

REVIEWED FOR GENERAL COMPLIANCE WITH EL PASO COUNTY ENGINEERING CRITERIA  
 BY: *[Signature]*  
 DATE: 7-27-07

Development Services approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Development Services Engineering Division prior to the establishment of any driveway onto a County Road.

Division of blockage of any driveway is not permitted without the approval of the Development Services Engineering Division.

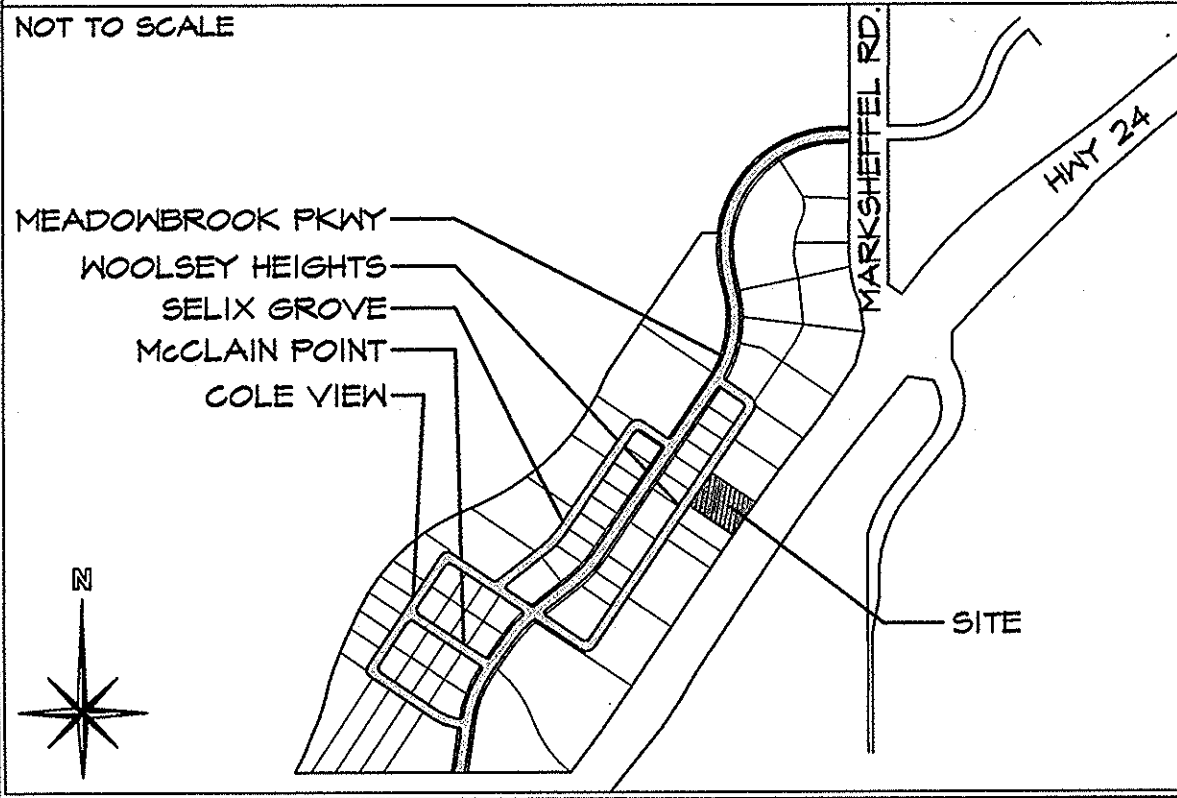
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

**APPROVED**  
 EPC Development Services  
 This is a copy of *[Signature]* dated *[Date]* 2007  
 by *[Signature]* for *[Project Name]*  
 Notes:  
 \* No Building Permit until final receipt provided showing full payment to Central Municipal. Receipt # 836 rec'd 8/14/07 TD

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**VICINITY MAP**



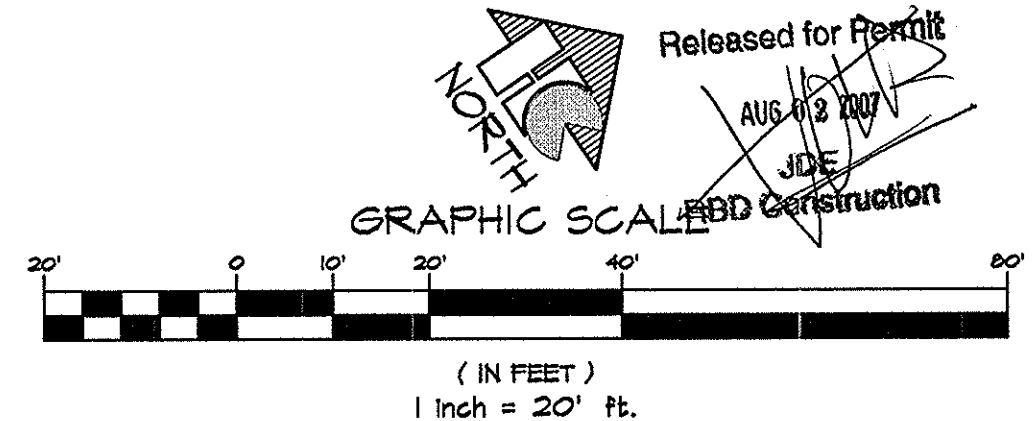
**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	CLAREMONT DEVELOPMENT, INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
<b>LEGAL DESCRIPTION:</b>	LOT & FILING 1A OF CLAREMONT BUSINESS PARK
<b>PARCEL NUMBER:</b>	54091-01-030
<b>ZONING:</b>	PBD
<b>LOT SIZE:</b>	56,928 SF (1.31 ACRES)
<b>CURRENT USE:</b>	VACANT
<b>FLOODPLAIN STATEMENT:</b>	NONE (MAP NO. 08041COT56 F, DATED MARCH 17, 1997)
<b>BUILDING INFORMATION</b>	
GROSS BUILDING AREA:	10,000 SF
BUILDING OCCUPANCY:	B/A-3
TYPE OF CONSTRUCTION:	1-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
<b>ZONING CODE STUDY</b>	
PROPOSED PRINCIPAL USE:	OFFICE/GYMNASTICS
STRUCTURAL COVERAGE OF LOT:	18%
PAVEMENT COVERAGE:	37%
STREET COVERAGE:	8%
BUILDING STRUCTURAL HEIGHT:	14'-8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	25'-0"
<b>REQUIRED PARKING SPACES:</b>	
OFFICE-(1 SPACE/300 S.F.)	5
(1,492 S.F. / 300 S.F.)	
GYMNASTICS-(1 SPACE/200 S.F.)	40
(7,968 S.F. / 200 S.F.)	
H.C.-(1 SPACE/25 REG'D)	2
<b>TOTAL PARKING SPACES REQUIRED:</b>	45
<b>TOTAL PARKING PROVIDED:</b>	46
<b>STANDARD SPACES PROVIDED:</b>	40
<b>H.C. SPACES PROVIDED:</b>	2
<b>COMPACT SPACES PROVIDED:</b>	1
<b>PARALLEL SPACES PROVIDED:</b>	3
<b>LOADING SPACE PROVIDED:</b>	1 (14'X22')
(SEE DETAIL 1 OF 2 FOR DIMENSIONS)	
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	SPRING 2007
LANDSCAPING:	SUMMER 2007
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRS., CO 80915
PHONE NUMBER:	(714)-570-1544
FAX NUMBER:	(714)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

**SITE LEGEND**

---	PROPERTY LINE	○	EXISTING FIRE HYDRANT
---	RIGHT OF WAY	○	PROPOSED FIRE HYDRANT
---	BUILDING SETBACK	○	MANHOLE
---	LANDSCAPE SETBACK	○	ELECTRICAL TRANSFORMER
---	UTILITY/DRAINAGE EASEMENT	○	
---	ELECTRICAL EASEMENT	○	
---	ACCESS EASEMENT	○	
---	CHAINLINK OPAQUE FENCE	○	
---	6" HIGH WROUGHT IRON FENCE	○	
---	GAS LINE	○	
---	WATER LINE	○	
---	ELECTRICAL LINE	○	
---	SANITARY SEWER LINE	○	
---	STORM SEWER LINE	○	
---	PHONE LINE	○	
---	OVERHEAD ELECTRIC LINE	○	
---	RETAINING WALL	○	
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" o.c.	○	
○	PROPERTY CORNER	○	
○	TRAFFIC FLOW	○	
○	MALL PACK LIGHTING	○	
○	SIGN	○	
○	MANHOLE	○	
○	ELECTRICAL TRANSFORMER	○	

**① SITE PLAN**  
 SCALE: 1"=20'-0"



Released for Permit  
 AUG 12 2007  
 JDE  
 Hammers Construction

**HAMMERS CONSTRUCTION INC.**  
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
 PRESIDENT: STEVE R. HAMMERS  
 VICE PRES: DAVID J. HAMMERS  
 1411 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1589 FAX (719) 570-7008  
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**AERIALS GYMNASTICS**  
 CLAREMONT BUSINESS PARK-LOT 8-1  
 1454 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915  
 EL PASO COUNTY, COLORADO

**RECEIVED**  
 JUL 24 2007  
 EPC DEVELOPMENT SERVICES

DATE: JUNE 8, 2006  
 DRAWN BY: L. PETERSON  
 PROJ. MGR: J. HAMMERS  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 650

- △ RESUBMITTALS:
- △ 3-30-07/COMMENTS 1-18-06
- △ 7-23-07/FINAL SUBMITTAL