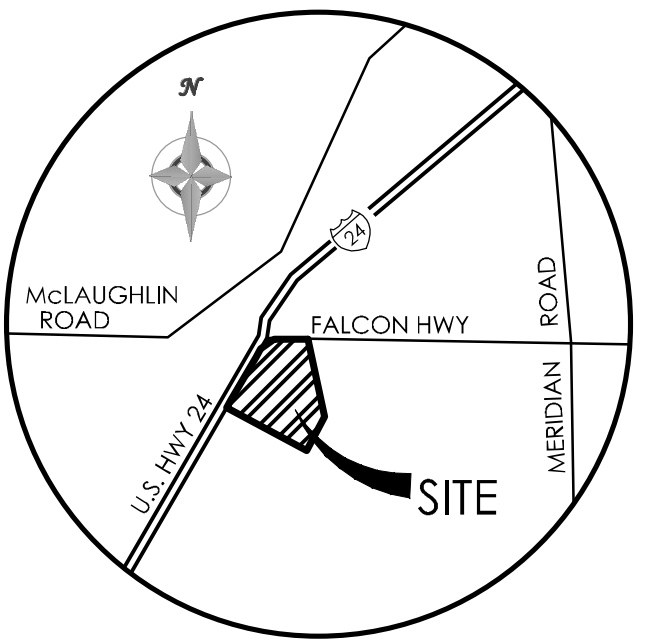


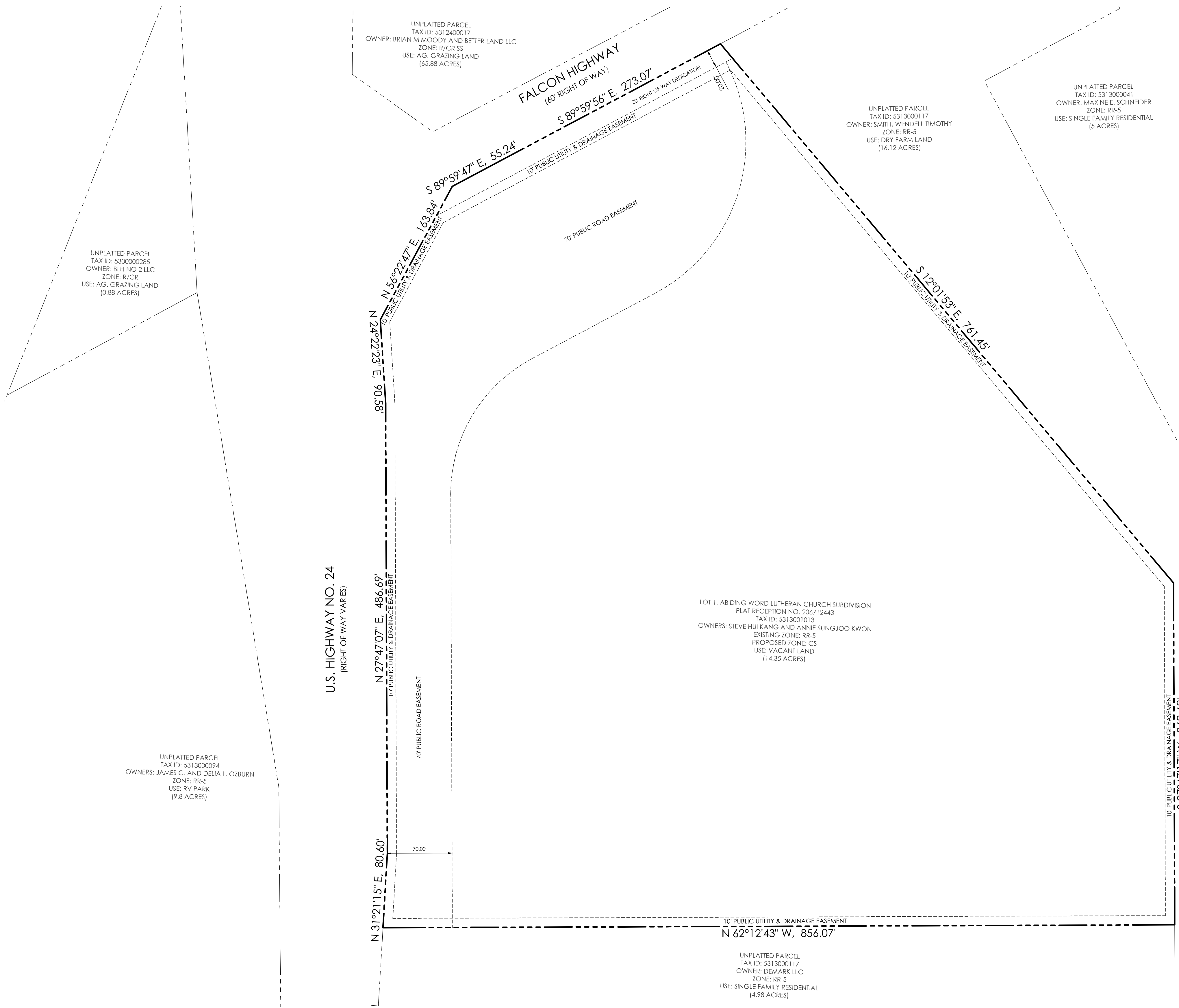
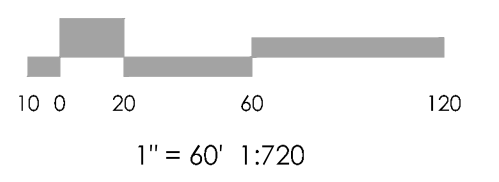
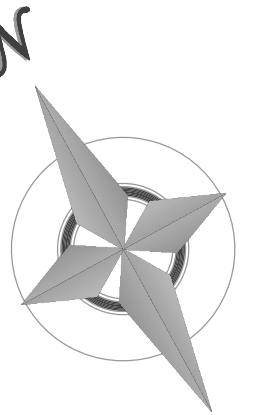
FALCON HWY MINI STORAGE ZONE CHANGE MAP

FOR LOT 1, ABIDING WORD LUTHERAN CHURCH SUBDIVISION,
LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BENCHMARK



SITE DATA

OWNERS

STEVE HUI KANG AND ANNIE SUNG JOO KWON
520 EDISON STREET
BRUSH, CO 80723
PH (970) 404-2298
STEVEKANG7777@OUTLOOK.COM

CONSULTANT

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

TAX SCHEDULE NO.

5313001013

CURRENT ADDRESSES

11401 E. HIGHWAY 24

LAND USE

EXISTING: VACANT LAND
PROPOSED: MINI-WAREHOUSE

ACREAGE

14.35 ± ACRES

LEGAL DESCRIPTION

LOT 1, ABIDING WORD LUTHERAN CHURCH SUBDIVISION, RECORDED UNDER
RECEPTION NO. 206712443, RECORDS OF EL PASO COUNTY, STATE OF 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 08041C0561G,
EFFECTIVE DECEMBER 7, 2018.

ZONING

EXISTING ZONE: RR-5
PROPOSED ZONE: CS

MAX LOT COVERAGE

NONE

SETBACKS

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

MAX BUILDING HEIGHT

45'

REVISIONS

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

**FALCON HWY
MINI-STORAGE**

**ZONE CHANGE
MAP**

MVE PROJECT 61189
MVE DRAWING REZONE-MAP

OCTOBER 7, 2022
SHEET 1 OF 1

