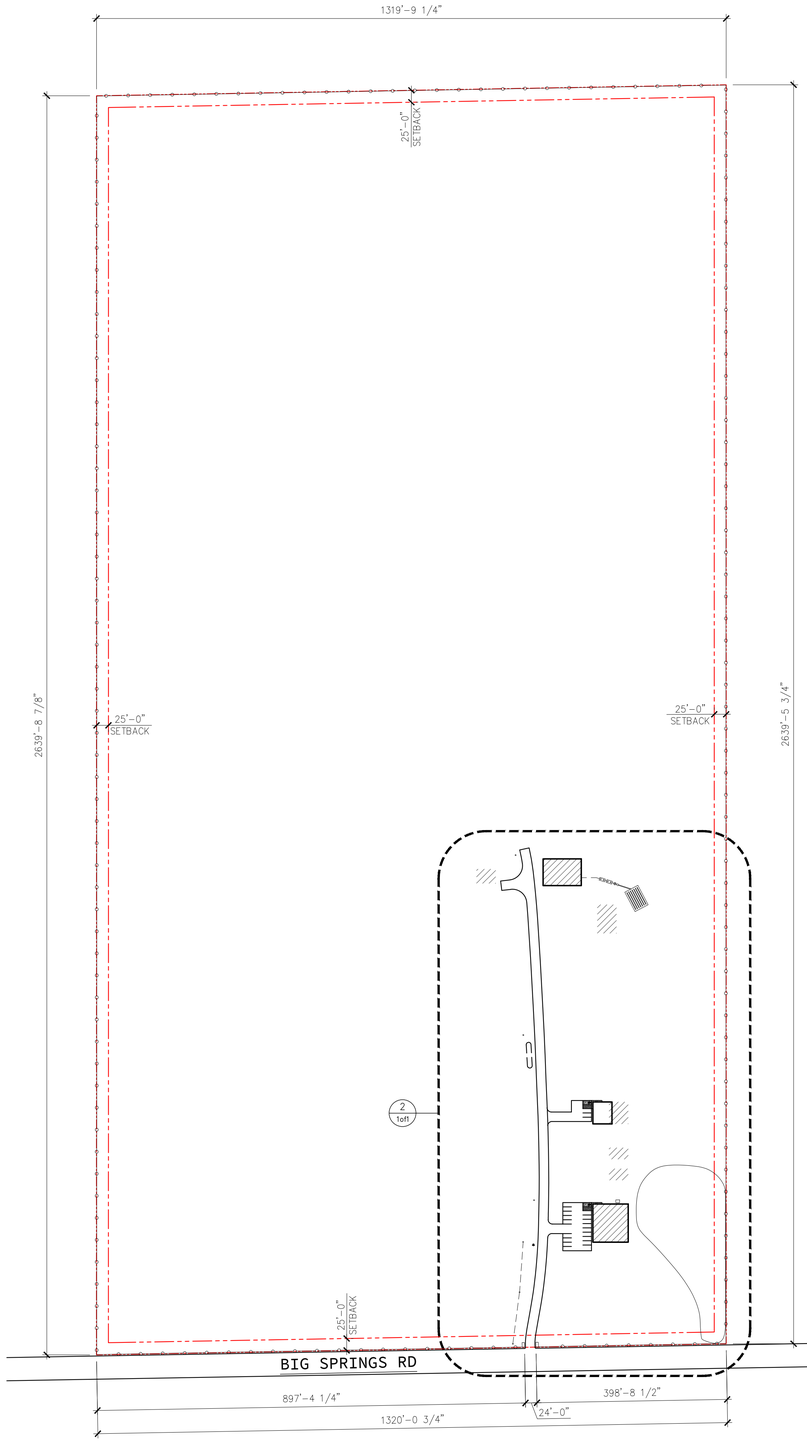
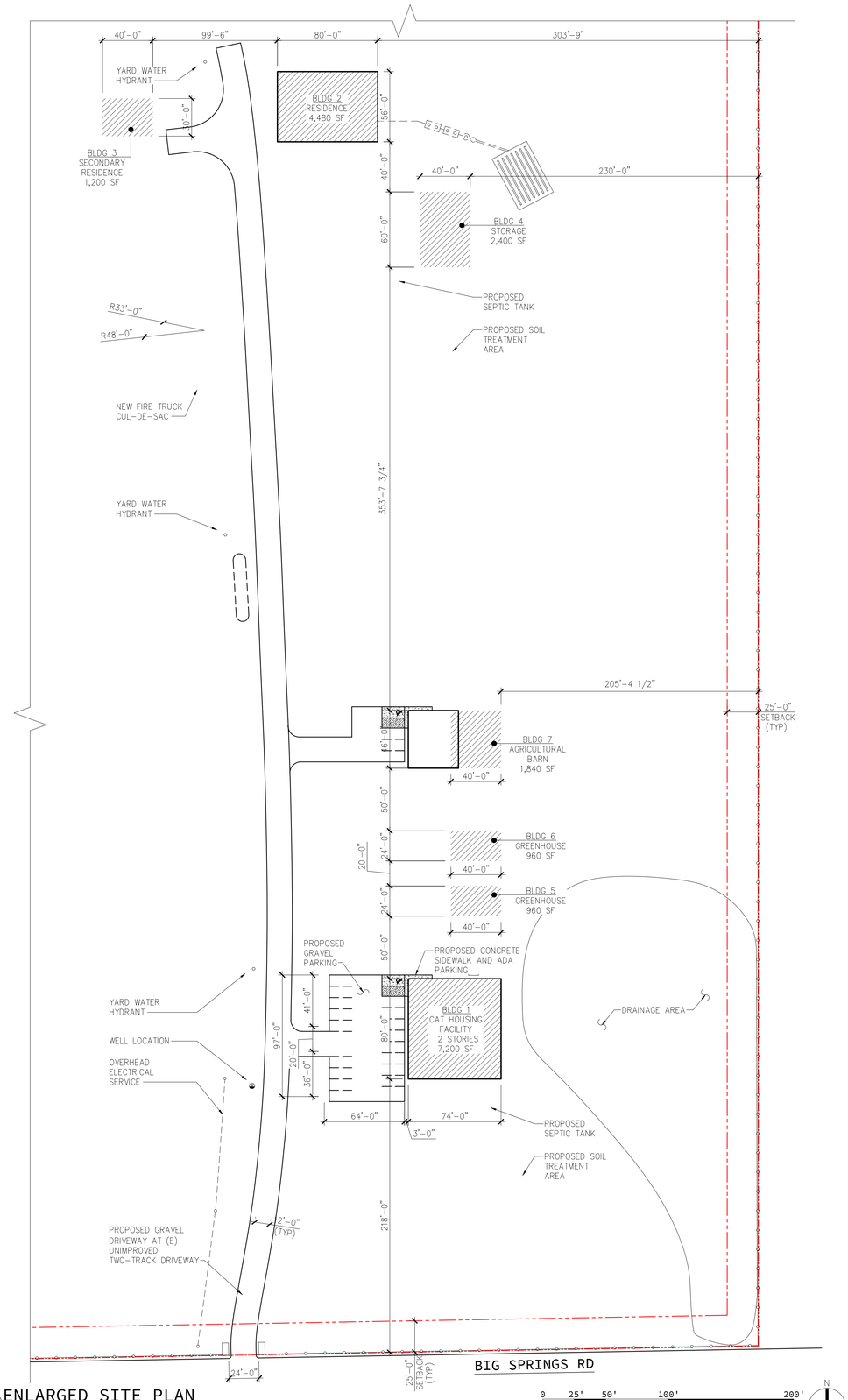


1 SITE PLAN
1" = 150'-0"

0 75' 150' 300' 600' N



2 ENLARGED SITE PLAN
1" = 50'-0"

0 25' 50' 100' 200' N

SITE LEGEND

- PROPOSED BUILDING FOOTPRINT
- SETBACK / EASEMENT LINE
- PROPERTY LINE

CONTACTS

OWNER: GREEN CAT SHACK
CONTACT: JIM KRYZMINSKI
p. –
e. greencatshack@gmail.com

ARCHITECT: ECHO ARCHITECTURE
2752 WEST COLORADO AVE
COLORADO SPRINGS, CO 80904
CONTACT: SCOTT SCHUSTER
p. 719.387.7836
e. scott@echo-arch.com

PROJECT DATA

PROJECT SUMMARY:	NEW CONSTRUCTION CAT HOUSING FACILITY WITH ACCESSORY SUPPORT BUILDINGS AND TWO ACCESSORY SINGLE FAMILY RESIDENCES
PROJECT ADDRESS:	27680 BIG SPRINGS RD, CALHAN, CO 80808
TSN:	2300000110
LEGAL DESCRIPTION:	E2SE4 EX RD SEC 27-13-62
CITY ZONING:	A-35
EXISTING USE:	LIVESTOCK
PROPOSED USE:	ANIMAL REFUGE (PRINCIPAL USE 1) LIVESTOCK (PRINCIPAL USE 2) NOTE: PER EL PASO COUNTY 2021 LAND DEVELOPMENT CODE SECTION 5.1.2, MORE THAN ONE PRINCIPAL USE MAY BE ESTABLISHED IN ZONE A-35.

BUILDING/SITE DATA

TOTAL SITE AREA:	80 ACRES
PROPOSED BUILDING FOOTPRINTS:	
BUILDING 1:	5,920 SF
BUILDING 2:	4,480 SF
BUILDING 3:	1,200 SF
BUILDING 4:	2,400 SF
BUILDING 5:	960 SF
BUILDING 6:	960 SF
BUILDING 7:	1,840 SF
TOTAL FOOTPRINT:	17,760 SF
# OF STORIES:	1 STORY TYPICAL; 2 STORIES AT BUILDING 1
PROPOSED LOT COVERAGE:	0.51%
PROPOSED OPEN SPACE:	95.5%
PROPOSED LANDSCAPING:	(E) VEGETATION TO REMAIN
PROPOSED BUILDING HEIGHT:	<30'
BUILDING 1:	CAT HOUSING FACILITY (PRINCIPAL STRUCTURE) WITH CAT HOUSING/RECREATION AREA, CLINIC, & OFFICES
BUILDING 2:	PRIMARY SINGLE FAMILY RESIDENCE (ACCESSORY)
BUILDING 3:	SECONDARY SINGLE FAMILY RESIDENCE (ACCESSORY)
BUILDING 4:	PERSONAL STORAGE (INCLUDING PERSONAL VEHICLES) (ACCESSORY)
BUILDINGS 5-6:	PERSONAL GREENHOUSE (ACCESSORY) FOR NON-COMMERCIAL FOOD PRODUCTION
BUILDING 7:	AGRICULTURAL BARN (ACCESSORY)

PARKING CALCULATIONS

CAT HOUSING FACILITY:	1 PER 400 SF OF GFA 7,200 SF / 400 = 18 STALLS
SINGLE FAMILY RESIDENTIAL:	2 PER DWELLING UNIT 2 x 2 = 4 STALLS
AGRICULTURAL USES (NON-COMMERCIAL):	SUFFICIENT PARKING FOR ALL VEHICLES USED BY OPERATION

NOTE: SUFFICIENT RESIDENTIAL AND AGRICULTURAL PARKING PROVIDED IN BUILDING 4

REQUIRED ADA STALLS:	1 PER 25 18/25 = 1 STALL
TOTAL REQUIRED STALLS:	19 STALLS
ALLOWED COMPACT STALLS:	30% x 18 STALLS = 5 STALLS

ROAD IMPACT FEE

THE OWNER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT THE OWNER 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. 25-337), 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.

GREEN CAT SHACK SANCTUARY

27680 BIG SPRINGS ROAD
CALHAN, CO

10.08.2026
SPECIAL USE APPLICATION

PCD FILE #: AL2529

GENERAL

ECHO

2026-013-CATSHACK

27680 BIG SPRINGS ROAD
CALHAN, CO
80808

date: 10.08.2026

phase: SPECIAL USE APP

drawn by: AMG

Echo Architecture, PLLC
2752 W Colorado Ave #110
Colorado Springs, CO 80904
www.echo-arch.com
t 719.387.7836

1of1