



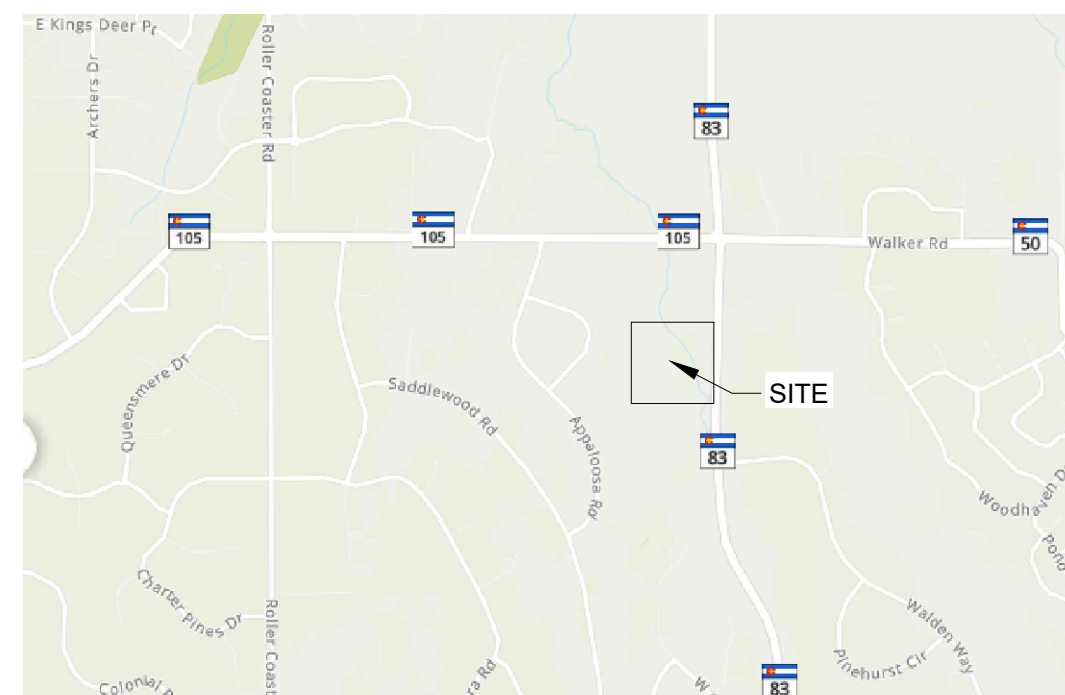
1-800-922-1987

Legal Description:

TR IN NW4 SEC 15-11-66 DESC AS FOLS: COM AT SW COR NW4 SD SEC 15 & POB, TH NLY ALG WLY LN N 00<15'12" W 943.66 FT, S 85<55'07" E 461.76 FT, N 00<29'34" W 347.89 FT, N 60<38'40" E 1034.79 FT TO THE WLY LN OF HWY 83, TH S 02<33'41" W 45.85 FT, S 03<08'57" E 100.50 FT, S 02<33'41" W 1305.22 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 5780.0 FT A C/A OF 03<24'07" WHICH CHORD BEARS S 00<51'36" 343.13 FT, TH WLY ALG SLY LN N 88<47'48" W 1295.63 FT TO SW COR NW4 & POB

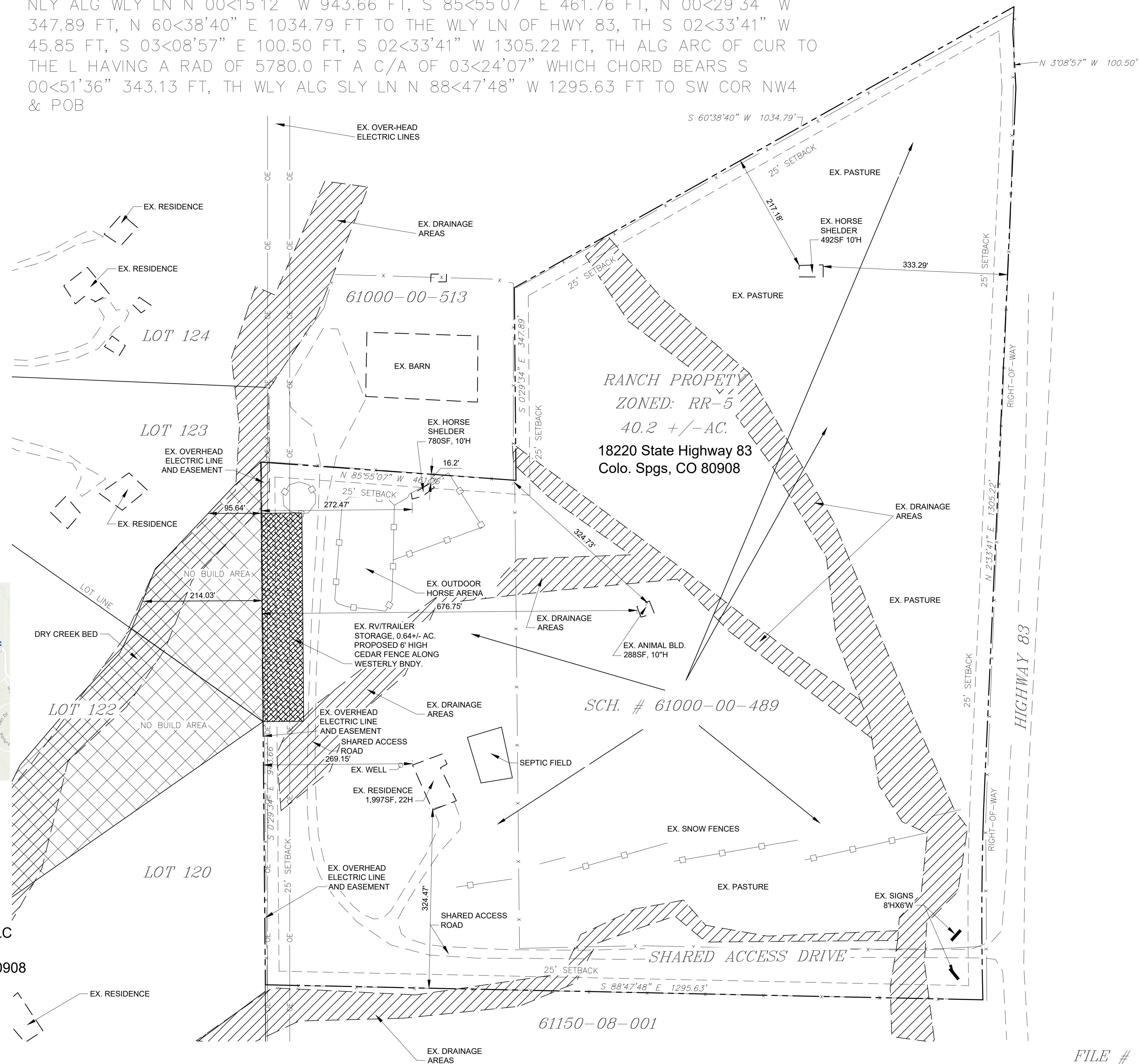
NOTE:

- 1) AN EXISTING OVERHEAD ELECTRIC LINE RUNS ALONG THE WESTERN PROPERTY LINE WITH A NO BUILD EASEMENT. THE STORAGE AREA IS LOCATED UNDER THE POWER LINES.
- 2) THE SUBDIVISION TO THE WEST CONTAINS A NO BUILDING AREA NEXT TO THE WESTERN PROPERTY LINE WITH A MINIMUM DISTANCE OF 95' AND 214' IN THE MIDDLE.
- 3) THE MAJORITY OF PROPERTY IS PASTURE (98.1%) WITH THE EX. HOUSE BEING APPROXIMATE. 1,997 SF.
- 4) PROPOSED STORAGE AREA IS 1.5% OF THE TOTAL SITE.
- 5) EXISTING FENCES ARE ALL BARBWIRE, 4-FEET TALL. 6-FOOT CEDAR FENCE IS PROPOSED.
- 6) NO OUTSIDE LIGHTS ARE PROPOSED.
- 7) TOTAL BUILDINGS SF: 3,557
- 8) NO PROPOSED LANDSCAPING.
- 9) ONLY ONE DWELLING UNIT.

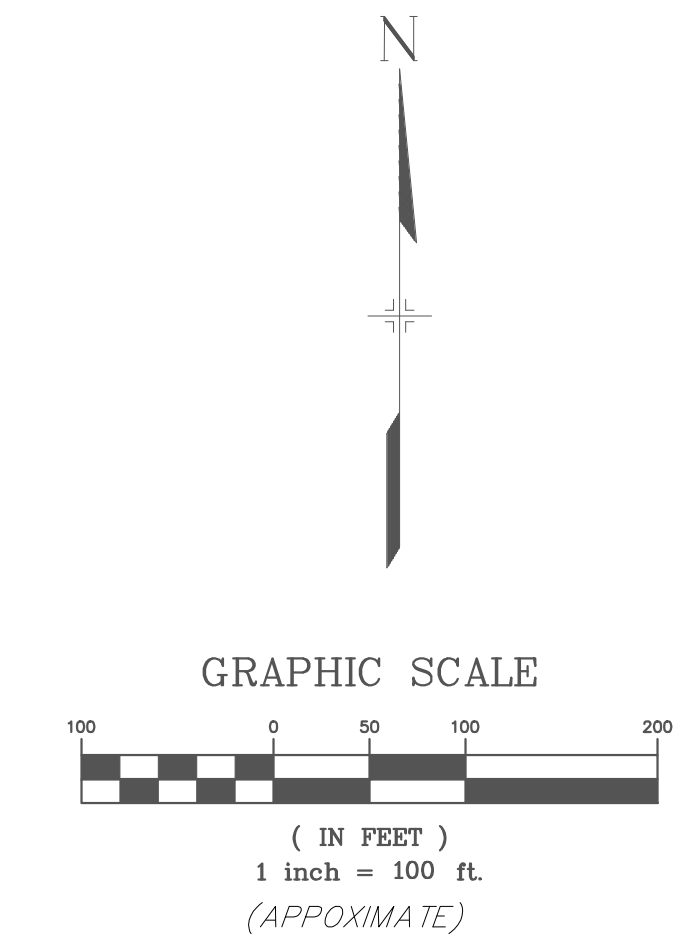


VICINITY MAP
N.T.S.

Owner/Applicant: Maingate Enterprises LLC
Steve Rael, Manager
 18220 State Highway 83 Colo. Spgs, CO 80908
 Ph: 719-339-0836
 Email: sraeljr@sprintmail.com



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



LEGEND

- EXISTING PROPERTY LINES
- EXISTING 4' BARBWIRE FENCE
- EXISTING 6' CORRAL FENCE
- NO BUILD AREA

NO.	DATE	DESCRIPTION	BY
REVISIONS			
CTR Engineering, Inc.			
16392 TIMBER MEADOW DRIVE COLORADO SPRINGS, CO 80908 (719) 964-6654 JONATHAN.MOORE@CTRENGINEERING.COM			
PROJECT:			
RAEL STORAGE SPECIAL USE RHOC			
BENCHMARK:			
PROJECT TITLE:			
RV/TRAILER STORAGE			
SHEET TITLE:			
DEVELOPMENT PLAN			
DESIGNED BY: JCM	SCALE: 1"=100'	DATE ISSUED: JAN, 2022	
DRAWN BY: JCM			
CHECKED BY: JCM		SHEET NO. 1 OF 1 SHEETS	
DWG:			

FILE # AL1918