

MY GARAGE @ NORTHCREST

SPECIAL USE PLAN  
EL PASO COUNTY, COLORADO.

BISMARK ROAD  
(URBAN COLLECTOR)

80ft ROW

BUILDING A  
16,379 SF

BUILDING B  
31,153 SF

BUILDING C  
14,909 SF

CANADA DRIVE  
(URBAN LOCAL)

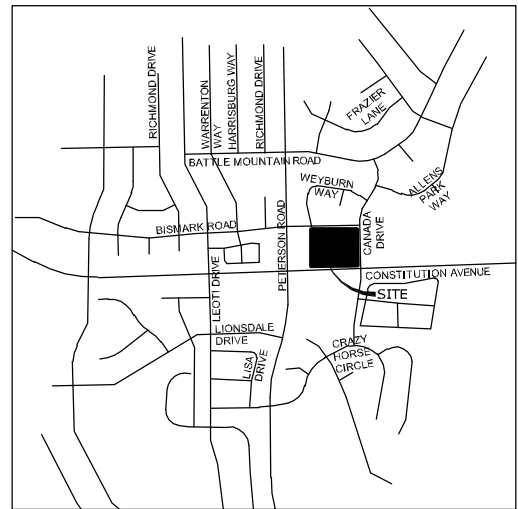
60' ROW

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.

Add note to SDP

The owner/applicant agree on behalf of him/herself and any developer of builder successors and assignees 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

YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

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 6-1204  
Drawn By CBN  
Date 3/11/2024  
Revised

DRAWING NO.  
1  
SPECIAL USE  
PLAN

PCD FILE NUMBER: AL243