

SITE DATA	
OWNER/APPLICANT	ZONING
CHRISTINA SELVIG 9750 FLAMING SUN DR. COLORADO SPRINGS CO. 80908 PH (719) 494-8494 k9cutsandcare@gmail.com	CURRENT ZONING: RESIDENTIAL RURAL (RR-5)
CONSULTANT/PREPARER	SETBACKS
M.V.E., INC. DAVID R. GORMAN, P.E. 1903 LELARAY ST., STE 200 COLORADO SPRINGS, CO 80909 PH (719) 635-5736 daveg@mvecivil.com	FRONT SETBACK = 25' REAR SETBACK = 25' SIDE SETBACK = 25' KENNEL OPERATION = 200' [EXISTING DISTANCE LESS THAN 200' IS MITIGATED BY EXISTING OPAQUE FENCE SCREENING AS NOTED & PROPOSED EVERGREEN TREES PER LANDSCAPE PLAN]
TAX SCHEDULE NO.	MAX BUILDING HEIGHT
5226001004	30'
CURRENT ADDRESS	COVERAGE DATA
9750 FLAMING SUN DR.	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
LAND USE	PARKING DATA
CURRENT: RESIDENTIAL PROPOSED: RESIDENTIAL WITH RURAL HOME OCCUPATION FOR DOG BOARDING	REQUIRED PARKING NO APPROPRIATE CODE REQUIREMENT 5 SPACES PROVIDED FOR DROP-OFF AND PICK-UP
ACREAGE	
4.75 ± ACRES	
LEGAL DESCRIPTION	
LOT 4, STAPLETON ESTATES FILING NO. 1 CONTAINING AN AREA OF 207,039 SF (4.75 ACRES) MORE OR LESS.	

NOTES

1. THERE IS NO EXISTING OR PROPOSED SIGNAGE ASSOCIATED WITH THIS SITE OR PROJECT.
2. THERE ARE NO EXISTING OR PROPOSED LIGHT POLES ON THE SITE.
3. THERE ARE NO SIGNIFICANT DRAINAGEWAYS ON THE SITE. THE SITE CONTAINS NO "NO-BUILD" AREAS. THERE ARE NO FEMA DESIGNATED FLOODPLAINS ON THE SITE. ALL EXISTING DRAINAGE FACILITIES ARE SHOWN AND NOTED ON THE PLAN AND THERE ARE NO PROPOSED DRAINAGE FACILITIES.

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 08041C05350 G, EFFECTIVE DECEMBER 7, 2018.

ADA STATEMENT

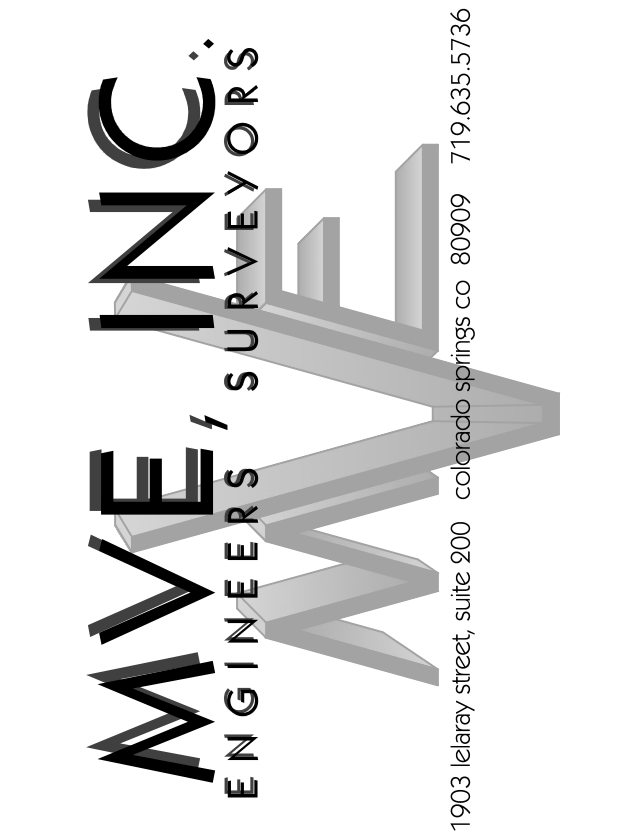
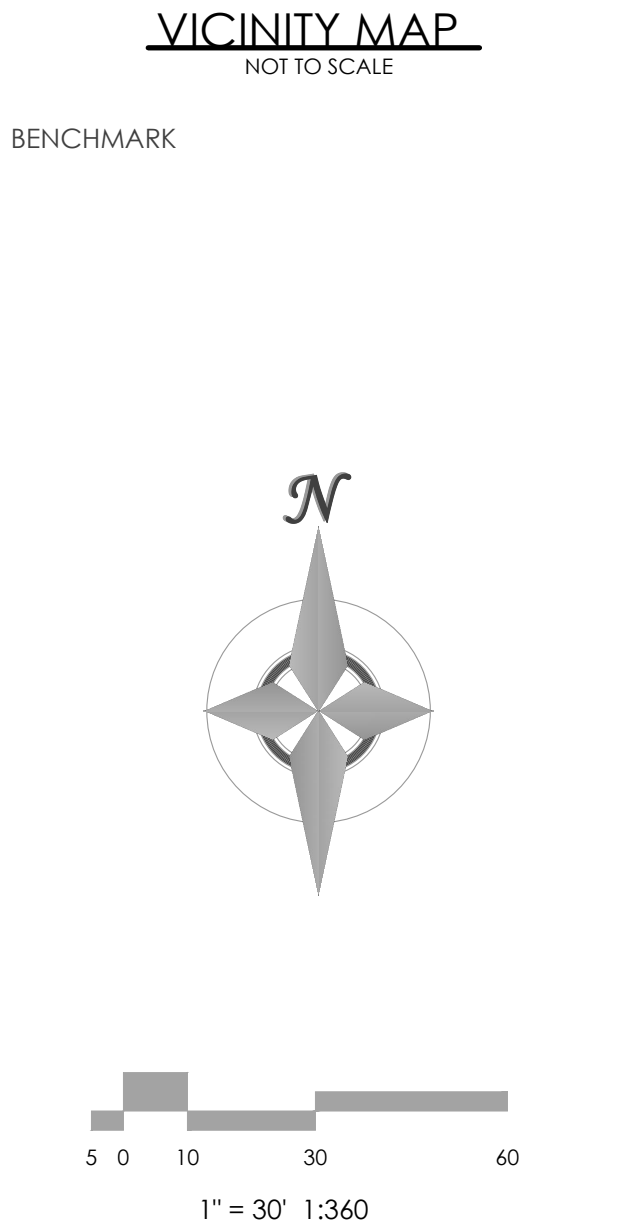
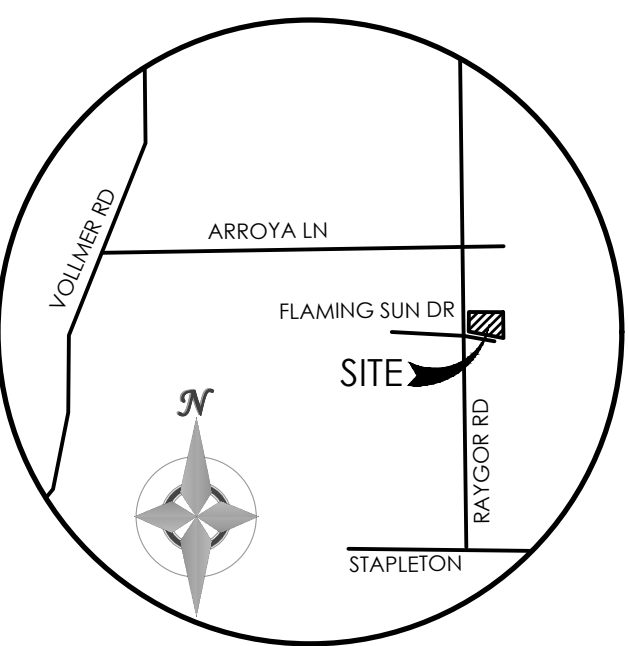
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE 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.

PCD DIRECTOR

THIS SITE DEVELOPMENT PLAN FOR LOT 4, STAPLETON ESTATES FILING NO. 1, "K9 CUTS AND CARE", WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON.

Approved
For the PCD Director
By: *Justin Kilgus*
PCD Planning Manager
Date: 08/29/2022
El Paso County Planning & Community Development

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____



REVISIONS

DESIGNED BY	_____
DRAWN BY	_____
CHECKED BY	_____
AS-BUILTS BY	_____
CHECKED BY	_____

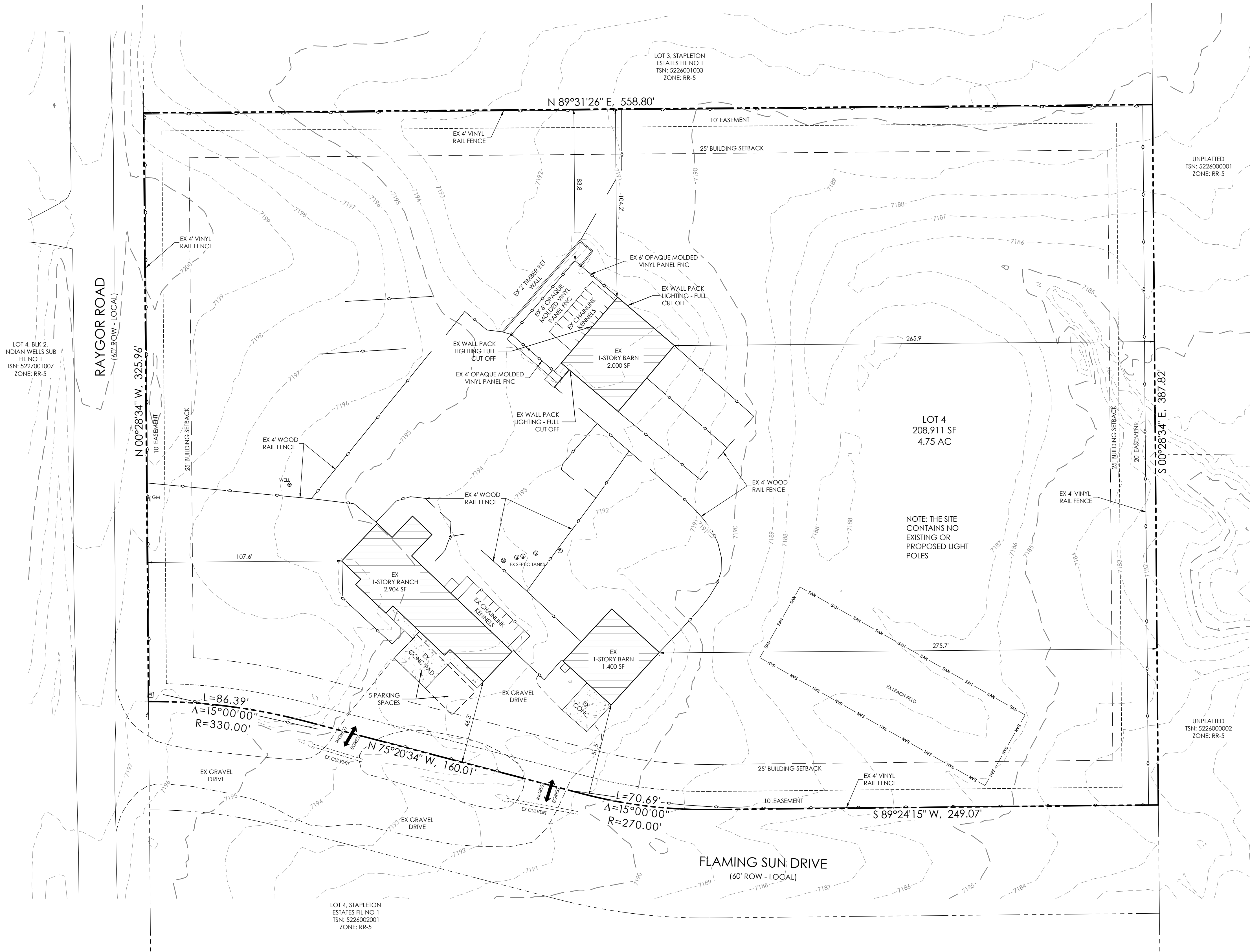
K9 CUTS AND CARE
9750 FLAMING SUN DR

**SPECIAL USE SITE PLAN/
DEVELOPMENT PLAN**

SP-1 MVE PROJECT 61184
MVE DRAWING 61184-Site-PS

AUGUST 31, 2022
SHEET 1 OF 1

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - ADJACENT PROPERTY LINE
- EXISTING**
- 5985----- INDEX CONTOUR
 - 84----- INTERMEDIATE CONTOUR
 - CONCRETE AREA
 - BUILDING/
BUILDING OVERHANG
 - FENCE
 - SAN ----- SAN ----- SANITARY SEWER LEACH FIELD



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING

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

OWNER/APPLICANT

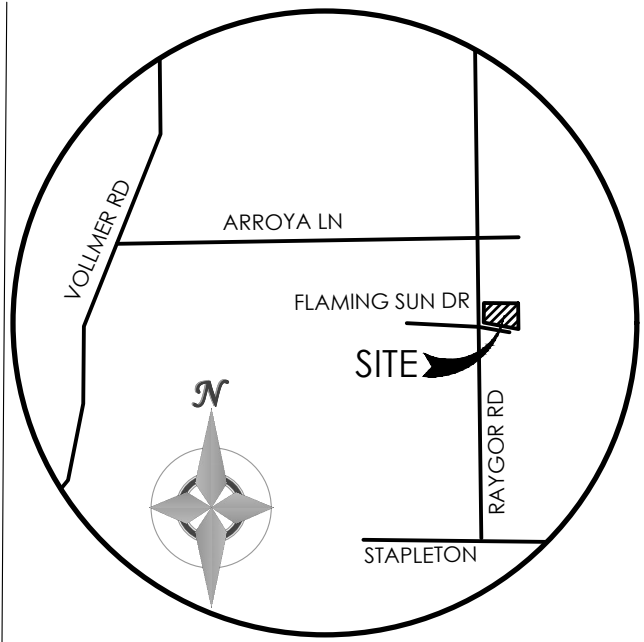
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CONSULTANT/PREPARER

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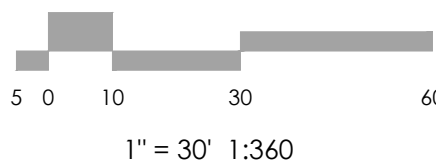
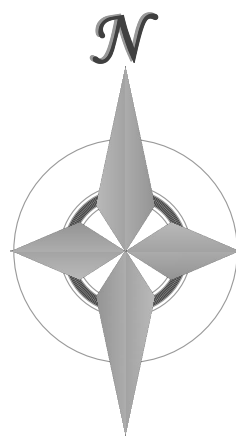
NOTES

1. THERE ARE NO EXISTING OR PROPOSED LIGHT POLES ON THE SITE.
2. THERE IS NO EXISTING OR PROPOSED SIGNAGE ON THIS SITE.
3. EXISTING UTILITIES ARE AS SHOWN ON THIS PLAN.



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

K9 CUTS AND CARE
9750 FLAMING SUN DR

SITE LIGHTING PLAN

SL-1 MVE PROJECT 61184
MVE DRAWING 61184-LIGHT-PS

AUGUST 31, 2022
SHEET 1 OF 1

