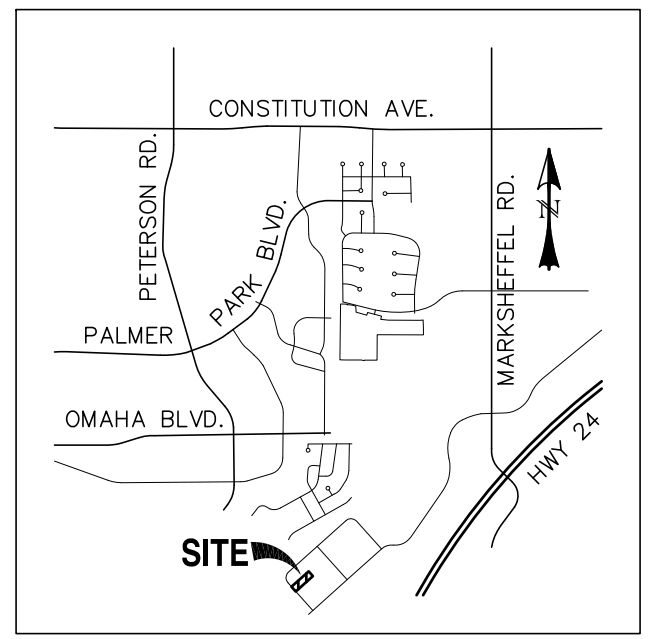


# LOT 23 CLAREMONT BUSINESS PARK FILING NO. 2

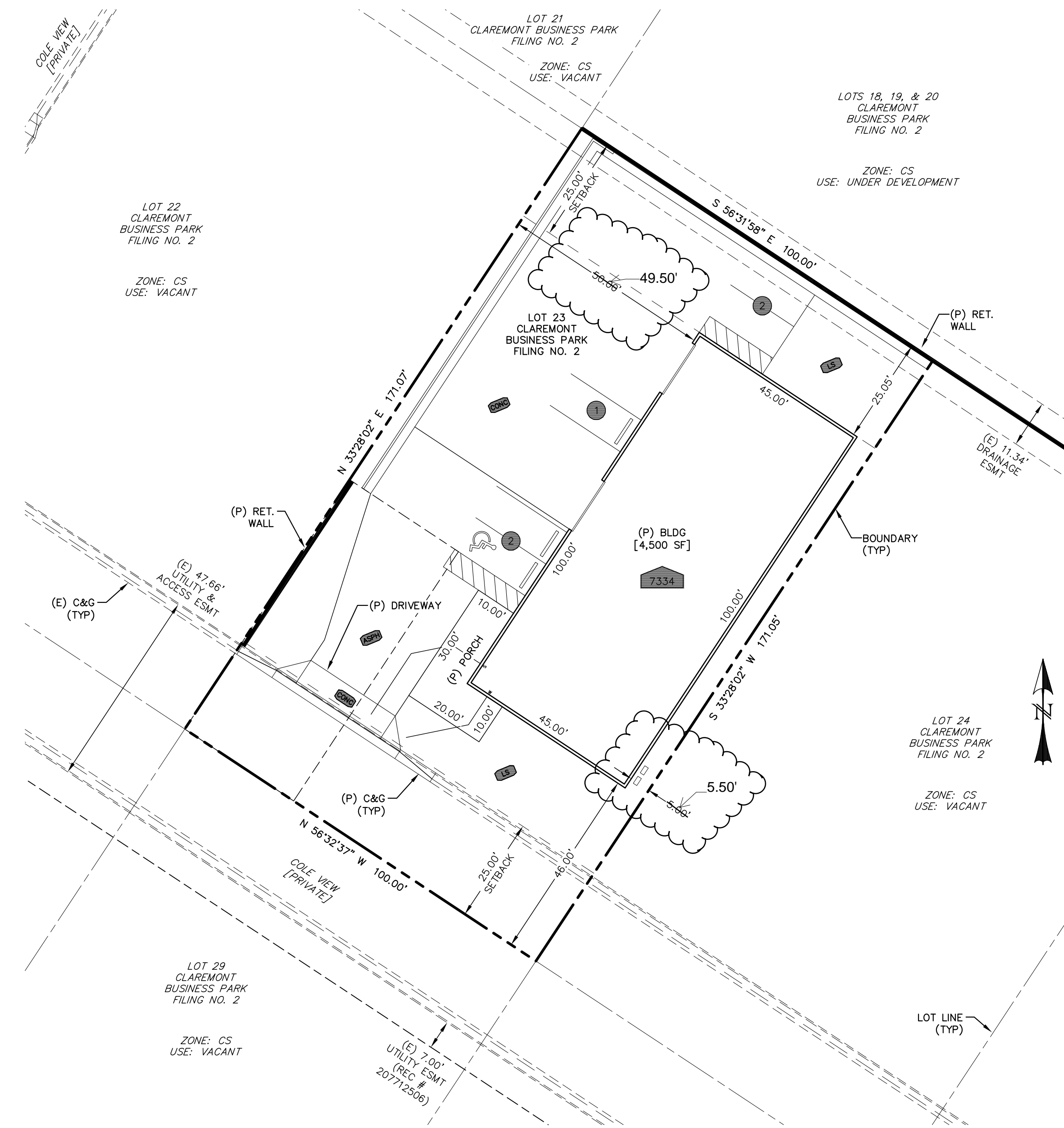
## DEVELOPMENT PLAN

### SITE PLAN

EL PASO COUNTY, COLORADO



VICINITY MAP  
SCALE: N.T.S.



**LEGAL DESCRIPTION:**

LOT 23, CLAREMONT BUSINESS PARK FILING NO. 2  
(AS RECORDED UNDER REC. # 207712506 OF THE RECORDS OF EL PASO COUNTY, COLORADO)

**SITE DATA:**

OWNER: GOLDEN AGE PRESERVATION AND RESTORATION, LLC.  
310 GOLD CLAIM TERRACE  
COLORADO SPRINGS, CO 80905

PROJECT NAME: LOT 23, CLAREMONT BUSINESS PARK FILING NO. 2

ADDRESS: 7344 COLE VIEW  
COLORADO SPRINGS, CO 80815

AREA: 17,106 SF / 0.393 ACRES

TAX ID NUMBER: 54081-02-027

ZONE: COMMERCIAL SERVICE (CS)

USE: VEHICLE STORAGE FACILITY

SETBACKS: FRONT = 25'  
REAR = 25'  
SIDE = 0'

BUILDING HEIGHT: 45' (MAX)

PARKING INFORMATION:

USE	SIZE	RATIO	PARKING REQ'D
OFFICE	200 SF	1 SPACE/200 SF	1
WAREHOUSE	4,300 SF	1 SPACE/1,000 SF	4
TOTAL REQUIRED			5
TOTAL PROVIDED			5

**LEGEND**

EXISTING	(E)
PROPOSED	(P)
ADDRESS	3334
CURB AND GUTTER	C&G
EASEMENT	ESMT
SANITARY	SAN
SEWER	SWR
WATER	WTR
SERVICE	SVC
TRASH ENCLOSURE	TR
PUBLIC	PUB
PRIVATE	PVT
UTILITY	UT
DRAINAGE	DR
ASPHALT	ASPH
CONCRETE	CONC
LANDSCAPE	LS
BOUNDARY	---
ROW	---
LOT LINE	---
EASEMENT	---
PARKING COUNT	(P)
(P) CONTOUR	①

**SHEET INDEX:**

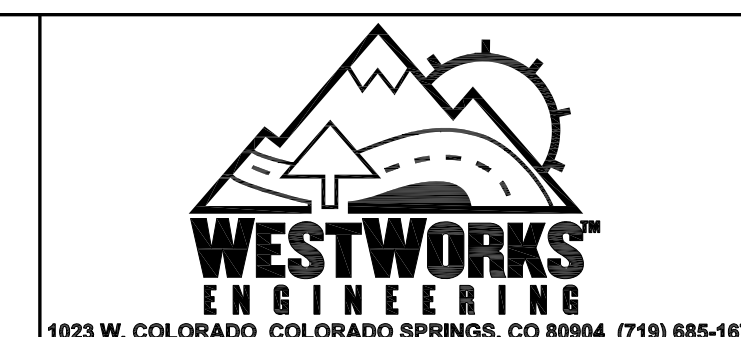
TITLE SHEET - PRELIMINARY SITE PLAN	1 OF 4
PRELIMINARY GRADING / PRELIMINARY UTILITIES	2 OF 4
LANDSCAPE PLAN	3 OF 4
BUILDING ELEVATION	4 OF 4

PPR-17-022

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	07/07/17



PREPARED FOR:  
GOLDEN AGE PRESERVATION  
AND RESTORATION, LLC  
310 GOLD CLAIM TERRACE  
COLORADO SPRINGS, CO 80905



LOT 23 CLAREMONT BUSINESS  
PARK FILING NO. 2

SITE DEVELOPMENT PLAN  
SITE PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1"=20'	DATE: 07/07/17
JOB NUMBER: 91703	SHEET: DP-1