

MY GARAGE @ NORTHCREST

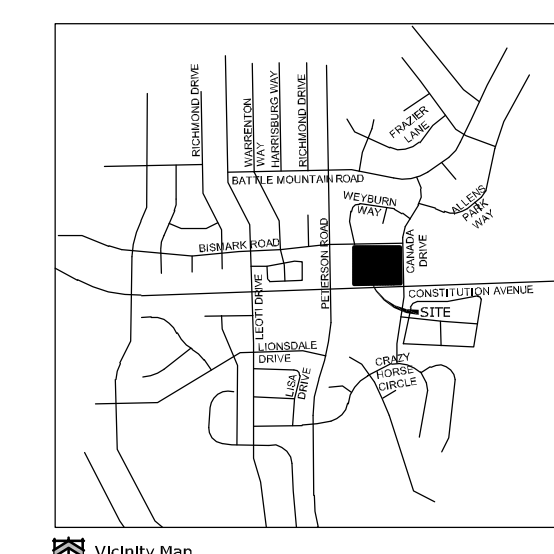
SPECIAL USE PLAN
EL PASO COUNTY, COLORADO.



BISMARCK ROAD
(URBAN COLLECTOR)

CONSTITUTION AVENUE
(MINOR ARTERIAL)
120' ROW

LEGEND	
BOUNDARY LINE	---
SETBACK LINE	- - - -
ACCESSIBLE ROUTE	---
FIRE LANE	---
PERIMETER FENCE	□



LEGAL:
LOT 3A NORTHCREST CENTER FILING NO. 1A

SITE DATA	
tax schedule no.:	5332309008
area	3.25 acres
ex zone	CC (Community Commercial)
ex use	vacant
proposed use	SELF STORAGE
master plan	Your El Paso County Master Plan
development schedule	Fall 2024

LOT INFO	
bldg area	63,239sf
max. bldg height	40'
prop. bldg height	20'
bldg setbacks	
front	25'
side	25'
rear	25'
%lot coverage	
bldgs	45% (63,239sf)
impervious	38% (53,546sf)
landscaping	17% (24,611sf)

PARKING	
use	STORAGE
bldg area	63,239sf
ratio	1 space for the office
required (incl h/c)	2 (incl 1h/c)
provided	2 (incl 1h/c)

ADA DESIGN PROFESSIONAL STANDARD NOTE:

The party 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 County of El Paso Colorado 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.

OWNER INFO	
company name	K & S DEVELOPMENT LLC
address	3442 Tampa Road Suite B Palm Harbor FL 34684
city/state	
phone no	(727)-242-5121

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133
115 S. Weber

Structural: _____
Electrical: _____
Mechanical: _____
Plumbing: _____

Northcrest Personal
Storage PPR
2510 Canada Drive
Colorado Springs, Colorado 80915

Rev No: 16,110
Directory: Planning
File: Site Development plan-6-10-24
Drawn By: DIB
Date: 3/11/2024
Revised:

DRAWING NO.
1
SPECIAL USE
PLAN