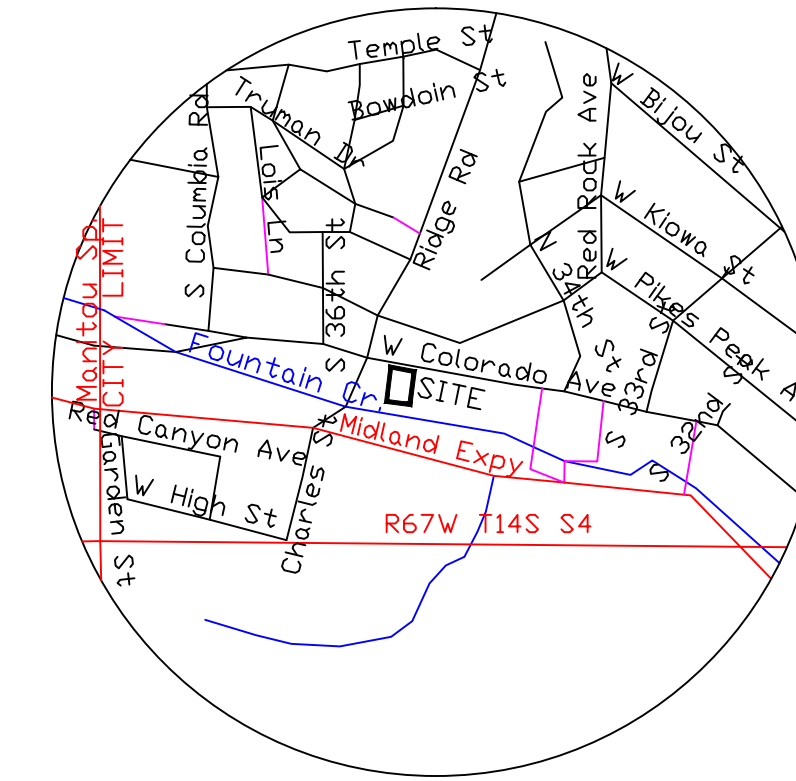


Scale 1" = 20'  
Contour Interval: 1'

LEGEND:

- FOUND YELLOW #9853 CAP ON #4 WASHER
- FOUND 1/2" IRON PIPE
- ◊ FOUND #4 REBAR
- TELEPHONE PEDESTAL
- ▣ ELECTRICAL VAULT
- POWER POLE
- LIGHT POLE



VICINITY MAP  
1"=1000'



**Owner:**  
Action Excavating and Landscaping, Inc., a Colorado Corporation  
ATTN: Eric Wyatt  
3533 W. Colorado Ave  
Colorado Springs, CO 80904

**Legal Description:**  
Lots 23, 24, 25, 26 and the East 24 feet of Lot 22, as measured on the Northerly lot line of said Lot 22, all in Block 1, East Manitou, County of El Paso, State of Colorado, according to the Plat thereof recorded in Plat Book B at Page 14 or the records of El Paso County, Colorado, and containing 0.499 acres.

**Units of measurement:** US Survey Feet

**Address:** 3511 West Colorado Avenue

**Assessors Parcel No.:** 74033-24-007

**Floodplain:**  
This site is not within the 100-year Flood plain per FEMA Map No. 08041C0707 G, dated 12-7-18.

**Current Zone:** CS  
Front setbacks = 25'  
Rear setback = 25'  
Side setback = 25'  
Maximum building height = 45'

**Proposed Use(s):**  
Mini warehouse / storage  
Prohibited uses: Marijuana production, storage or sales

**Site notes:**  
1. Colorado frontage to be screened by a 6' high, chain link fence, with opaque fabric.  
2. All parking and driveway areas are to meet H-20 load specs.  
3. All light standards are to be shielded so as to contain the illumination on site. The fixture shall be a full cutoff design with no sag lenses permitted.

Prepared by the office of:  
Oliver E. Watts, Consulting Engineer, Inc.  
614 Elkton Drive  
Colorado Springs, CO 80907  
(719) 593-0173  
Dliewatts@aol.com  
Celebrating 43 years in Business

County File No:

DRAWN BY: O.E. WATTS DATE: 3-29-22 DWG. NO.: 14-4624-04 SURVEYED BY: DEW, ESW 5-20-91 THRU 2-10-22	APPROVED BY: PROJ. NO. DWG.	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 3511 WEST COLORADO AVE. LOTS 22-26, BLOCK 1, EAST MANITOU EL PASO COUNTY	SHEET NAME <b>DEVELOPMENT PLAN</b>	SHEET NO. 1 OF 1
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