

OWNER

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

APPLICANT

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

TAX SCHEDULE NO.

5226001004

CURRENT ADDRESS

9750 FLAMING SUN DR

LAND USE

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

ACREAGE

4.75 ± ACRES

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 08041C05533 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.

SITE DATA

ZONING

CURRENT ZONING: RESIDENTIAL RURAL (RR-5)

SETBACKS

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

MAX BUILDING HEIGHT

30'

COVERAGE DATA

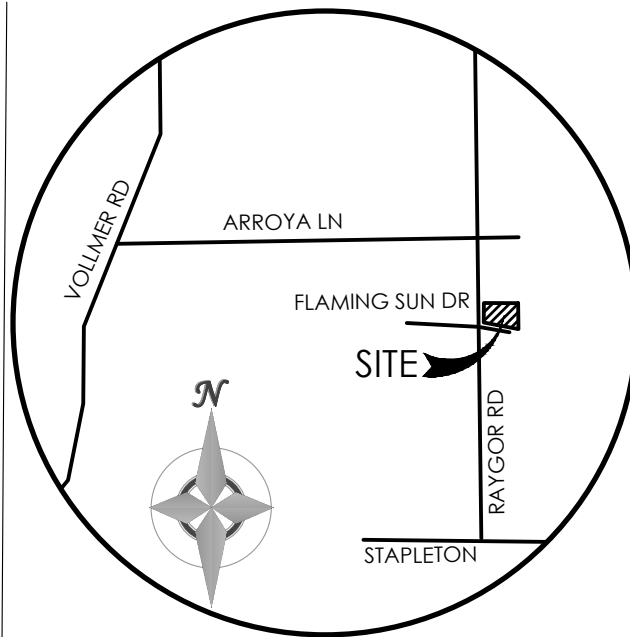
EXISTING BUILDING (ROOF)	6,304 SF	(3.02%)
PAVEMENT	1,134 SF	(0.54%)
PASTURE/MEADOW	202,494 SF	(96.44%)
TOTAL AREA	208,911 SF	(100.0%)
	4.75 ± ACRES	

PARKING DATA

REQUIRED PARKING

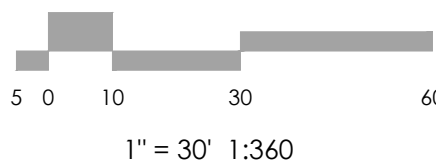
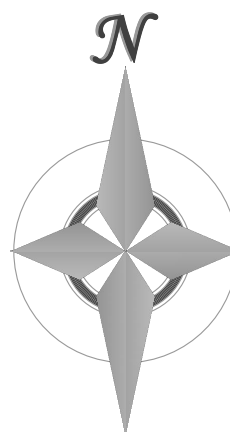
NO APPROPRIATE CODE REQUIREMENT

5 SPACES PROVIDED FOR DROP-OFF AND PICK-UP



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
- INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - CONCRETE AREA
 - BUILDING/
BUILDING OVERHANG
 - SIGN
 - FENCE
 - SANITARY SEWER LEACH FIELD