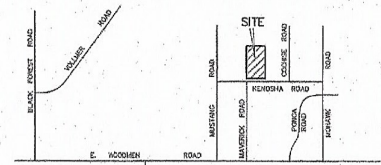


SERVANTS OF THE HOLY FAMILY

8025 MAVERICK ROAD,
EL PASO COUNTY, COLORADO

Approved
By: Len Kendall
Date: 01/26/2018
El Paso County Planning & Community Development



COPY
VICINITY MAP
NO SCALE

APPROVED DENIED
01/26/2018

Approved in accordance with the provisions of the El Paso County Zoning Ordinance and approved by El Paso County Board of Commissioners on 01/26/2018. A second permit must be applied for by the applicant to the appropriate agency of the appropriate state or local government.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS

LEGAL DESCRIPTION:

A portion of the Southwest One-Quarter of the Northeast One-Quarter of Section 4, Township 13 South, Range 85 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at the Southwest corner of Lot 10, Block 4, BAY #4 JONES SECOND FLING, a subdivision in El Paso County, Colorado; thence S89°47'W for 319.38 feet along the North line of Kenosha Drive, thence N02°43'00" for 840 feet; thence N89°47'E for 318.97 feet to a point on the West line of Lot 9, Block 4 in said subdivision; thence S00°10'W for 840 feet along the West line of Lots 8 and 9 in said Block and Subdivision to the Point of Beginning.

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 98041C0335 P, EFFECTIVE DATE MARCH 17, 1997, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOOD PLAIN).
- TEMPORARY BENCHMARK USED FOR THIS TOPOGRAPHIC/APPROVEMENT EXHIBIT EXISTS AS THE FINISHED FLOOR ELEVATION OF THE INDICATED 2-STORY STRUCTURE; ELEVATION = 6000.00 "ASSUMED", AS SHOWN HEREON.

DATA:

AREA: 10.013 AC (436,187 SF)
EXISTING ZONE: RR-5
EXISTING USE: RELIGIOUS INSTITUTION
PROPOSED USE: RELIGIOUS INSTITUTION
MAX ALLOWABLE BLDG. HEIGHT: 30'
BLDG. SETBACKS:
25' FROM FRONT
25' FROM SIDE LOT LINES
25' FROM REAR
LANDSCAPE SETBACKS:
15' FROM R.O.W. AND PROPERTY LINE, AS ADJUSTED

EXISTING BLDG. TOTAL AREA: 22,184 SQ. FT.
PROPOSED BLDG TOTAL AREA: 20,451 SQ. FT.
TOTAL BLDG AREA: 42,635 SQ. FT.
PARKING REQUIREMENTS:
USE REQ./PROVD.
CHURCH 1 PER 4 SEATS 70/74
OFFICE 1 PER 200 SF 8/9
GARAGE ADD. 4
HANDICAP 4/4
TOTAL ADDITIONAL: 91 SPACES
TAX SCHEDULE NO.: 53540-02-008

RECEIVED
APR 12 2018
EPC DEVELOPMENT SERVICES

OWNER:
SERVANTS OF THE HOLY FAMILY CORPORATION SOLE
8025 MAVERICK ROAD
COLORADO SPRINGS, CO 80909

VERSION: 1
DATE: COUNTY FILE NO: PPR-19-15

CALL BEFORE YOU DIG
811
DIN 811
FOR INFORMATION CALL 811
FOR EMERGENCY CALL 811

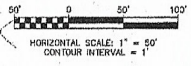
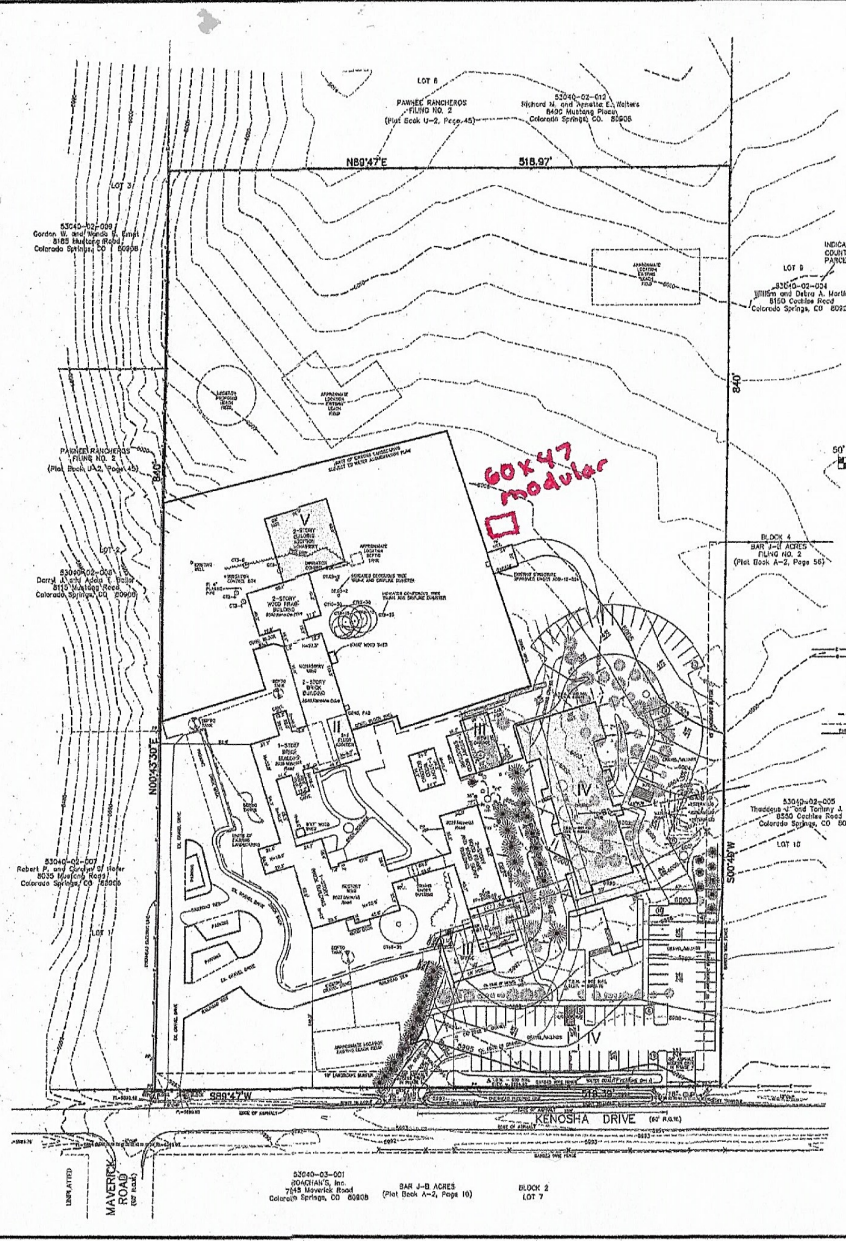
NO.	REVISIONS	DATE	BY	CHKD
1	ISSUE FOR PERMIT			
2	ISSUE FOR PERMIT			
3	ISSUE FOR PERMIT			
4	ISSUE FOR PERMIT			
5	ISSUE FOR PERMIT			
6	ISSUE FOR PERMIT			

PROJECT NO.: 17-01-07
SCALE: N/A
APPROVED BY: N/A
DESIGNED BY: N/A
CHECKED BY: N/A
DATE: 02/01/18

Land Development Consultants, Inc.
PLANNING • ENGINEERING • SURVEYING
1100 W. WASHINGTON ST., SUITE 100, DENVER, CO 80202
303.733.1234

SITE DEVELOPMENT PLAN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Project No.: 02082
Sheet: 1 of 1



- LEGEND**
- INDICATES EL PASO COUNTY ASSESSOR'S PARCEL NUMBER
 - INDICATES EXISTING BLDG. FOOTPRINT
 - INDICATES EXISTING DRIVE
 - INDICATES EXISTING SIDEWALK
 - INDICATES EXISTING UTILITY
 - INDICATES EXISTING FENCE
 - INDICATES EXISTING CONCRETE
 - INDICATES EXISTING ASPHALT
 - INDICATES EXISTING GRAVEL
 - INDICATES EXISTING SAND
 - INDICATES EXISTING DIRT
 - INDICATES EXISTING ROCK
 - INDICATES EXISTING VEGETATION
 - INDICATES EXISTING WATER
 - INDICATES EXISTING SWAMP
 - INDICATES EXISTING WETLAND
 - INDICATES EXISTING WOODLAND
 - INDICATES EXISTING PRAIRIE
 - INDICATES EXISTING MEADOW
 - INDICATES EXISTING PASTURE
 - INDICATES EXISTING CROPLAND
 - INDICATES EXISTING RANGELAND
 - INDICATES EXISTING WOODLAND
 - INDICATES EXISTING PRAIRIE
 - INDICATES EXISTING MEADOW
 - INDICATES EXISTING PASTURE
 - INDICATES EXISTING CROPLAND
 - INDICATES EXISTING RANGELAND

8025-02-001
BOGSHAN, INC.
3645 MAVERICK ROAD
COLORADO SPRINGS, CO 80908

SAB 4-B ACRES
BLOCK 2
LOT 7

UNAPPROVED
MAVERICK ROAD

83510-02-004
GORDON, W. and JENNIFER L. SMITH
8115 MAVERICK ROAD
COLORADO SPRINGS, CO 80908

83800-02-001
DANIEL A. AND KAREN J. JONES
8115 MAVERICK ROAD
COLORADO SPRINGS, CO 80908

83040-02-007
ROBERT P. AND CONNOR J. BROWN
8025 MAVERICK ROAD
COLORADO SPRINGS, CO 80908

LOT 8
PARCEL 8025-02-012
MICHAEL M. and JENNIFER E. WILSON
8025 MAVERICK ROAD
COLORADO SPRINGS, CO 80908

LOT 9
83100-02-024
BRITNEY and DAVID L. LARSEN
8150 CUCKLE FROD
COLORADO SPRINGS, CO 80908

83100-02-005
THEODORE J. and THERESA J. JENSEN
8150 CUCKLE FROD
COLORADO SPRINGS, CO 80908