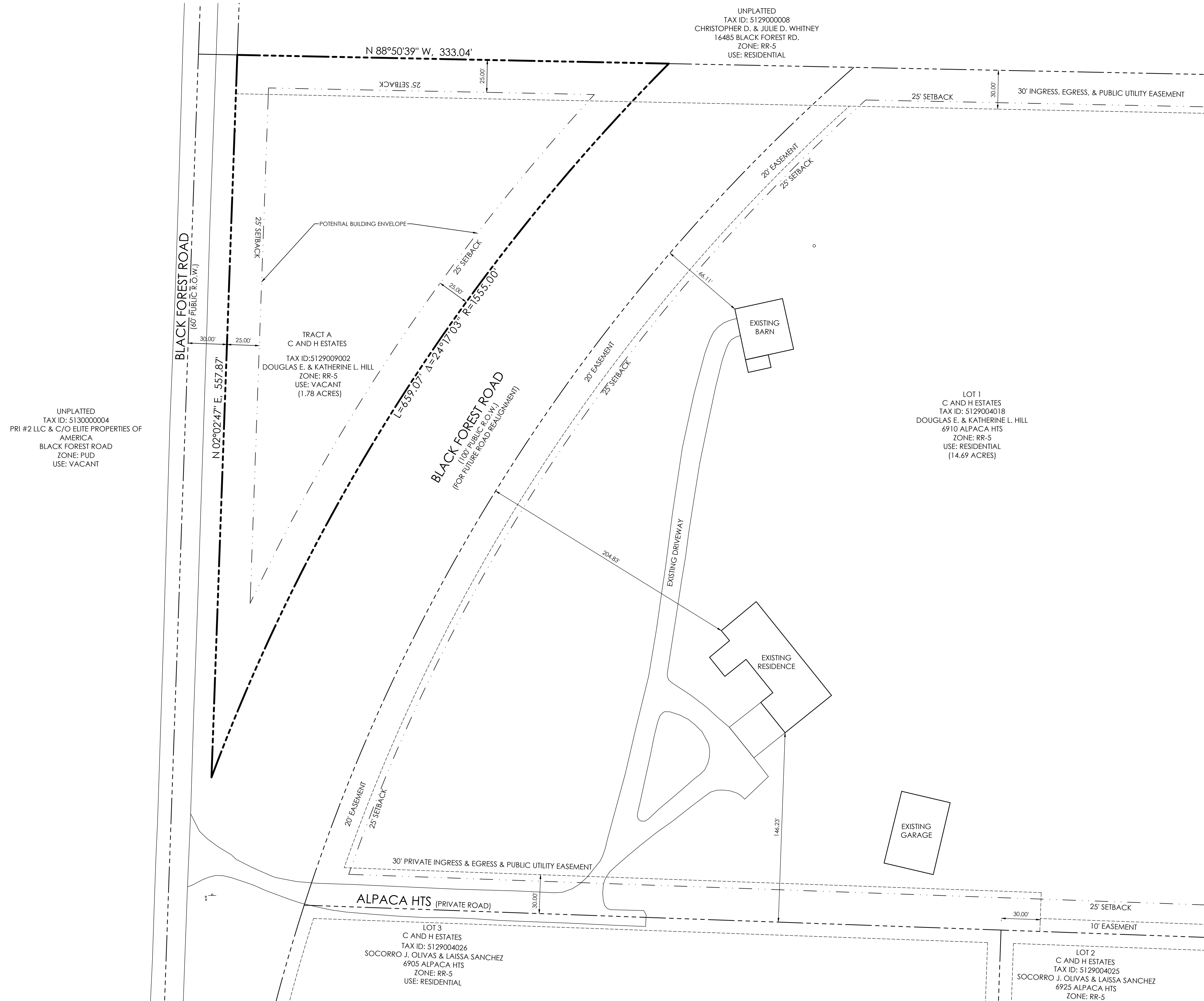


HILL SUBDIVISION BOARD OF ADJUSTMENT EXHIBIT

FOR TRACT A, C AND H ESTATES



UNPLATTED
TAX ID: 512900008
CHRISTOPHER D. & JULIE D. WHITNEY
16485 BLACK FOREST RD.
ZONE: RR-5
USE: RESIDENTIAL

SITE DATA

OWNERS
DOUGLAS E. HILL
KATHERINE L. HILL
13985 SILVERTON RD
COLORADO SPRINGS CO, 80921

ZONING
CURRENT ZONING: RR-5

MAX LOT COVERAGE
25%

SETBACKS
FRONT - 25' SETBACK
SIDE - 25' SETBACK
REAR - 25' SETBACK

MAX BUILDING HEIGHT
30'

CONSULTANT
M.V.E., INC.
DAVID GORMAN, P.E.
1903 LELARAY STREET
COLORADO SPRINGS CO 80909
PH (719) 635-5736
Fax (719) 635-5450
DAVEG@MVECVIL.COM

TAX SCHEDULE NO.
5129 09 002

CURRENT ADDRESSES
BLACK FOREST ROAD

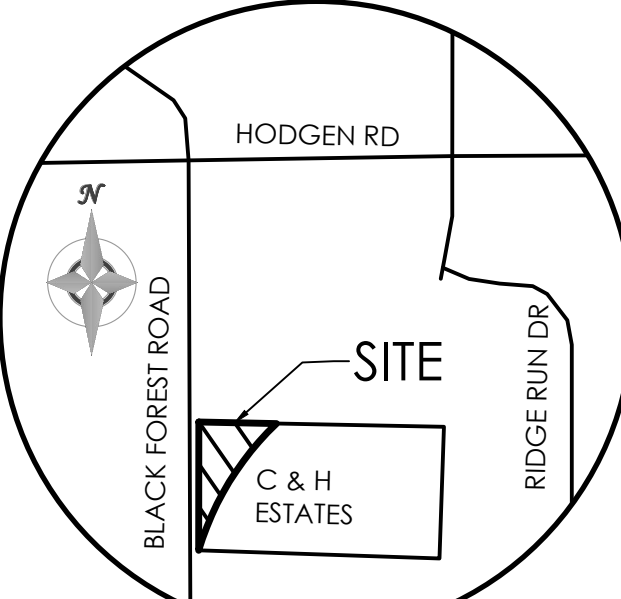
LAND USE
CURRENT: OPEN-VACANT
PROPOSED: SINGLE FAMILY RESIDENTIAL

ACREAGE
MINIMUM LOT SIZE REQUIREMENT PER RR-5
ZONE = 5.0 ACRES
REQUESTED LOT SIZE = 1.783 ± ACRES

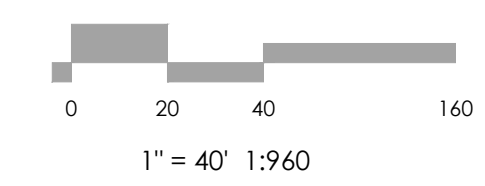
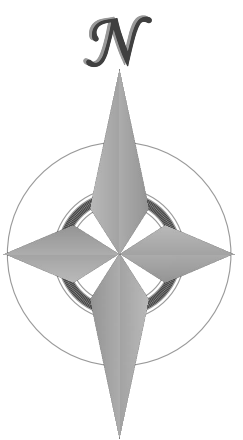
LEGAL DESCRIPTION
TRACT A, C AND H ESTATES, EL PASO COUNTY, COLORADO AS RECORDED UNDER
RECEPTION NO. 206712276 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

FLOODPLAIN STATEMENT
THIS PROPERTY IS LOCATED WITHIN FEMA DESIGNATED ZONE "X" (AREA OF MINIMAL
FLOOD HAZARD) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL
PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0305G,
EFFECTIVE DECEMBER 7, 2018.

BOA REQUEST
THE REQUEST IS FOR APPROVAL OF AN EL PASO COUNTY BOARD OF ADJUSTMENT
DIMENSIONAL VARIANCE TO ALLOW THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL
HOME ON THE 1.783 ACRE PARCEL LOCATED IN THE RR-5 ZONE WHERE 5.0 ACRES IS THE
REQUIRED MINIMUM LOT SIZE.



BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

HILL SUBDIVISION
BOARD OF ADJUSTMENT

EXHIBIT

MVE PROJECT 61174
-BOA-EXH

FEBRUARY 13, 2023
SHEET 1 OF 1