

OWNER: LAND VIEW LLC  
 OWNERS REPRESENTATIVE: ERNESTO GARCIA  
 2908 E GUNNISON ST.  
 COLORADO SPRINGS, CO 80909  
 (719) 4734895  
 citylinktrucking@outlook.com

APPLICANT / PLAN PREPARER: T-BONE CONSTRUCTION, INC.  
 1310 FORD ST.  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1369  
 marcos.cazares@tboneconstruction.com

SITE DEVELOPMENT PLAN, NEW CONSTRUCTION OF A BUILDING ON THE VACANT PORTION OF THE EXISTING LOT.

THE PROPOSED DEVELOPMENT WILL NOT ENCROACH ON ANY AVIGATION EASEMENTS.  
 PROPERTY INFORMATION:

LOT SIZE: 99.97 ACRES (4,354,693.2 SQ.FT.)  
 BUILDING AUTHORITY: EL PASO COUNTY  
 ZONING CLASSIFICATION: CS, RR-5

PROPOSED USE: CONTRACTORS STORAGE YARD  
 CONSTRUCTION TYPE: II-B  
 OCCUPANCY TYPE: OFFICE/STORAGE

BUILDING AREA: 16,800 SF  
 STORAGE HEIGHT: 35'-7"  
 OFFICE HEIGHT: 16'-6"

**SITE COVERAGE**  
 PROPOSED SITE: 225,750 SF  
 TOTAL SITE COVERAGE: 225,750 (5.2% OF LOT)

**BUILDING AREA**  
 PROPOSED BUILDING: 16,800 SF  
 TOTAL BUILDING COVERAGE: 16,800 SF (0.3% OF LOT)

OPEN SPACE/LANDSCAPING: 4,337,457 SF (99.6% OF LOT)

IMPERMEABLE SURFACE: 102,947 SF (2.4% OF LOT)

PARKING REQUIREMENTS:

OFFICE: 1 PARKING SPACE PER 300 SF; 1,750SF/300 = 6 PARKING SPACES

TOTAL REQUIRED: 6 PARKING SPACES REQUIRED / 1 ADA PARKING SPACE REQUIRED

PROVIDED: 6 PARKINGS SPACES / 1 ADA PARKING SPACES

Vehicle storage = 3 spaces  
 Please update parking count to 9 spaces

**SYMBOL LEGEND:**

- BOUNDARY MONUMENT FOUND (MARKED AS NOTED)
- TEST BORE
- CABLE TV PEDESTAL
- △ ELECTRIC METER
- ⊠ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC VAULT
- ⊙ ELECTRIC LIGHT POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ FIRE HYDRANT
- ⊞ CHAIN LINK FENCE
- SS UNDERGROUND SANITARY SEWER
- UTV UNDERGROUND CABLE TV LINE
- UE UNDERGROUND ELECTRIC LINE
- UG UNDERGROUND GAS LINE
- UT UNDERGROUND TELEPHONE LINE
- WL UNDERGROUND WATER LINE
- PROPERTY LINE
- - - EASEMENT
- - - VARIOUS SETBACKS (MARKED AS NOTED)
- UD UNDERGROUND DATA LINE (COMMUNICATION CABLE)

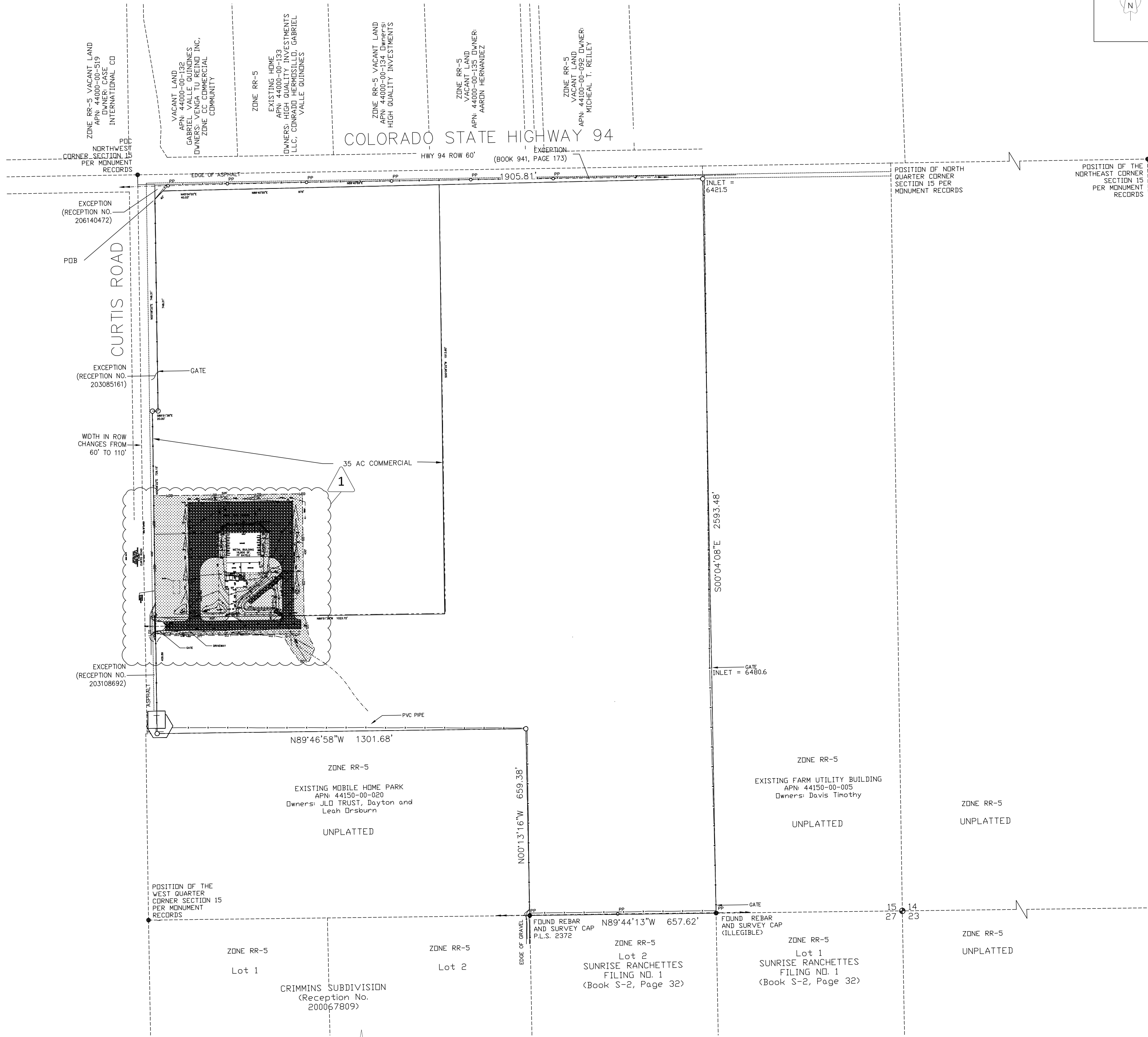
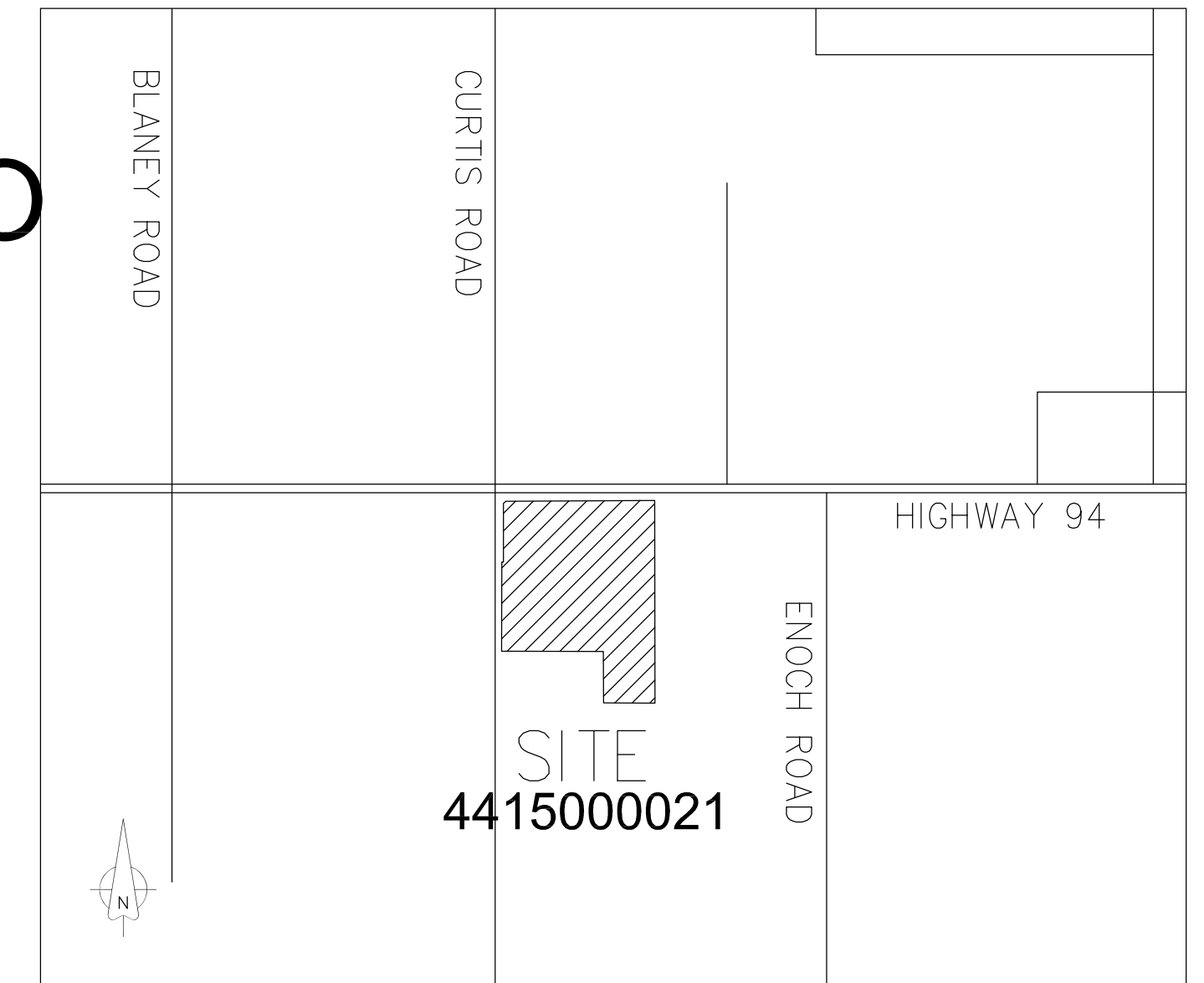
**NOTES:**  
 1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

# CITY LINK TRUCKING

## 225 N. CURTIS RD. COLORADO SPRINGS, CO SITE DEVELOPMENT PLAN

W2E2NW4, NW4NW4, N2SW4NW4, EX THAT PT CONV TO STATE D O T  
 BY REC #206140472, EX PT TO COUNTY BY REC #203085161 SEC  
 15-14-64

**LOCATION MAP**



SHEET INDEX	
NUMBER	SHEET NAME
DP-1	SITE PLAN
DP-2	ENLARGED SITE PLAN

**T-BONE**  
 CONSTRUCTION, INC.  
 GENERAL CONTRACTOR  
 Design Development Consultants @  
 1310 FORD STREET  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1456

Revisions		
#	DESCRIPTION	DATE
1	RE-SUBMITTAL	2/23/2024

**CITY LINK TRUCKING**  
 225 N. CURTIS ROAD,  
 COLORADO SPRINGS, CO  
 DP  
 D2-1109

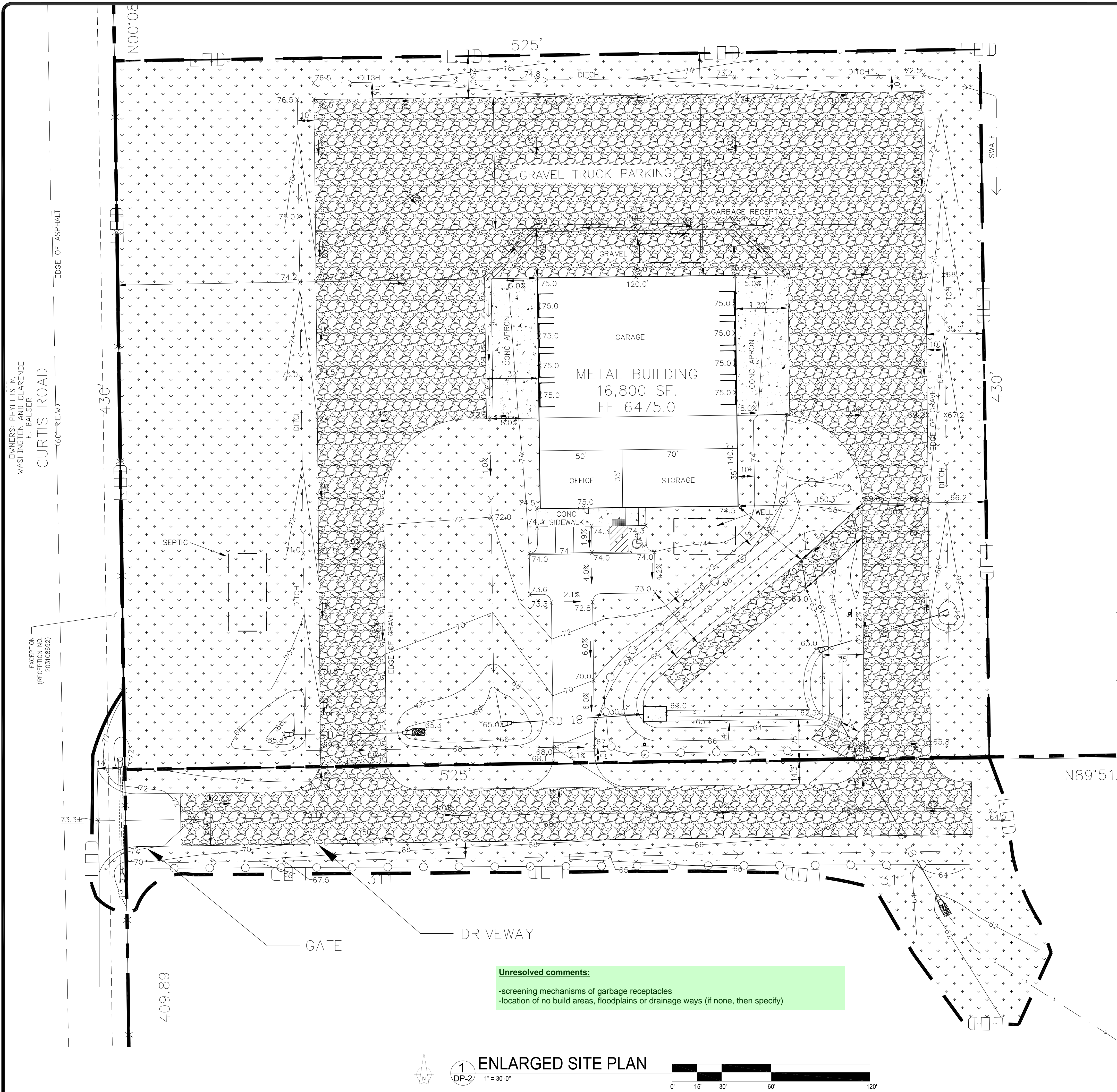
**APPROVAL SIGNATURE BLOCK**

PPR2339

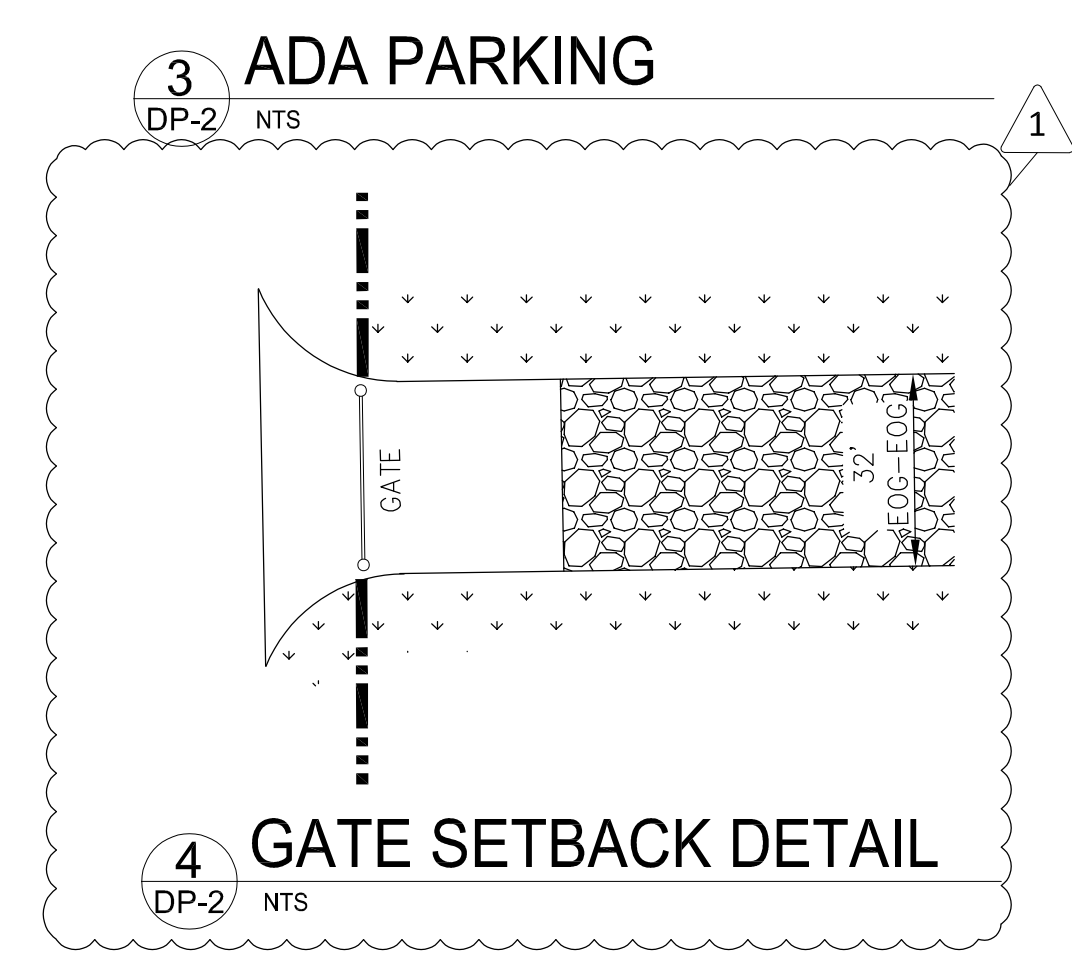
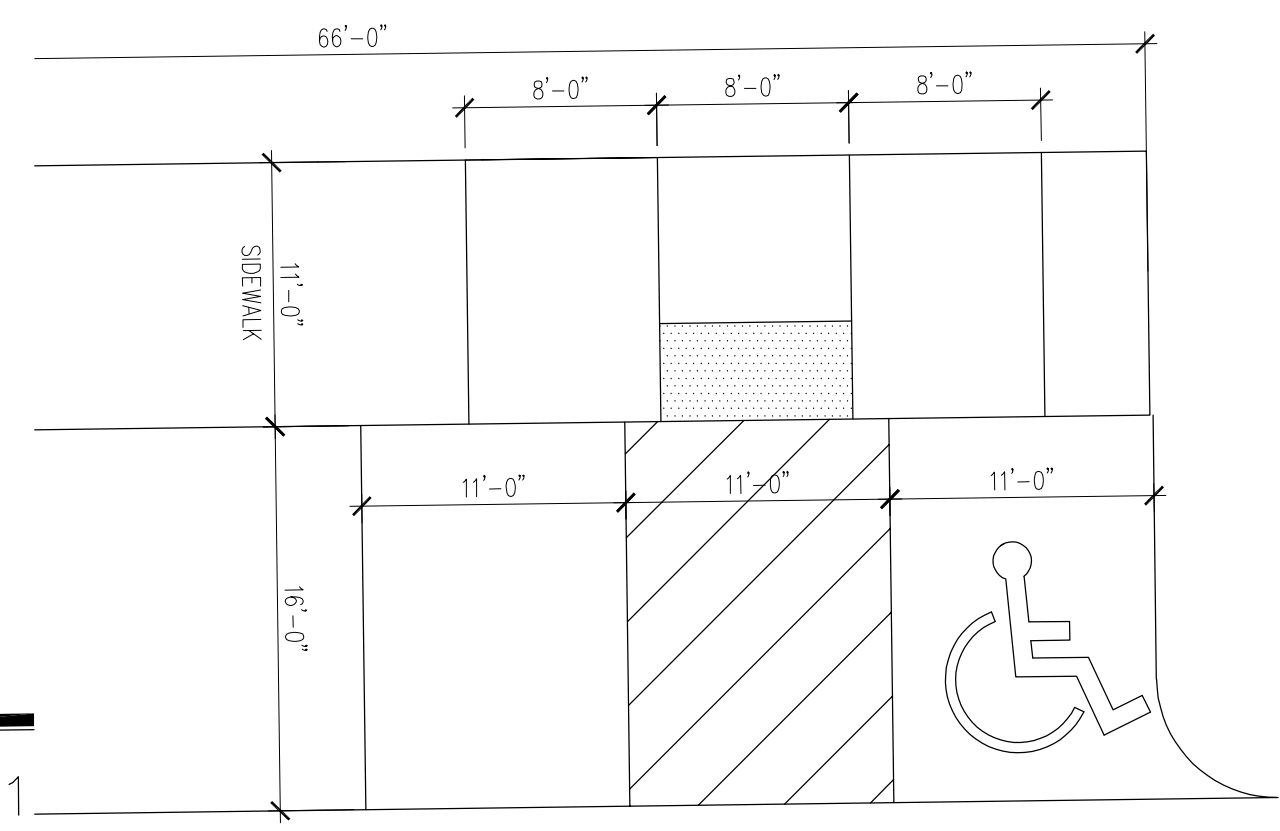
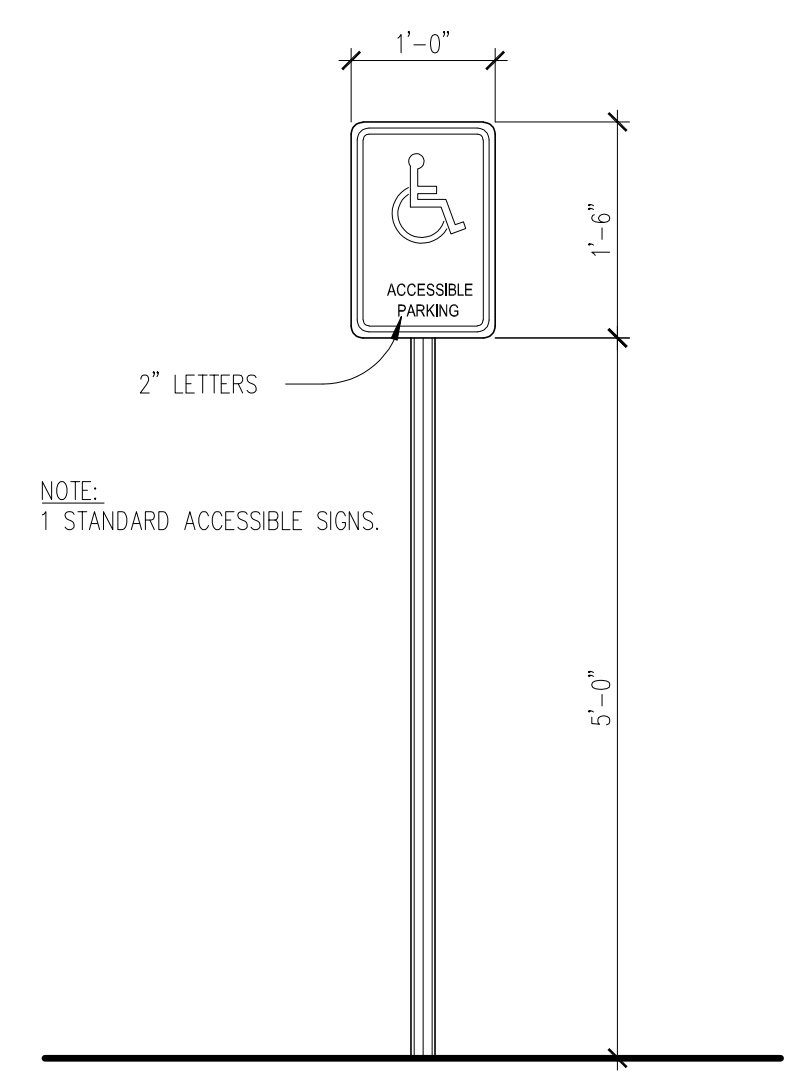
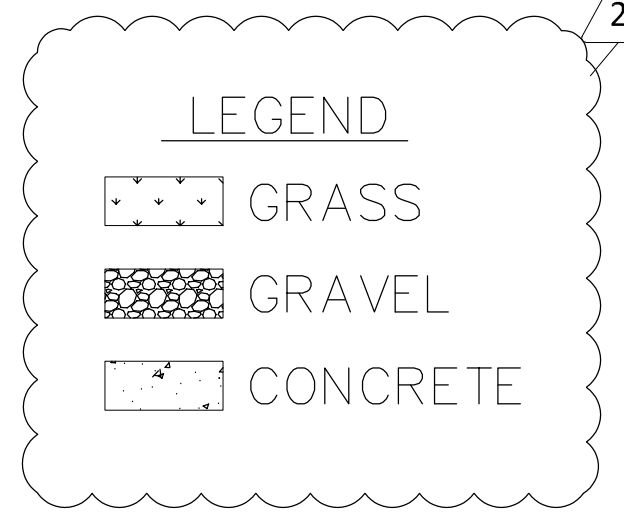
DATE 08-25-2023  
 CHECKED -  
 DRAWN BY -  
 ARCHITECTURAL SITE PLAN

**DP-1**

(C) ALL RIGHTS RESERVED



- SITE PLAN KEY NOTES:**
- ① ASPHALT PARKING LOT AND PARKING STRIPING
  - ② EDGE OF PAVING
  - ③ ADA PARKING SPACE AND SIGNAGE



**Unresolved comments:**

- screening mechanisms of garbage receptacles
- location of no build areas, floodplains or drainage ways (if none, then specify)



PER STANDARD COUNTY DETENTION MAINTENANCE AGREEMENT, A BLANKET MAINTENANCE EASMENT HAS BEEN PROVIDED ACROSS THE PROPERTY

**T-BONE**  
CONSTRUCTION, INC.  
GENERAL CONTRACTOR

Design Development Consultants @  
1310 FORD STREET  
COLORADO SPRINGS, CO 80915 (719) 570-1456

(C) ALL RIGHTS RESERVED

Revisions	
#	DESCRIPTION
1	RE-SUBMITTAL
2	RE-SUBMITTAL

**CITY LINK TRUCKING**

225 N. CURTIS ROAD,  
COLORADO SPRINGS, CO

D2-1109

DP

DATE 08-25-2023  
CHECKED -  
DRAWN BY -

ENLARGED SITE PLAN

DP-2

**APPROVAL SIGNATURE BLOCK**

FILE NUMBER:  
PPR2339