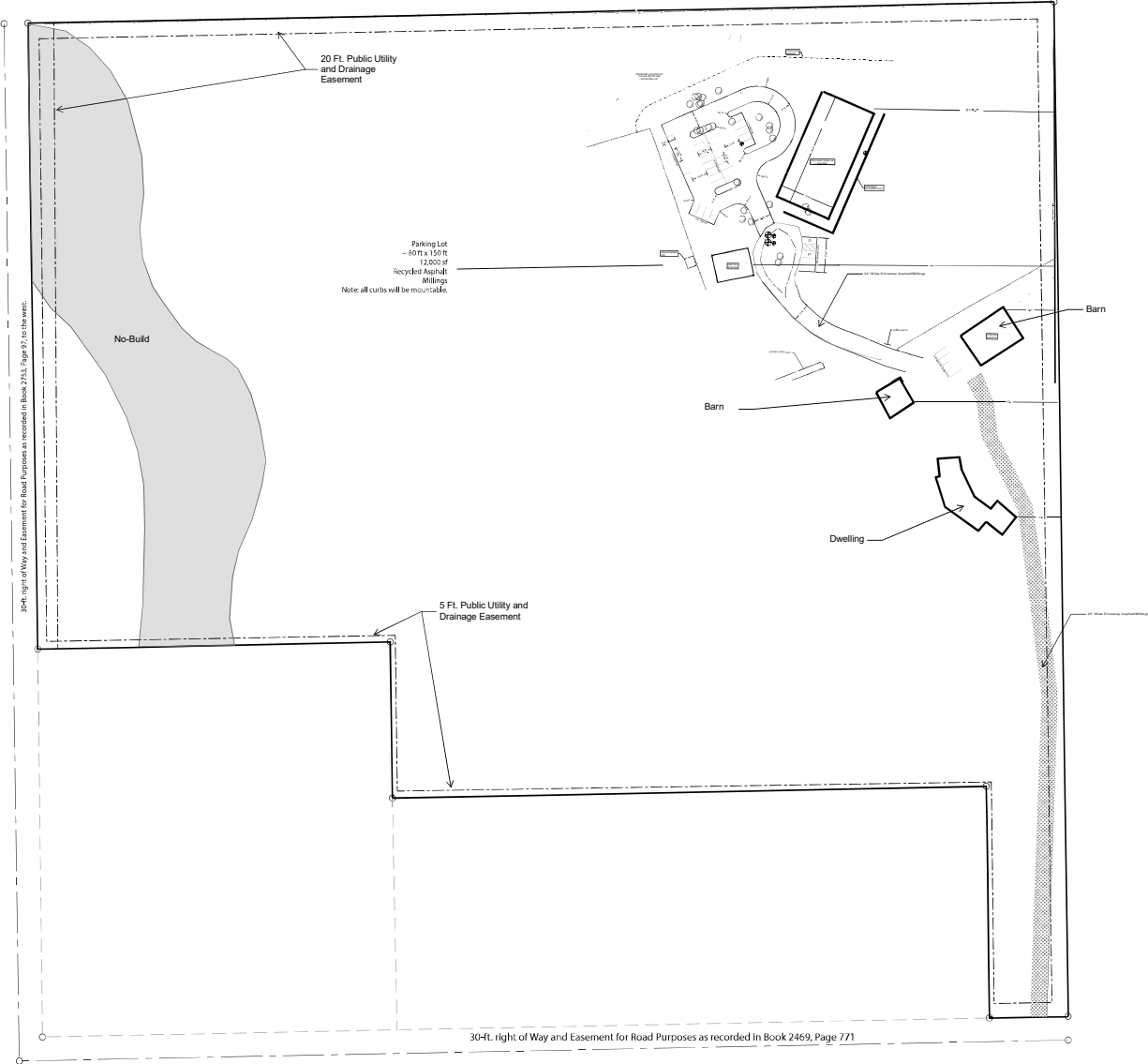
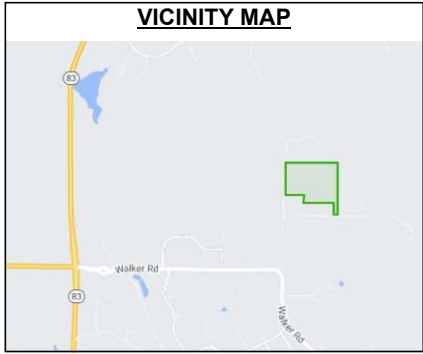


Lorem ipsum



30-ft. right of Way and Easement for Road Purposes as recorded in Book 2753, Page 97, to the west.

General Notes

1. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

2. FEMA 100-YR Floodplain not within site boundaries.

Tax Schedule No 6111005003
 Acreage: 28.52 Acres
 Zoning: RR-5 (Residential Rural)
 Legal: Lot 3 Walker Reserve

Parking Requirement: 1 Space per 4 Seats
 152 Seats = 38 spaces required

Access to this site from the south is through 3980 Walker Road. The access road for 3980 Walker Rd will be improved to meet the current International Fire Code 2015 Local Amendments Section D102, Fire-Lakes Monument Fire Protection District requests for modifications will be completed post approval prior to use.

FOR REVIEW

NO.	REVISION/ISSUE	DATE

VALENS CAPITAL, LLC
 SITE DEVELOPMENT PLAN
 3980 Walker Road
 Colorado Springs, CO 80908

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

 DIRECTOR

 DATE

PROJECT NO. _____ SHEET _____

DATE: 4/3/24 **C1**

