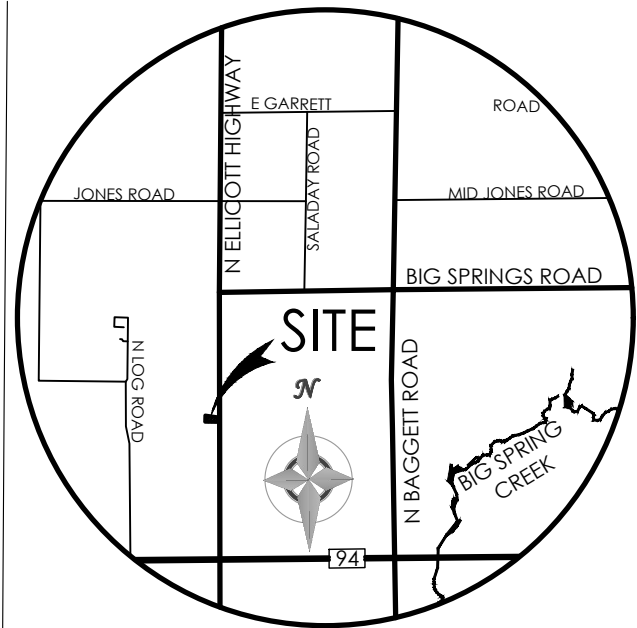


# ROCKY MOUNTAIN CALVARY CHAPEL - ELLICOTT

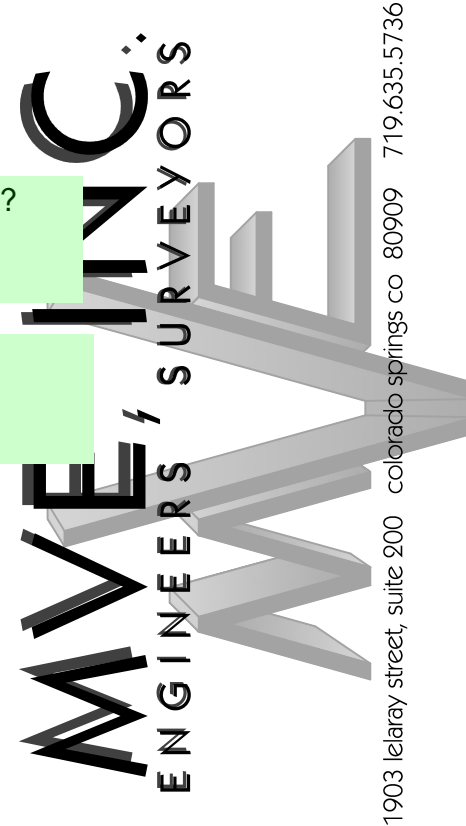
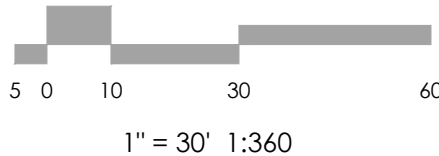
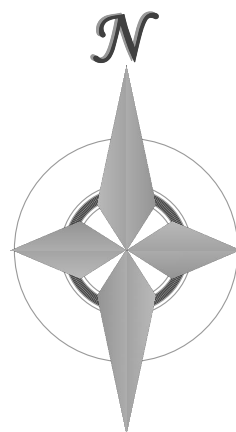
## BOARD OF ADJUSTMENT EXHIBIT

TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

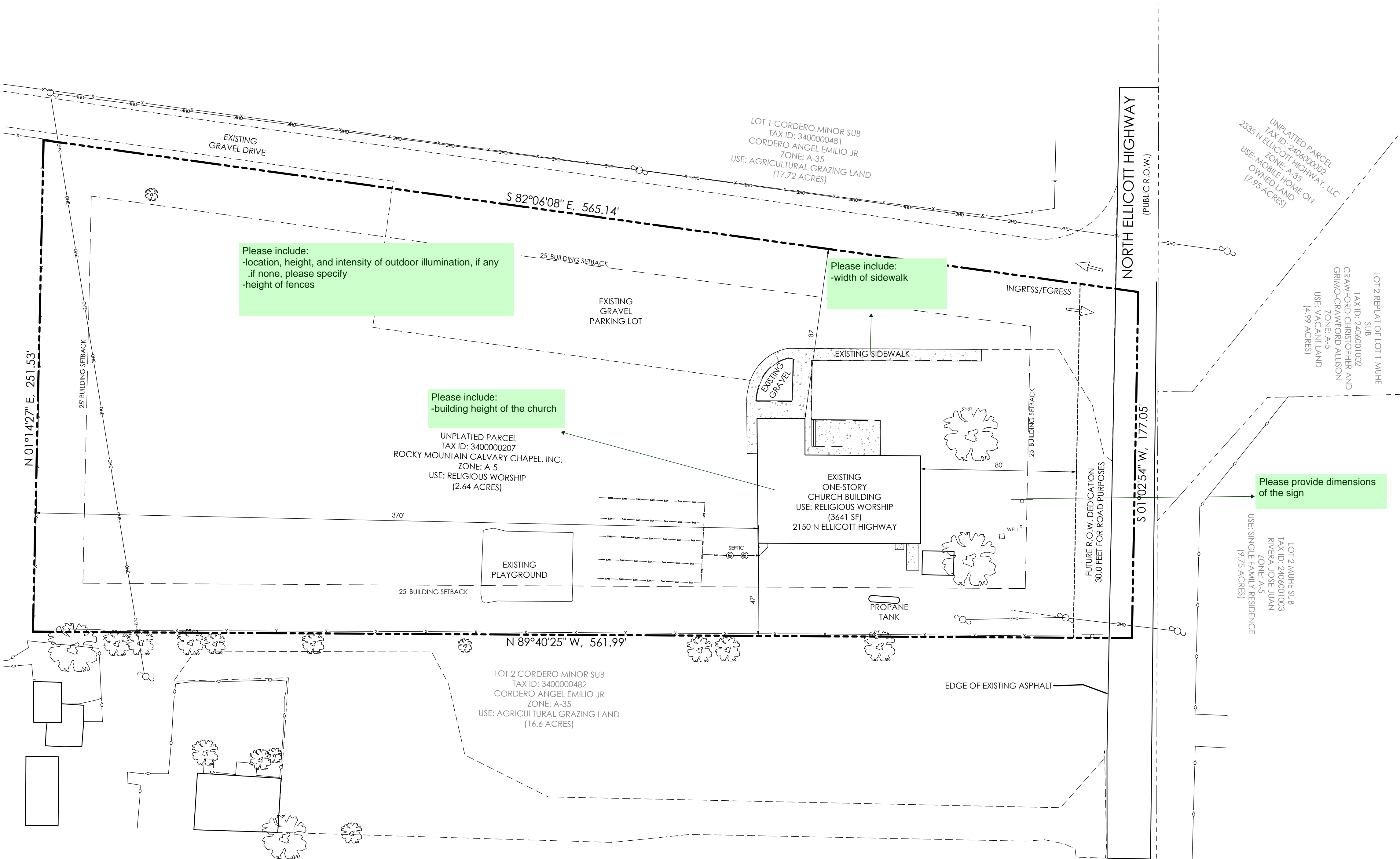
DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

ROCKY MOUNTAIN CALVARY  
CHAPEL - ELLICOTT  
2150 N ELLICOTT HIGHWAY

BOARD OF  
ADJUSTMENT  
EXHIBIT

MVE PROJECT 61182  
MVE DRAWING -BOA-EXH

JULY 29, 2022  
SHEET 1 OF 1



### 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 08041C0807, EFFECTIVE DECEMBER 7, 2018.

Please include:  
-location of drainage facilities, if none, please specify  
-location of no build areas, if none, please specify

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF CORDERO MINOR SUBDIVISION AS RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NO. 221714805 THENCE S 1°02'54" E, A DISTANCE OF 690.13 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 1°02'54" E, A DISTANCE OF 177.05 FEET;

THENCE, N 89°40'25" W, A DISTANCE OF 561.99 FEET ALONG A NORTHERLY LINE OF LOT 2, SAID CORDERO MINOR SUBDIVISION;

THENCE, N 1°14'27" E, A DISTANCE OF 251.53 FEET ALONG AN EASTERLY LINE OF SAID LOT 2;

THENCE, S 82°06'08" E, A DISTANCE OF 565.14 FEET ALONG THE SOUTH LINE OF LOT 1, SAID CORDERO MINOR SUBDIVISION TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EASTERLY 30.0 FEET FOR ROAD PURPOSES.

CONTAINING A CALCULATED AREA OF 2.76 ACRES, MORE OR LESS.

### SITE DATA

#### ZONING

CURRENT ZONING: A-5

#### MAX LOT COVERAGE

NONE

#### SETBACKS

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

#### MAX BUILDING HEIGHT

30'

#### PARKING DATA

REQUIRED PARKING (52 SPACES)

(50 STANDARD SPACES,

2 DISABLED SPACES)

EXISTING CHURCH BUILDING:

200 SEATS @ 1 SPACE PER 4 SEATS

= 50 SPACES

50 STANDARD SPACES @ 2 DISABLED

SPACE PER 26-50 STANDARD SPACES

= 2 DISABLED SPACES

#### PROVIDED PARKING

50 STANDARD SPACES

2 DISABLED SPACES

#### OWNERS

ROCKY MOUNTAIN CALVARY CHAPEL, INC.  
4285 N ACADEMY BLVD  
COLORADO SPRINGS, CO 80918  
(719) 597-1133  
RHBECH@RMCALVARY.ORG

#### CONSULTANT

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

#### TAX SCHEDULE NO.

3400000207

#### CURRENT ADDRESSES

2150 N ELLICOTT HIGHWAY

#### LAND USE

RELIGIOUS WORSHIP

#### ACREAGE

2.76 ± ACRES

Are there any signs related to parking or off street parking?  
-if none, please specify

Please include:  
-percent of open space, landscaping, and lot coverage

### LEGEND

- EASEMENT LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- GRAVEL AREA
- WOOD FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- TREE
- SIGN
- UTILITY POLE/GUY WIRE

### PERCENT COVERAGE SUMMARY TABLE

	AREA (SF)	PERCENT COVERAGE (%)
BUILDING	3,641	3.2
PAVEMENT/SIDEWALK	2,076	1.8
GRAVEL DRIVE/PARKING	12,158	10.6
OPEN SPACE	97,115	84.5

Please add "PCD File No. BOA-22-011"