

SITE DATA

OWNER

CHRISTINA SELVIG
9750 FLAMING SUN DR
COLORADO SPRINGS CO. 80908
PH (719) 494-8494

ZONING

CURRENT ZONING: RESIDENTIAL RURAL (RR-5)

APPLICANT

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

SETBACKS

FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACK = 25'

MAX BUILDING HEIGHT

30'

TAX SCHEDULE NO.

5226001004

CURRENT ADDRESS

9750 FLAMING SUN DR

LAND USE

CURRENT: RESIDENTIAL
PROPOSED: RESIDENTIAL WITH RURAL
HOME OCCUPATION FOR DOG
BOARDING

COVERAGE DATA

EXISTING BUILDING (ROOF)	6,304 SF (3.02%)
PAVEMENT	1,134 SF (0.54%)
PASTURE/MEADOW	202,494 SF (96.44%)
TOTAL AREA	208,911 SF (100.0%)
	4.75 ± ACRES

ACREAGE

4.75 ± ACRES

PARKING DATA

REQUIRED PARKING
NO APPROPRIATE CODE REQUIREMENT

5 SPACES PROVIDED FOR DROP-OFF AND PICK-UP

LEGAL DESCRIPTION

LOT 4, STAPLETON ESTATES FIL NO 1

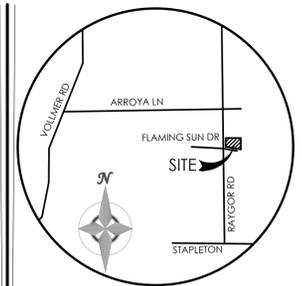
CONTAINING AN AREA OF 207,039 SF.
(4.753 ACRES) MORE OR LESS.

FLOODPLAIN STATEMENT

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. THIS PROPERTY IS SHOWN AS FLOOD ZONE CLASSIFICATION "X" AN AREA OF MINIMAL FLOOD HAZARD AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C05333 G, EFFECTIVE DECEMBER 7, 2018.

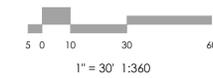
ADA STATEMENT

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 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. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

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

9750 FLAMING SUN DR

SPECIAL USE
SITE PLAN /
DEVELOPMENT PLAN

SP-1 MVE PROJECT
MVE DRAWING

JULY 10, 2022
SHEET 1 OF 1

PCD FILE NO.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE
- EXISTING**
- 5985--- INDEX CONTOUR
- 84--- INTERMEDIATE CONTOUR
- CONCRETE AREA
- BUILDING/
BUILDING OVERHANG
- SIGN
- FENCE
- SAN SAN SAN SANITARY SEWER LEACH FIELD