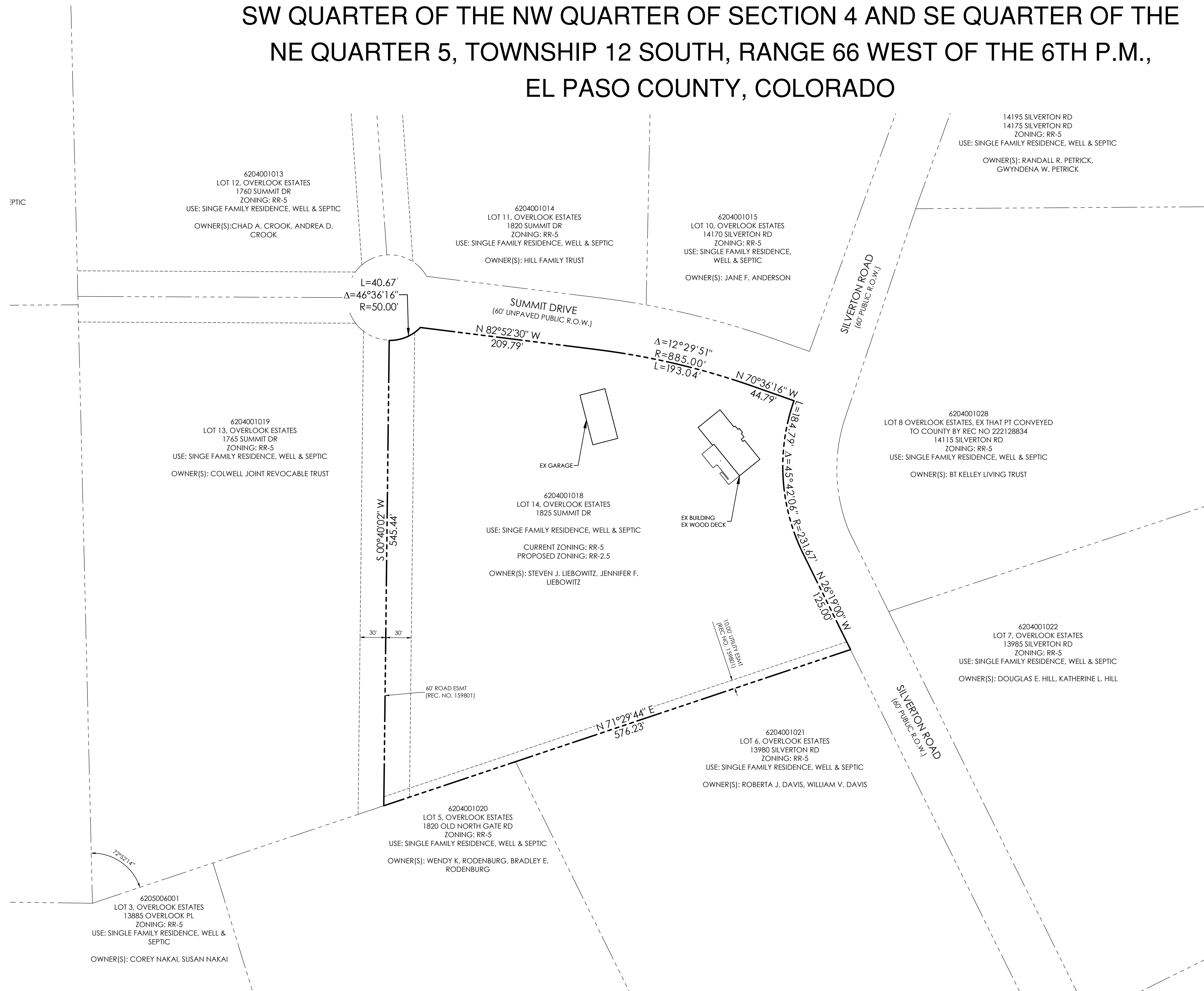


# 1825 SUMMIT DR- ZONING EXHIBIT

FOR LOT 14, OVERLOOK ESTATES

SW QUARTER OF THE NW QUARTER OF SECTION 4 AND SE QUARTER OF THE NE QUARTER 5, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



## SITE DATA

### OWNERS

STEVEN J. LIEBOWITZ  
JENNIFER F. LIEBOWITZ  
1825 SUMMIT DR.  
COLORADO SPRINGS, CO 80921

### CONSULTANT

M.V.E., INC.  
DAVID GORMAN, P.E.  
1903 LELARAY STREET  
COLORADO SPRINGS CO 80909  
Ph (719) 635-5736  
Fax (719) 635-5450  
DAVEG@MVECIVIL.COM

### TAX SCHEDULE NO.

62040-01-018

### CURRENT ADDRESS

1825 SUMMIT DR

### LAND USE

CURRENT & PROPOSED:  
SINGLE FAMILY RESIDENTIAL,  
WELL & SEPTIC

### ACREAGE

5.23 ± ACRES

### ZONING

CURRENT ZONING: RR-5

PROPOSED ZONING: RR-2.5

### RR-5 DIMENSIONAL STDS.

#### RR-5 SETBACKS (CURRENT)

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

#### MAX LOT COVERAGE

25%

#### MAX BUILDING HEIGHT

30'

### RR-2.5 DIMENSIONAL STDS.

#### RR-2.5 SETBACKS (PROPOSED)

FRONT - 25' SETBACK  
SIDE - 15' SETBACK  
REAR - 25' SETBACK

#### MAX BUILDING HEIGHT

30'

#### MAX LOT COVERAGE

NONE

### LEGAL DESCRIPTION

LOT 14 OVERLOOK ESTATES, EL PASO COUNTY, COLORADO AS RECORDED UNDER RECEPTION NO. 159801 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

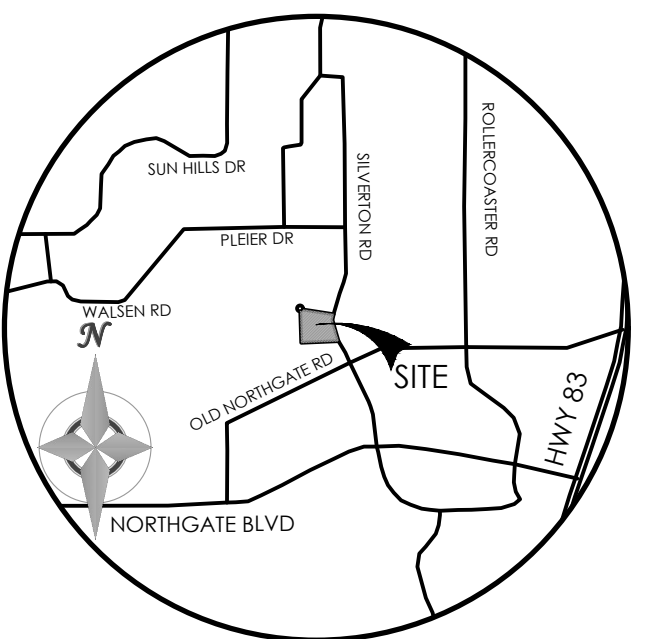
### FLOODPLAIN STATEMENT

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 08041C0295G, EFFECTIVE DECEMBER 7, 2018.

### MINERAL RIGHTS OWNERS

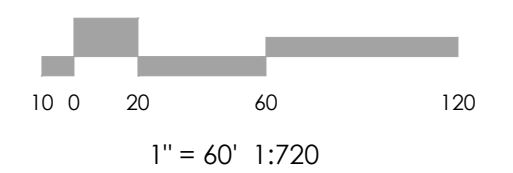
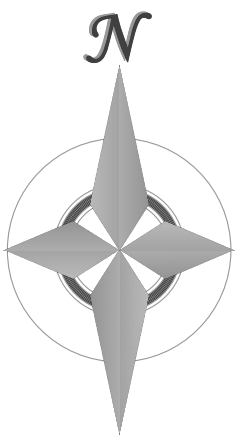
NO MINERAL RIGHTS OWNERS IDENTIFIED

ZONING DIMENSIONAL STANDARDS			
		RR-5 (CURRENT)	RR-2.5 (PROPOSED)
SETBACKS	FRONT	25 FT	25 FT
	REAR	25 FT	25 FT
	SIDE	25 FT	15 FT
MAX BUILDING HEIGHT		30 FT	30 FT
MAX LOT COVERAGE		25 %	NONE



VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

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

1825 SUMMIT DR.  
REZONE / MINOR PLAT

ZONING MAP

MVE PROJECT 61174  
MVE DRAWING REZONE

MARCH 7, 2023  
SHEET 1 OF 1