

# MY GARAGE @ NORTHCREST

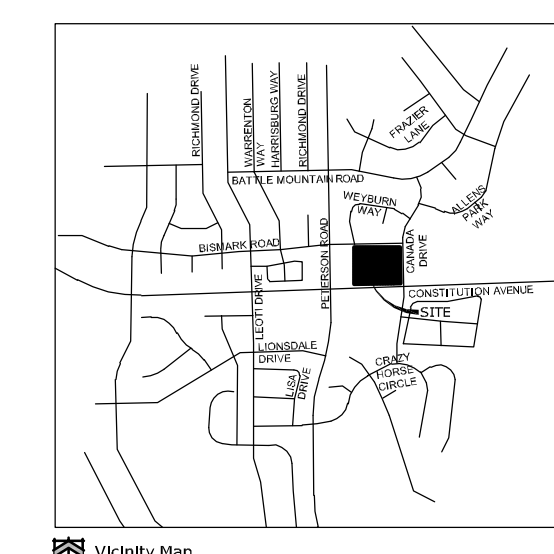
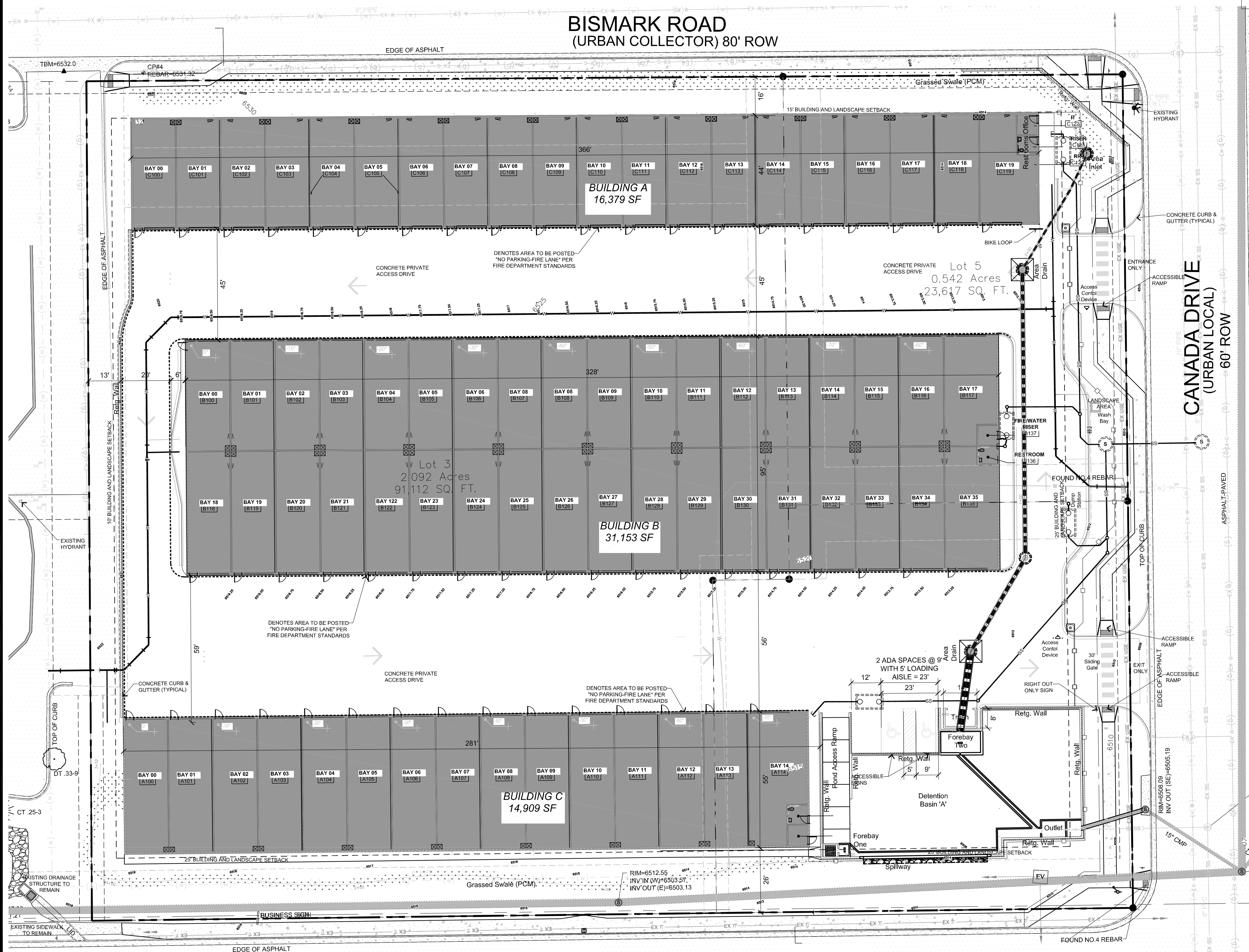
SPECIAL USE PLAN  
EL PASO COUNTY, COLORADO.



BISMARCK ROAD  
(URBAN COLLECTOR) 80' 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
Current zoning district	CC (Community Commercial)
ex use	vacant
proposed use	SELF STORAGE
master plan development schedule	Your El Paso County Master Plan 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	45% (63,239sf)
bldgs	38% (53,546sf)
impervious	17% (24,611sf)
landscaping	

PARKING

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

ADA DESIGN PROFESSIONAL STANDARD NOTE:

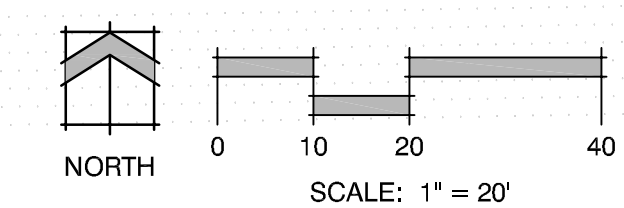
The party responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval 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.

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assigns that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

OWNER INFO

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

CONSTITUTION AVENUE  
(MINOR ARTERIAL)  
120' ROW



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

Structural:  
Electrical:  
Mechanical:  
Plumbing:

My Garage @ Northcrest  
2510 Canada Drive  
Colorado Springs, Colorado 80915

Plan No. 18.115  
Directory: Planning  
File: Site development plan-08-24  
Drawn By: DIN  
Date: 3/11/2024  
Revised:

DRAWING NO.  
1  
SPECIAL USE PLAN