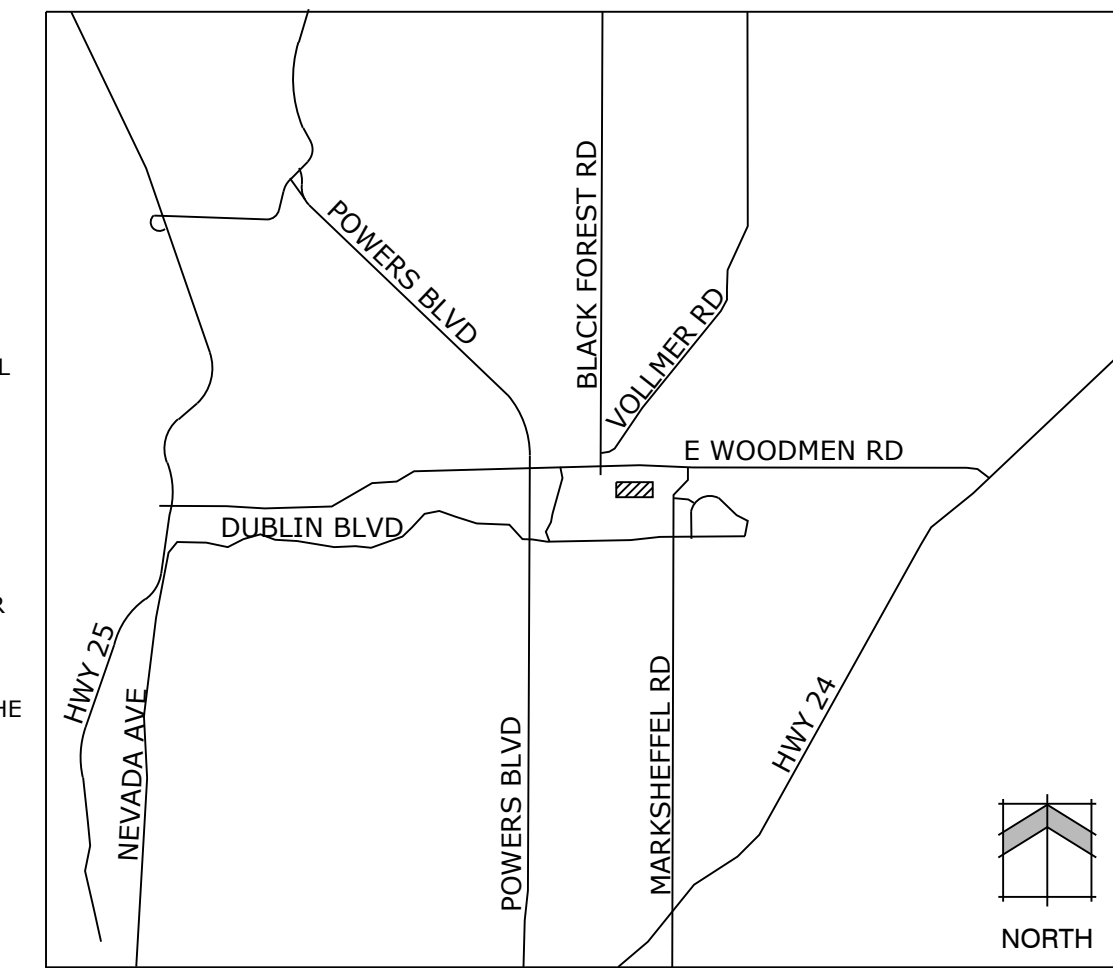


**SITE DATA**

OWNER:	DANIEL COMBS 7205 MAINE LANE COLORADO SPRINGS, CO	Building Setbacks:	-North 25' -West 25' -South 25' -East 25'
80923		Landscape Buffer:	-South 20'
Tax ID Number:	5308000048	Lot Coverage	-(%) building 3% -(%) impervious 3%
Current Zoning:	AGRICULTURAL A-5		
Acres:	5.10 AC (222,249 sqft)		
Building Height:	30'		
Building Area:	Residence - 1,440 sqft Shed 1 - 2,400 sqft Shed 2 - 2,400 sqft Total Building Area - 6,240 sqft		

**MOUNTAIN SPLENDOR SERVICES, INC.**  
EL PASO COUNTY, STATE OF COLORADO  
SITE DEVELOPMENT PLAN

VICINITY MAP



Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

**LEGAL DESCRIPTION**

PARCEL A:  
THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:  
A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THOSE ROADWAYS KNOWN AS MAINE LANE, IDAHO LANE, UTAH LANE, NEVADA LANE AND CALIFORNIA DRIVE, AS REFERENCED IN NOTICE RECORDED MARCH 9, 1977 IN BOOK 2904 AT PAGE 643.

**NOTES**

- FLOODPLAIN STATEMENT: THIS SITE, 7205 MAINE LANE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER (08041C0537F), EFFECTIVE (03/17), (1997).
- 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 APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS 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.
- ANY STORAGE ITEM(S) OR VEHICLE(S) OVER THE FENCE HEIGHT WILL BE KEPT A MINIMUM OF 50' FROM THE RESIDENTIAL DISTRICT.
- (1) ACCESSIBLE VAN PARKING SPOT HAS BEEN DESIGNATED ADJACENT TO OFFICE/RESIDENCE BUILDING.
- NO VEHICULAR TRAFFIC AND/OR PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS OR SUPPLIES SHALL OCCUR OVER THE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM COMPONENTS.
- SECURITY LIGHTING SHALL BE LIMITED TO THAT IN EXISTENCE AT THE TIME OF APPROVAL OF THE VARIANCE OF USE. NO ADDITIONAL LIGHTING, EXCLUDING STANDARD WALL-MOUNTED ENTRYWAY LIGHTING, SHALL BE INSTALLED WITHOUT PRIOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF AN AMENDED VARIANCE OF USE APPLICATION.

TSN 530-8000-137  
**CITY RE-ZONING**  
RESIDENTIAL

TSN 530-8000-067  
**COUNTY RR-5**  
RESIDENTIAL

TSN 530-8000-060  
**COUNTY RR-5**  
RESIDENTIAL

TSN 530-8000-062  
**COUNTY RR-5**  
RESIDENTIAL

TSN 530-8000-084  
**COUNTY RR-5**  
RESIDENTIAL

TSN 530-8000-047  
**COUNTY A-5**  
AGRICULTURAL

TSN 530-8000-136  
**CITY A/AO**  
MIXED-USE

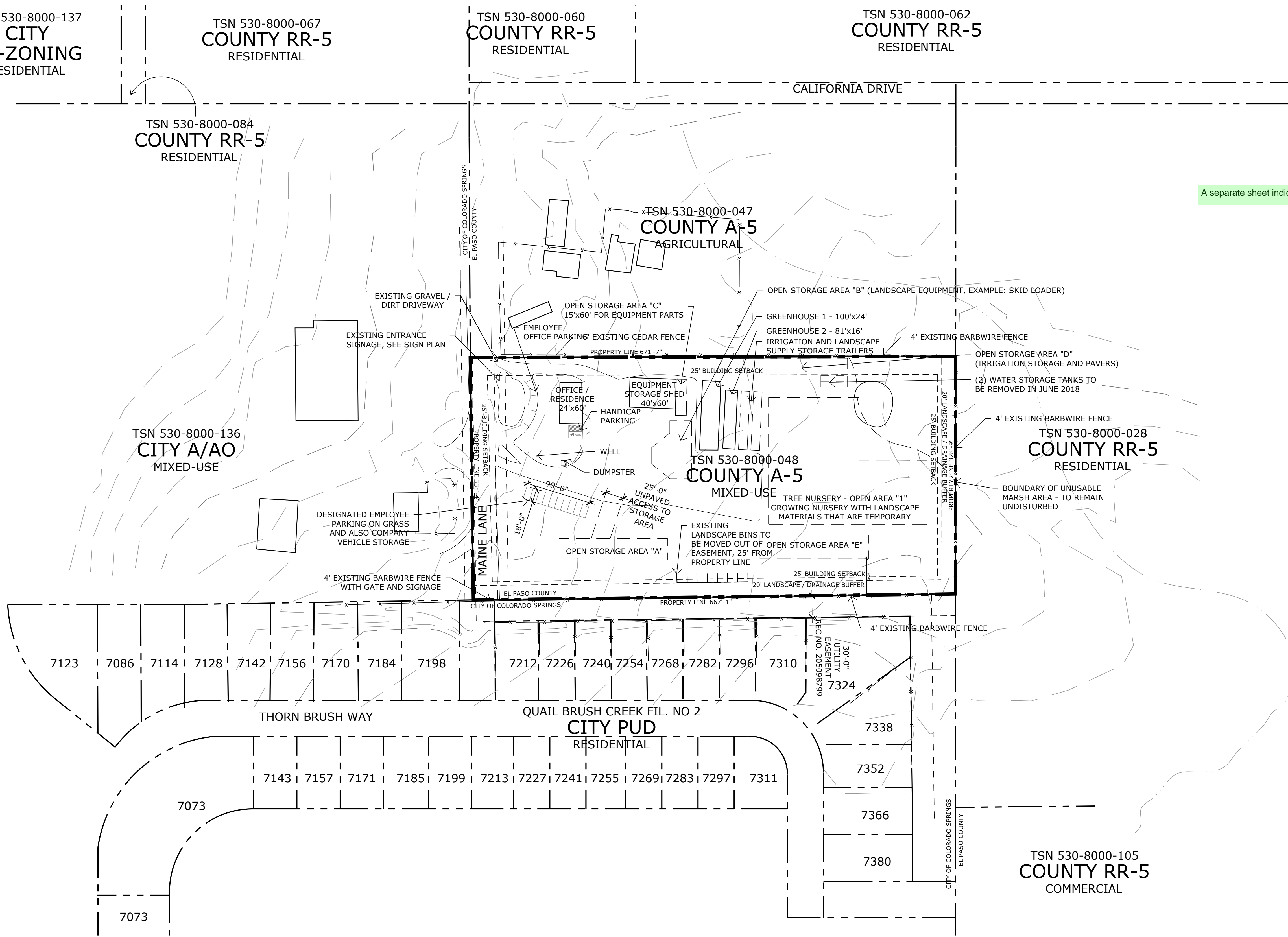
TSN 530-8000-048  
**COUNTY A-5**  
MIXED-USE

TSN 530-8000-028  
**COUNTY RR-5**  
RESIDENTIAL

QUAIL BRUSH CREEK FIL. NO 2  
**CITY PUD**  
RESIDENTIAL

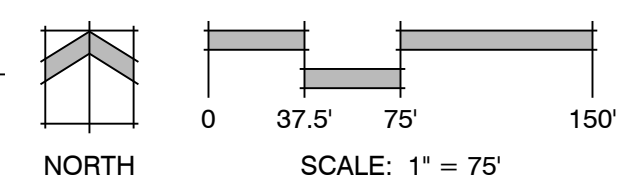
TSN 530-8000-105  
**COUNTY RR-5**  
COMMERCIAL

A separate sheet indicating the ADA route is required.



P:\Mountain\_Splendor\_Services, Inc\Maine\_Lane\_Use\_Variance\CDrawings\Planning\Development\Maine\_Lane\_SDP.dwg (Site Development Plan) 4/12/2018 8:21:12 AM mswf

**1 OVERALL SITE PLAN**



**MOUNTAIN SPLENDOR SERVICES, INC.**

7205 MAINE LANE  
COLORADO SPRINGS, CO 80923

DATE: 04/12/2018  
PROJECT MGR: T. BAXTER  
PREPARED BY: M. SWIFT

**SITE DEVELOPMENT PLAN**

DATE	BY	DESCRIPTION

**SITE DEVELOPMENT PLAN**

**1**

1 OF 1

# Markup Summary

---

dsdsevigny (1)

---

-----

A separate sheet indicating the ADA route is required.

**Subject:** Text Box

**Page Label:** [1] MaineLaneDP-Site Development Plan

**Lock:** Locked

**Status:**

**Checkmark:** Unchecked

**Author:** dsdsevigny

**Date:** 5/7/2018 11:09:36 AM

**Color:** ■

A separate sheet indicating the ADA route is required.