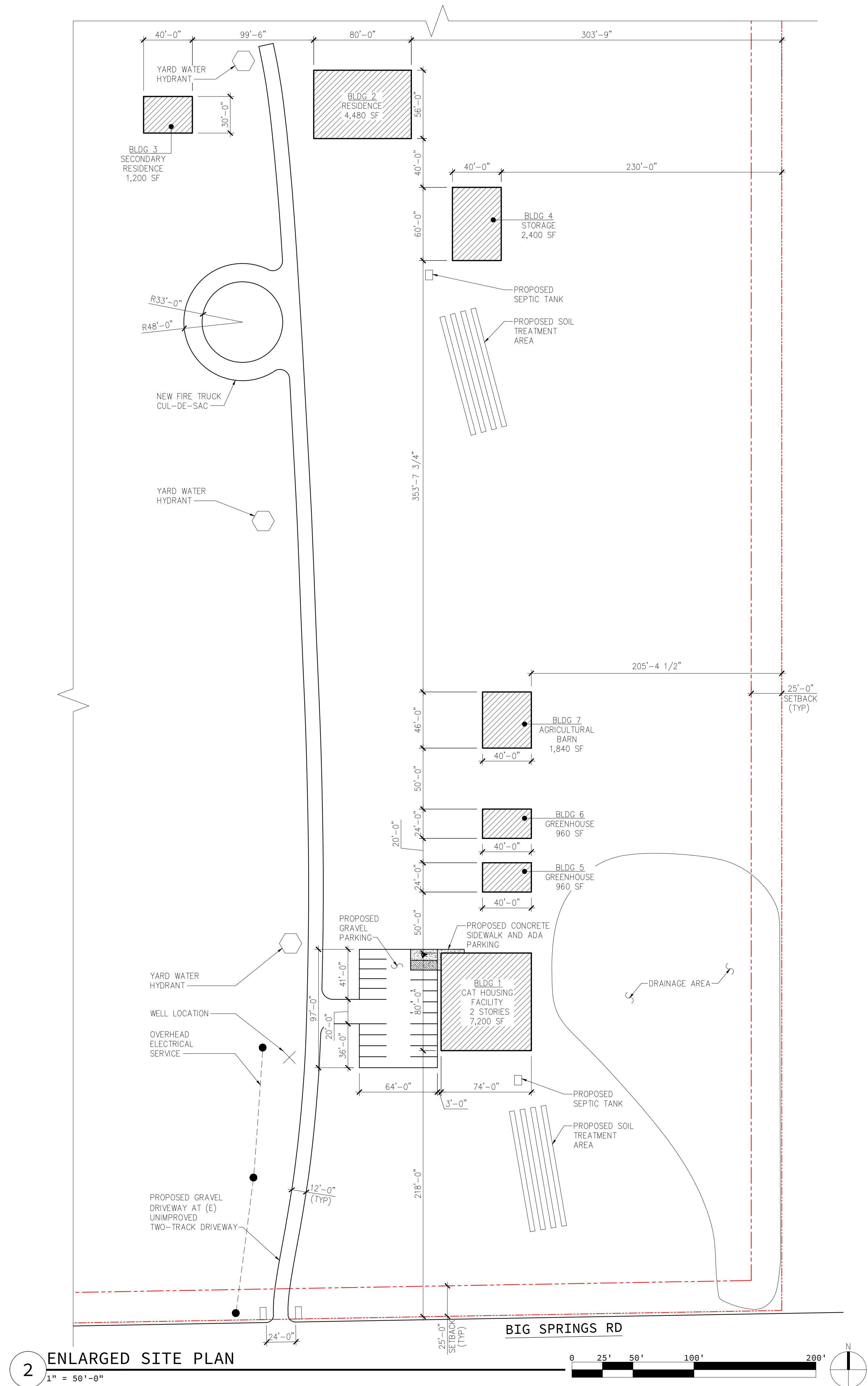
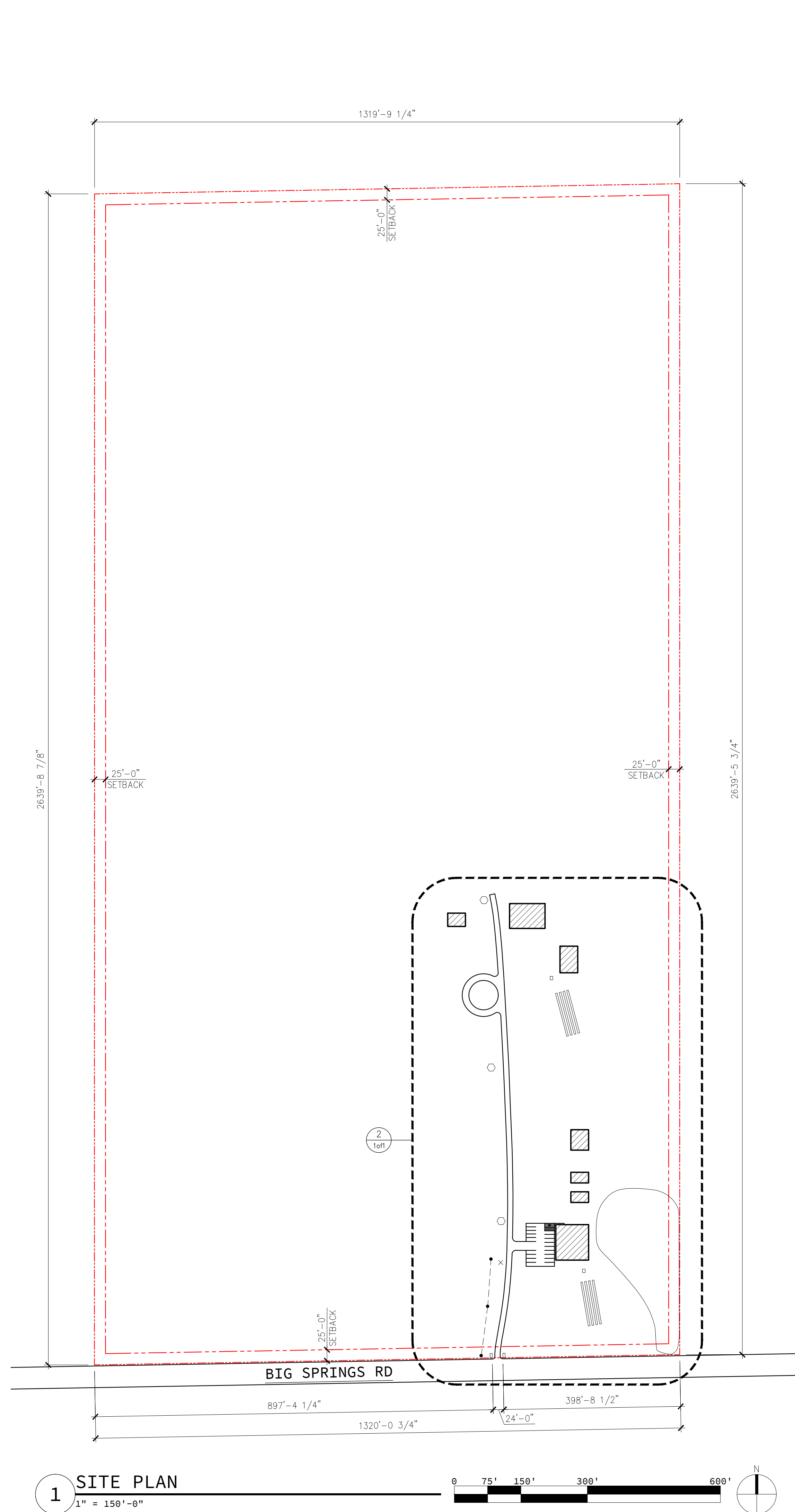
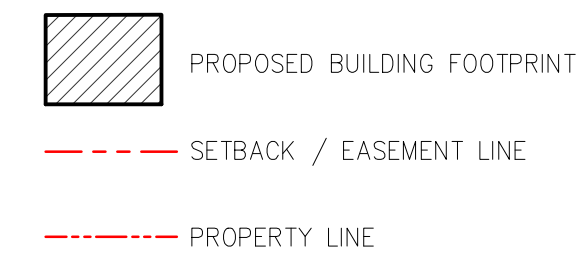




SITE LEGEND



CONTACTS

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ARCHITECT: ECHO ARCHITECTURE

2752 WEST COLORADO AVE
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PROJECT DATA

<u>PROJECT SUMMARY:</u>	NEW CONSTRUCTION CAT HOUSING FACILITY WITH ACCESSORY SUPPORT BUILDINGS AND TWO ACCESSORY SINGLE FAMILY RESIDENCES
<u>PROJECT ADDRESS:</u>	27680 BIG SPRINGS RD, CALHAN, CO 80808
<u>TSN:</u>	2300000110
<u>LEGAL DESCRIPTION:</u>	E2SE4 EX RD SEC 27-13-62
<u>QTY ZONING:</u>	A-35
<u>EXISTING USE:</u>	LIVESTOCK
<u>PROPOSED USE:</u>	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

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

PARKING CALCULATIONS

<u>CAT HOUSING FACILITY:</u>	1 PER 400 SF OF GFA 7200 SF / 400 = 18 STALLS
<u>SINGLE FAMILY RESIDENTIAL:</u>	2 PER DWELLING UNIT 2 x 2 = 4 STALLS
<u>AGRICULTURAL USES (NON-COMMERCIAL):</u>	SUFFICIENT PARKING FOR ALL VEHICLES USED BY OPERATION
<u>NOTE:</u> SUFFICIENT RESIDENTIAL AND AGRICULTURAL PARKING PROVIDED IN BUILDING 4	
<u>REQUIRED ADA STALLS:</u>	1 PER 25 18/25 = 1 STALL
TOTAL REQUIRED STALLS:	19 STALLS
ALLOWED COMPACT STALLS:	30% x 18 STALLS = 5 STALLS

GREEN CAT SHACK SANCTUARY
27680 BIG SPRINGS ROAD
CALHAN, CO

GENERAL

ECHO

2026-013-CATSHACK

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t 719.387.7836

date:
05.XX.2026

phase:
SPECIAL USE APP

drawn by:
AMG

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