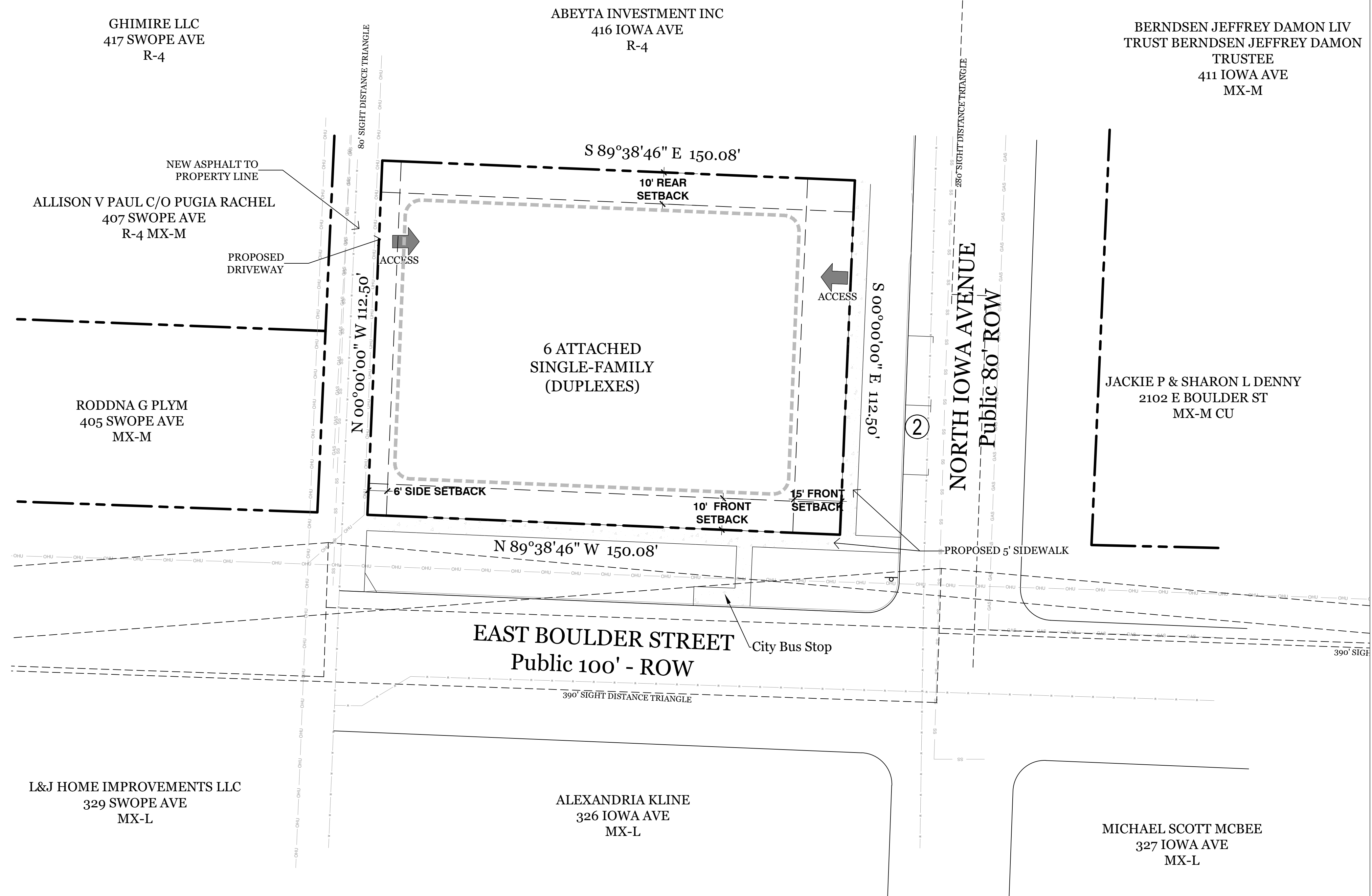
## GENERAL NOTES

- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- DEVELOPMENT GRADING IS NOT NECESSARY WITH THE DEVELOPMENT PLAN FOR DUPLEX UNITS. SITE GRADING AND GRADING PLAN TO BE PROVIDED WITH BUILDING PERMIT FOR INDIVIDUAL BUILDINGS.
- PORCHES AND BUILDING ROOFS SHALL BE OUTSIDE OF THE SIGHT VISIBILITY TRIANGLES ILLUSTRATED ON THE PLANS. PORCHES AND BUILDING ROOFS ARE ALLOWED WITHIN THE FRONT SETBACKS AND UTILITY EASEMENTS (AS AN ELEVATED DECK OR AS A RAISED CONCRETE SLAB).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN 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 LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIE WITH THE PROPERTY OWNER.
- ALL EXISTING CURB, GUTTER, SIDEWALK AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG E. BOULDER STREET AND N. IOWA AVENUE ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719.385.5977.

## VICINITY MAP



NOT TO SCALE

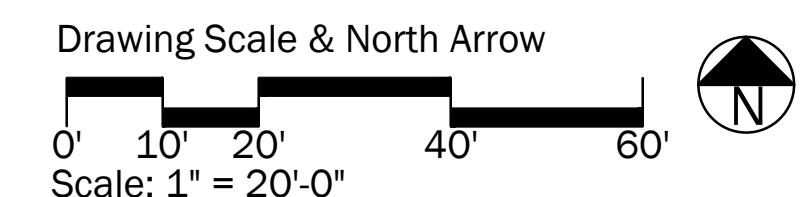


719.600.8366  
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# 2024 East Boulder Subdivision

CONCEPT PLAN - Land Use Statement

Colorado Springs, CO 80909



SUBMITTAL DATE: FEBRUARY 10, 2025

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NOT FOR CONSTRUCTION  
 CITY FILE NUMBER - ZONE 22-0005

SHEET 1 OF 1