

SITE DATA

OWNER: DANIEL COMBS
7205 MAINE LANE
COLORADO SPRINGS, CO 80923

Building Setbacks:
-North 25'
-West 25'
-South 25'
-East 25'

Tax ID Number: 5308000048
Current Zoning: AGRICULTURAL A-5
Acreage: 5.10 AC (222,249 sqft)

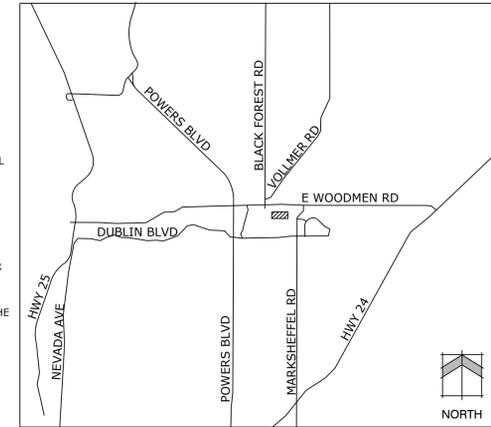
Building Height: 30'
Building Area: Residence - 1,440 sqft
Shed 1 - 2,400 sqft
Shed 2 - 2,400 sqft
Total Building Area - 6,240 sqft

Landscape Buffer: -South 20'

Lot Coverage
-(%) building 3%
-(%) impervious 3%

MOUNTAIN SPLENDOR SERVICES, INC.
EL PASO COUNTY, STATE OF COLORADO
SITE DEVELOPMENT PLAN

VICINITY MAP



Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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LEGAL DESCRIPTION

PARCEL A:
THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THOSE ROADWAYS KNOWN AS MAINE LANE, IDAHO LANE, UTAH LANE, NEVADA LANE AND CALIFORNIA DRIVE, AS REFERENCED IN NOTICE RECORDED MARCH 9, 1977 IN BOOK 2904 AT PAGE 643.

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TSN 530-8000-137
CITY RE-ZONING
RESIDENTIAL

TSN 530-8000-067
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-060
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-062
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-084
COUNTY RR-5
RESIDENTIAL

TSN 530-8000-047
COUNTY A-5
AGRICULTURAL

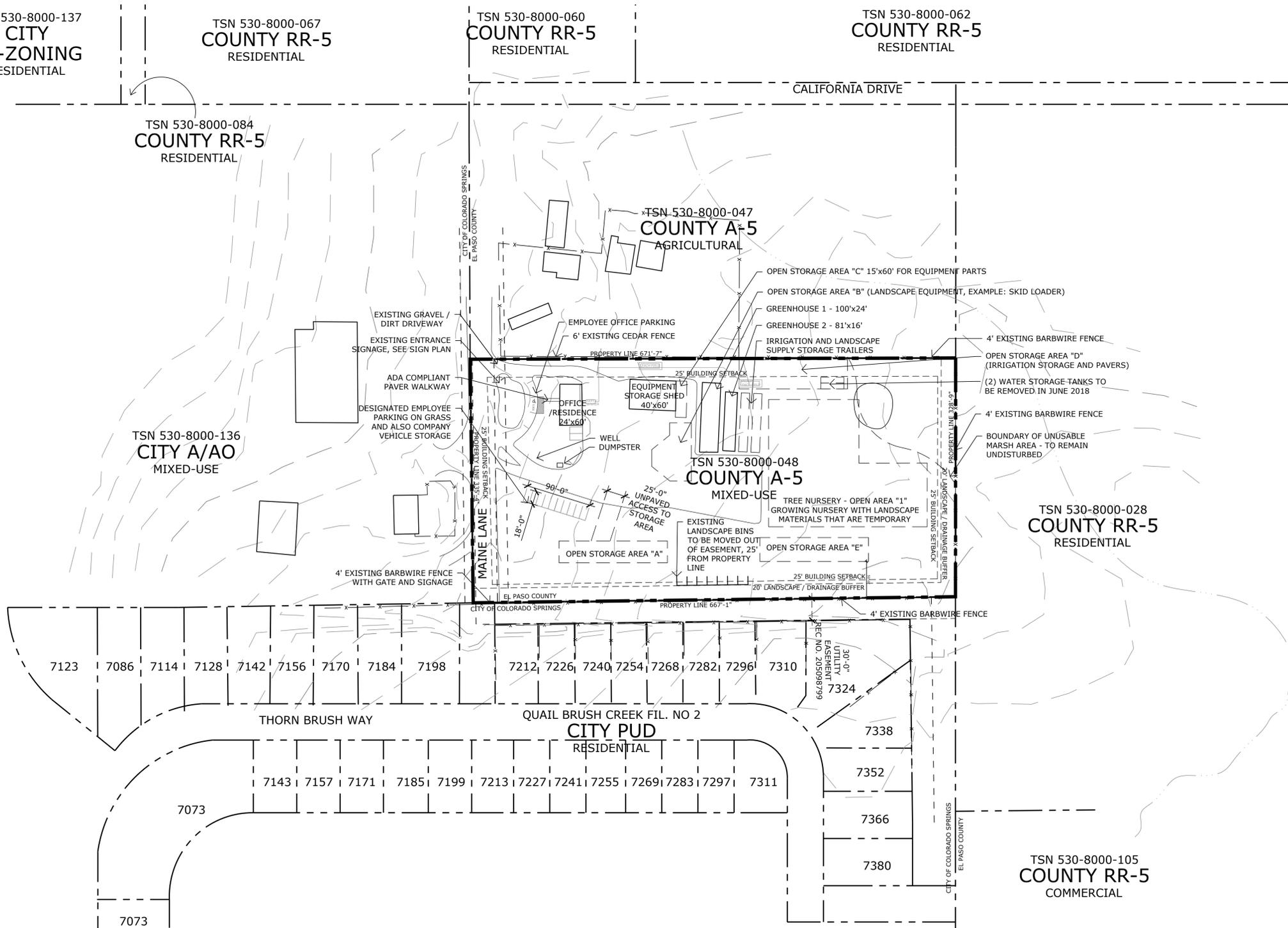
TSN 530-8000-048
COUNTY A-5
MIXED-USE

TSN 530-8000-136
CITY A/AO
MIXED-USE

TSN 530-8000-028
COUNTY RR-5
RESIDENTIAL

THORN BRUSH WAY
QUAIL BRUSH CREEK FIL. NO 2
CITY PUD
RESIDENTIAL

TSN 530-8000-105
COUNTY RR-5
COMMERCIAL



MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/2018
PROJECT MGR: T. BAXTER
PREPARED BY: M. SWIFT

SITE DEVELOPMENT PLAN

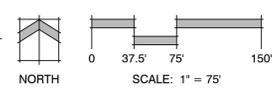
DATE	BY	DESCRIPTION
08/31/2018	MS	REVISED PER COMMENTS

SITE DEVELOPMENT PLAN

1
1 OF 1

DD PPR 18-017

Approved
By: Craig Dossey, Executive Director
Date: 09/27/2018
El Paso County Planning & Community Development

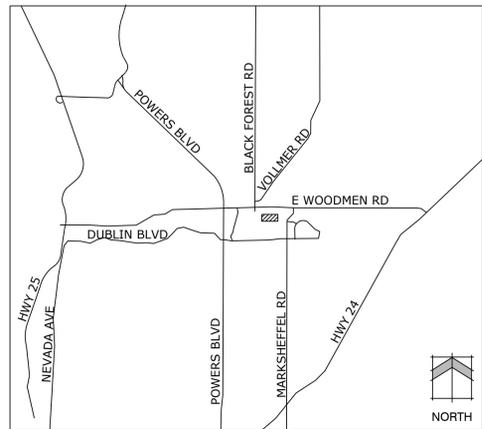


P:\Mountain_Splendor_Services, Inc\Maine_Lane_Use_Variance\Drawings\Planning\Development\Maine_Lane_SDP.dwg (Site Development Plan) 9/4/2018 1:22:22 PM msawf

MOUNTAIN SPLENDOR SERVICES, INC.

EL PASO COUNTY, STATE OF COLORADO
ADA ROUTE PLAN

VICINITY MAP



Land Planning
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Urban Design



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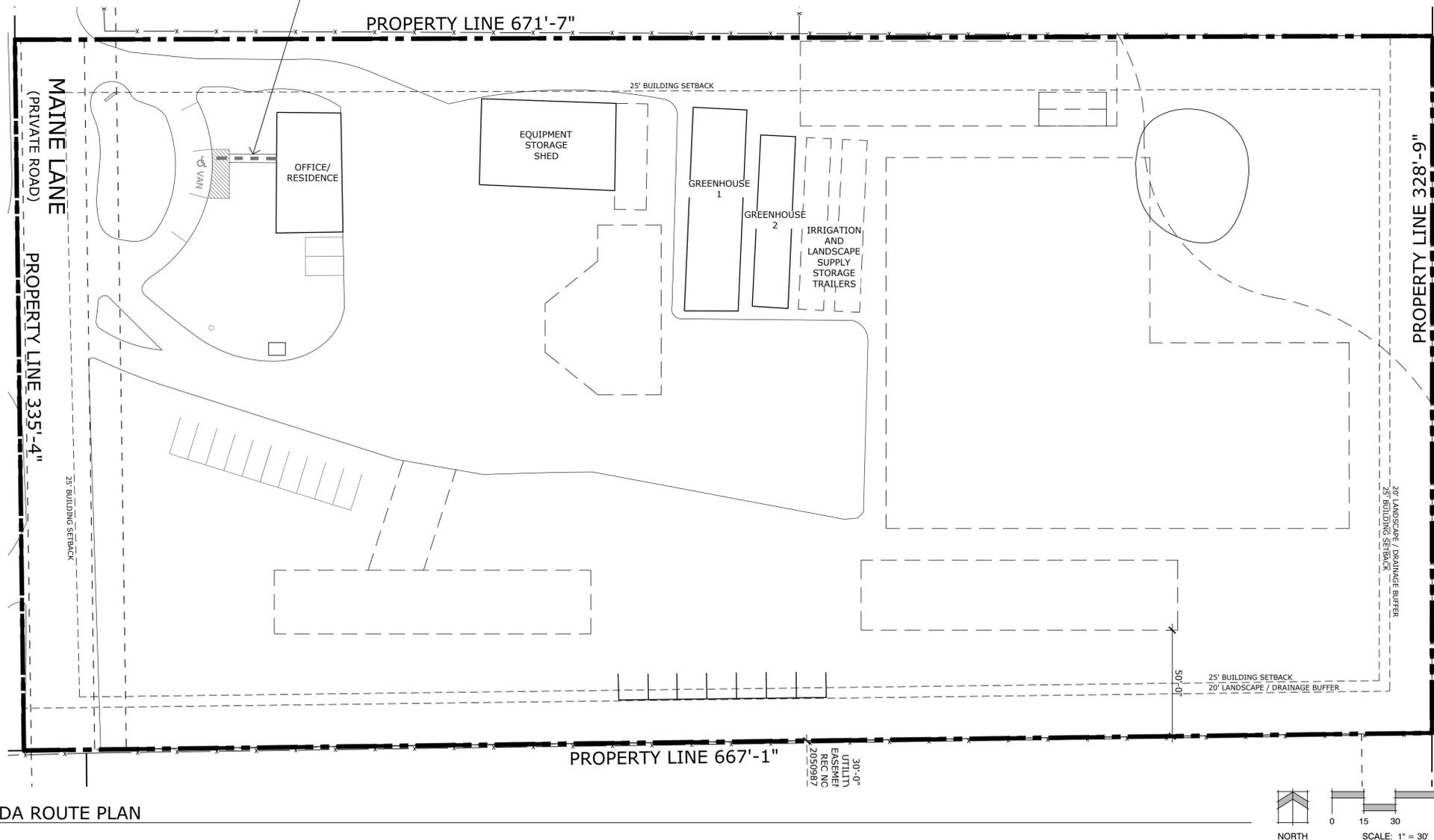
OWNER: DANIEL COMBS
7205 MAINE LANE
COLORADO SPRINGS, CO 80923

Tax ID Number: 5308000048
Current Zoning: AGRICULTURAL A-5
Acreage: 5.10 AC (222,249 sqft)

NOTES

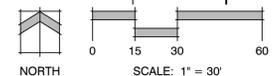
1. MAINE LANE IS A PRIVATELY OWNED AND MAINTAINED ROAD.

ADA ROUTE WITH COMPLAINT PAVER WALKWAY



P:\Mountain Splendor Services, Inc\Maine Lane Use Variance\Drawings\Planning\Develop\MaineLaneDP.dwg (ADA ROUTE) 9/2/2018 12:23:45 PM mswitt

1 ADA ROUTE PLAN



MOUNTAIN SPLENDOR SERVICES, INC.

7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/
PROJECT MGR: T. BA.
PREPARED BY: M. S.

ADA ROUTE PLAN

DATE:	BY:	DESCRIPTION:
08/31/2018	MS	REVISED PER COMMENTS

ADA ROUTE PLAN

1

1 OF 1

DD PPR 18-017

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7205 MAINE LANE
COLORADO SPRINGS, CO 80923

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EL PASO COUNTY, STATE OF COLORADO
SITE DEVELOPMENT PLAN

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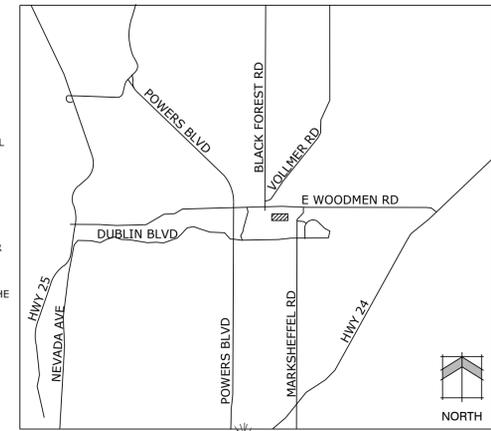
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TREE REQUIREMENTS

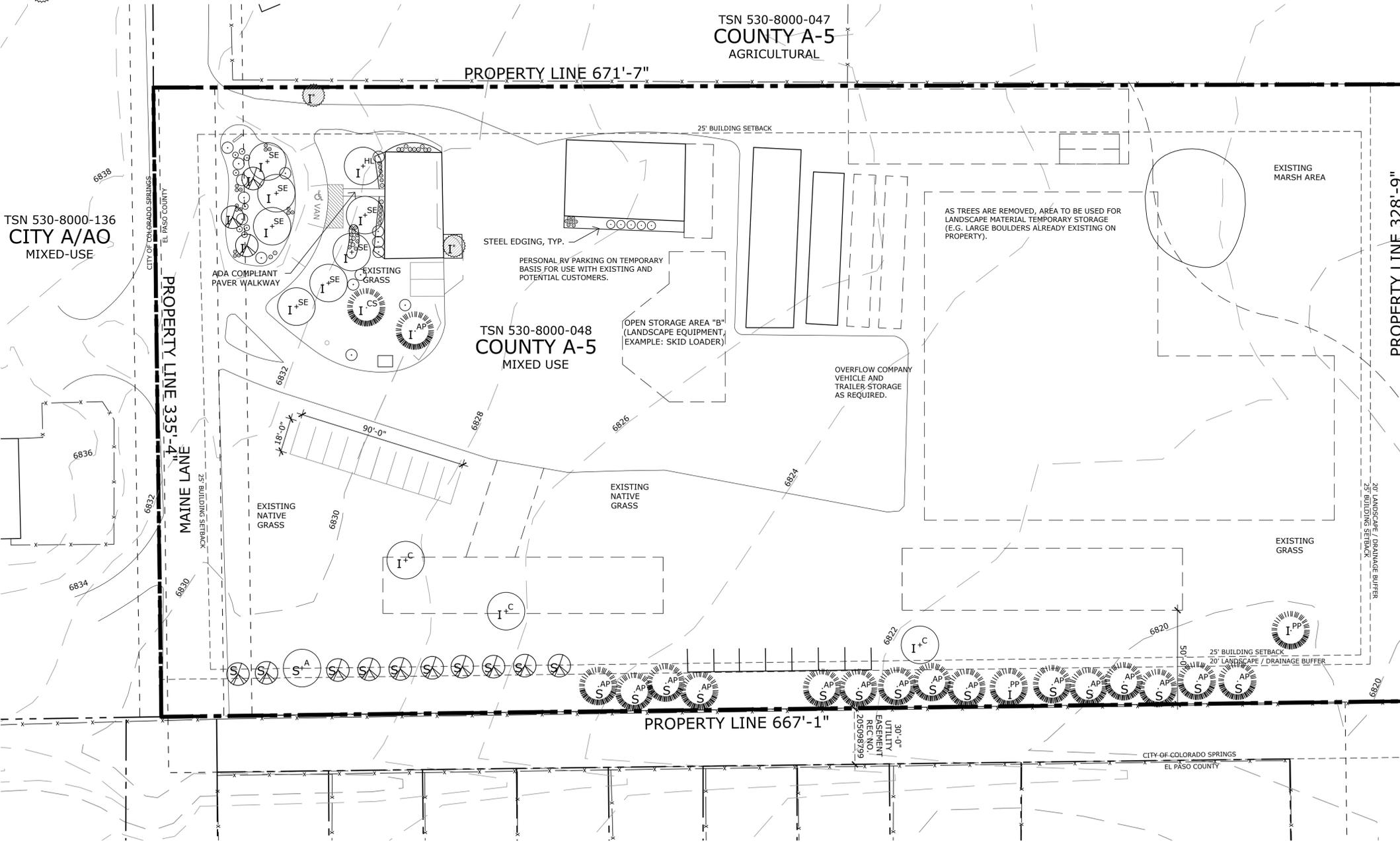
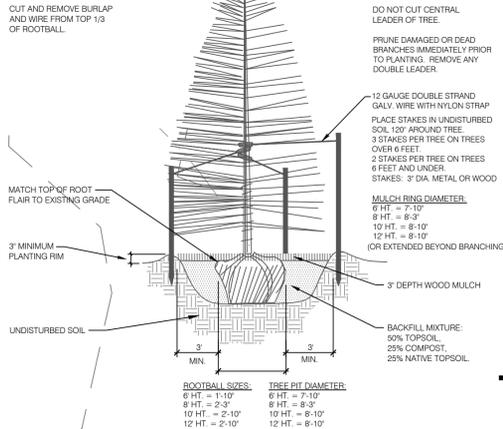
LDC Plant Category	Tree Requirement Classification	Parameters	Required Trees (1/25)	Provided Trees (substitutes 1 tree/10 shrubs)
(ML)	Maine Lane (Private Road)	335'-4"	0	0 (shrub substitute 0)
(S)	Landscape Buffer at 30' Utility Easement	667'-1"	26	26 (shrub substitute 0)
(P)	Parking Tree Requirements	10 spaces	none if under 15 spaces	0 (shrub substitute 0)
(I)	Internal Landscaping Area	5% of lot to be landscaped Required 10,800 sqft	21	20 (shrub substitute 10)

VICINITY MAP



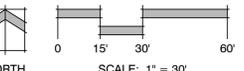
PLANTING LEGEND - EXISTING

TREE SYMBOL	QTY	TREE TYPE	TREE SYMBOL	QTY	TREE TYPE	SHRUB SYMBOL	QTY	SHRUB TYPE
	13	CRABAPPLES		3	COTTONWOOD		2	WEIGELA
	1	ASH		13	SHRUB TYPE EUONYMOUS		3	DWARF SPRUCE
	2	HONEY LOCUST		2	LILAC		7	RUSSIAN SAGE
	7	SIBERIAN ELM		5	BOXWOOD		39	DAYLILY
	16	AUSTRIAN PINE		4	SPIREA			
	2	PONDEROSA PINE		2	ROSES			
	1	COLORADO BLUE SPRUCE						
	2	JUNIPER						



EVERGREEN TREE PLANTING DETAIL
SCALE: NOT TO SCALE

1 LANDSCAPE PLAN



Land Planning
Landscape Architecture
Urban Design

NES

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7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/2018
PROJECT MGR: T. BAXTER
PREPARED BY: M. SWIFT

SITE DEVELOPMENT PLAN

DATE	BY	DESCRIPTION
08/31/2018	MS	REVISED PER COMMENTS

LANDSCAPE PLAN

1
1 OF 1

DD PPR 18-017

P:\Mountain_Splendor_Services, Inc\Maine Lane Use Variance\Drawings\Planning\Drawings\Mountain_Splendor_Services\Maine Lane Use Variance.dwg [Landscape Plan] 9/4/2018 12:25:25 PM mswift

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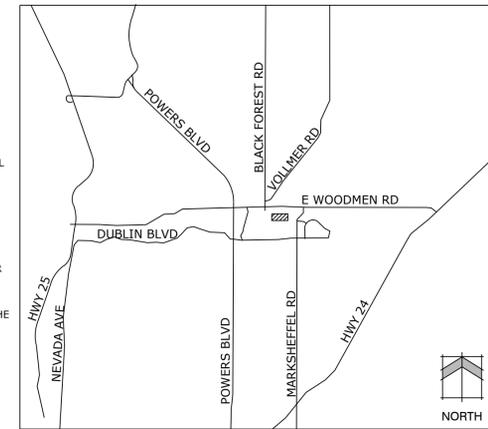
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EL PASO COUNTY, STATE OF COLORADO

SITE DEVELOPMENT PLAN

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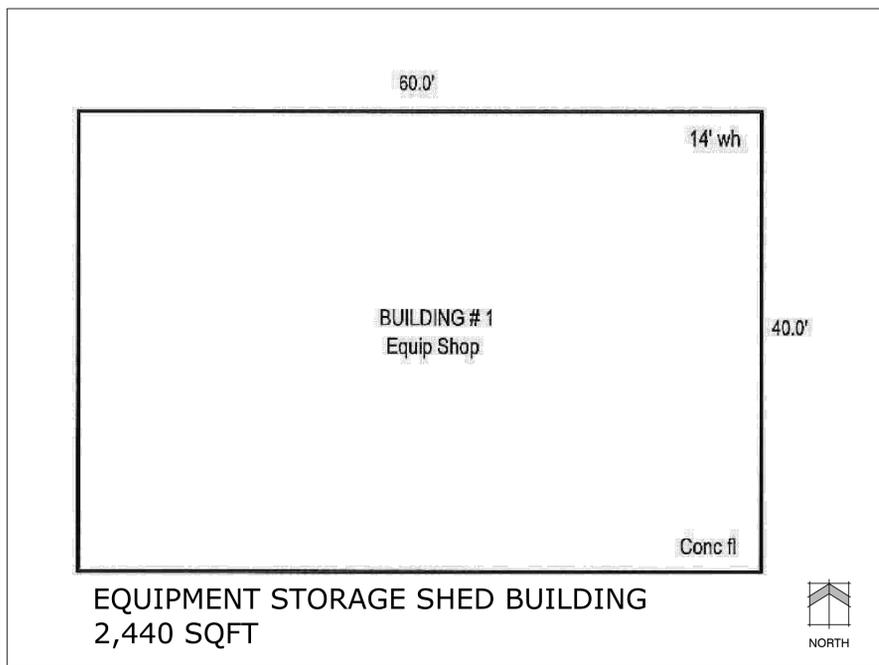
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**MOUNTAIN
SPLENDOR
SERVICES, INC.**

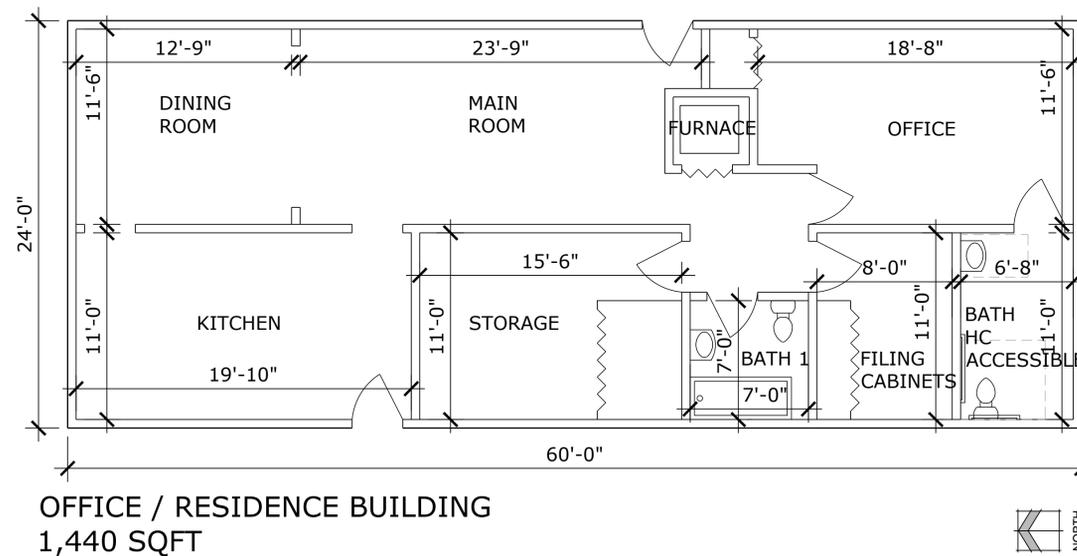
7205 MAINE LANE
COLORADO SPRINGS, CO 80923

DATE: 04/12/2018
PROJECT MGR: T. BAXTER
PREPARED BY: M. SWIFT



1 EQUIPMENT STORAGE SHED FLOOR PLAN

NOT TO SCALE



2 OFFICE / RESIDENCE (PRIMARY STRUCTURE) FLOOR PLAN

NOT TO SCALE

**SITE
DEVELOPMENT
PLAN**

DATE	BY	DESCRIPTION
08/31/2018	MS	REVISED PER COMMENTS

FLOOR PLANS

1

1 OF 1

DD PPR 18-017

P:\Mountain Splendor Services, Inc\Maine Lane Use Variance\Drawings\Planning\Develop\MaineLandSP.dwg (Floor Plan) 9/4/2018 12:23:30 PM msawt

SITE DATA

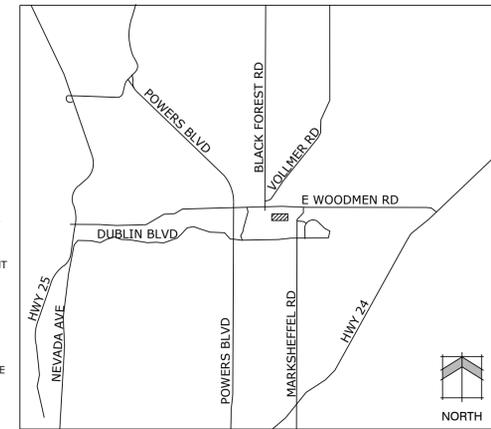
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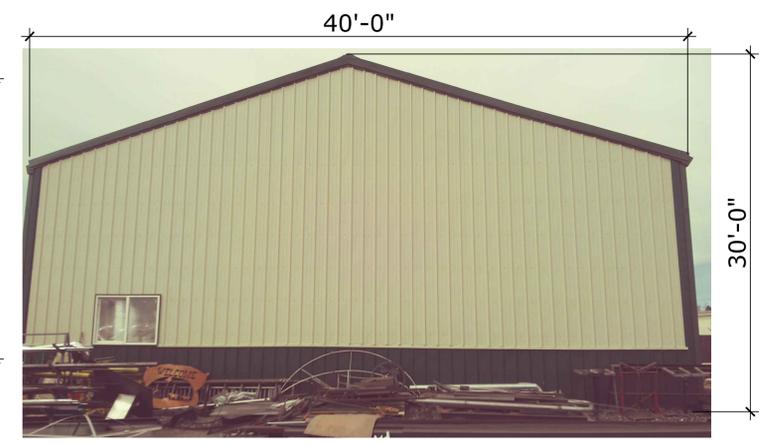
1 EXISTING OFFICE / RESIDENCE - EAST ELEVATION
NOT TO SCALE



4 EXISTING OFFICE / RESIDENCE - WEST ELEVATION
NOT TO SCALE



2 EXISTING OFFICE / RESIDENCE - NORTH ELEVATION
NOT TO SCALE



5 EXISTING STORAGE SHED - EAST ELEVATION
NOT TO SCALE



7 EXISTING STORAGE SHED - WEST ELEVATION
NOT TO SCALE



3 EXISTING OFFICE / RESIDENCE - SOUTH ELEVATION
NOT TO SCALE



6 EXISTING STORAGE SHED - SOUTH ELEVATION
NOT TO SCALE



8 EXISTING STORAGE SHED - NORTH ELEVATION
NOT TO SCALE

NORTH SIDE OF EXISTING STORAGE SHED - PHOTOGRAPH HARD TO OBTAIN DUE TO FENCE ON NORTH SIDE OF PROPERTY

MOUNTAIN SPLENDOR SERVICES, INC.

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PREPARED BY: M. SWIFT

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BUILDING ELEVATIONS

1

1 OF 1

DD PPR 18-017

P:\Mountain Splendor Services, Inc\Maine Lane Use Variance\Crawings\Planning\Develop\MaineLane\DR.dwg (Elevations) 9/4/2018 12:23:36 PM msamt