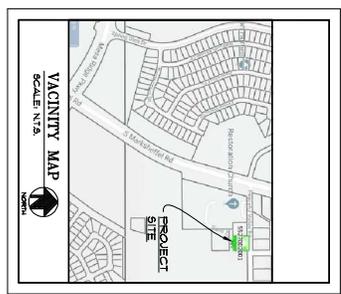
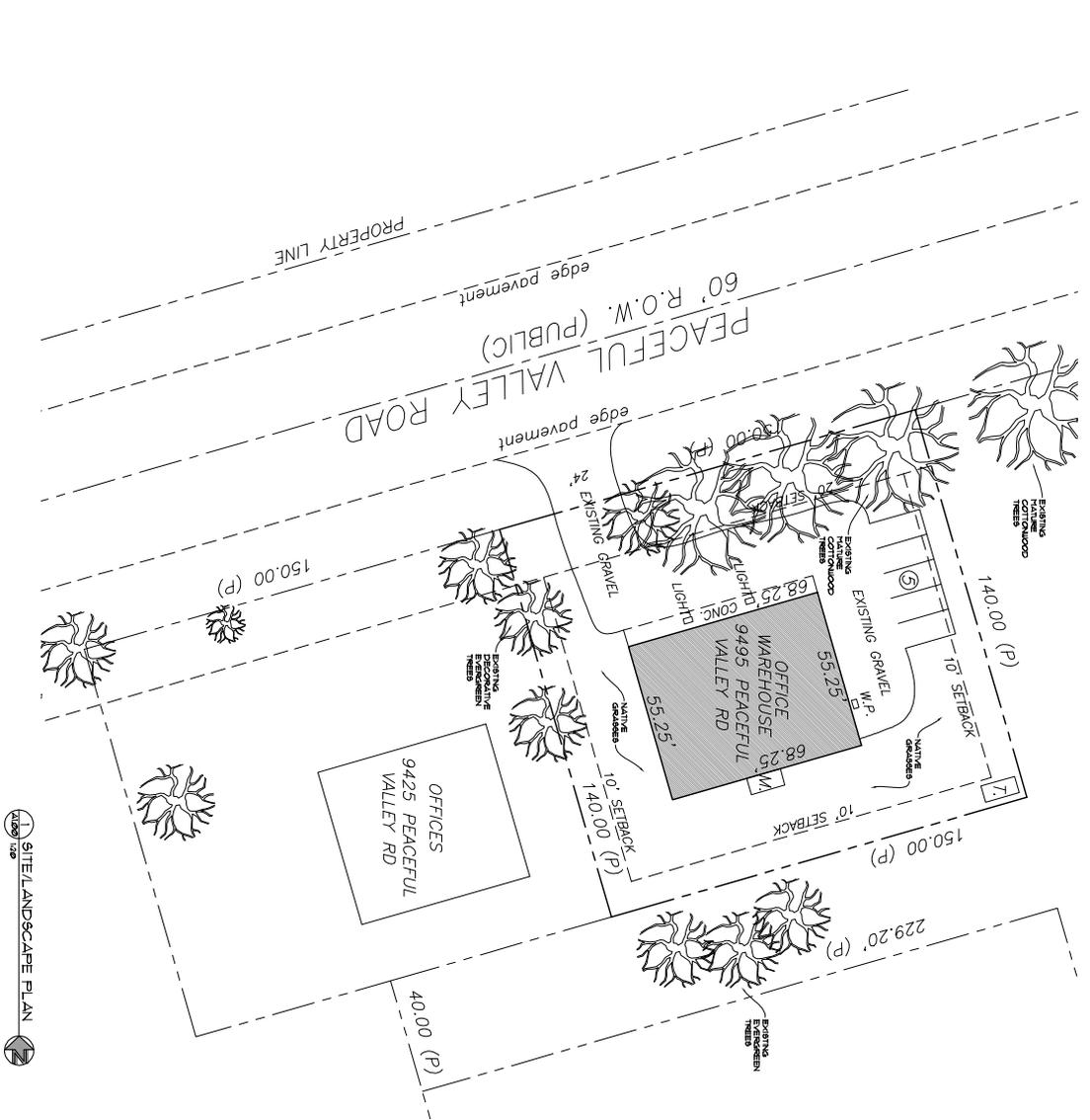


OFFICE WAREHOUSE DEVELOPMENT PLAN MINOR AMMENDMENT

9495 PEACEFUL VALLEY ROAD COLORADO SPRINGS, COLORADO 80925



LEGAL DESCRIPTION:	LOT 1 PEACEFUL VALLEY SHORETTE NOI
LOT SETBACKS:	Front - 10' from lot line Rear - 10' from perimeter of MPC district boundary
AVIGATION EASEMENT GIVEN TO THE CITY OF COLORADO SPRINGS, RECORDED FEBRUARY 3, 2012 IN BOOK 2465 AT PAGE 548. THE EASEMENT IS A PERPETUITY EASEMENT FOR THE USE OF AIRCRAFT AND AIRPORTS AND THEIR PERFORMANCE AND NECESSARY FUNCTIONS.	
PARKING SUMMARY:	3748 SF FOOTPRINT (3860 SF CONDITIONED) 1/1000 WAREHOUSE (2630 SF) = 2.6 SPACES 1/3000 OFFICE (500 SF) = 1.6 SPACES 1/1000 SERVICE (430 SF) = 4.3 SPACES TOTAL PARKING REQUIRED: 4.63 = 5 1-5 PARKING, GRAVEL ALLOWED = OK
PROJECT DATA	OWNER: ASSOCIATION CHURCH ASSOCIATES, OF GOD 3935 PEACEFUL VALLEY RD COLORADO SPRINGS, CO 80925-9935 PROJECT SITE: PEACEFUL VALLEY RD COLORADO SPRINGS, CO LOT 1 SITE (94) 1587 SF
PROPOSED BUILDING USE	NO CHANGE IN USE: OFFICE WAREHOUSE
EXISTING LOT COVERAGE: 16.6%	PROPOSED LOT COVERAGE: NO CHANGE

PCD FILE NO.: TBD

Add PCD file # to all pages

DATE: 5-23-2020
SHEET: 1
SCALE: A1.00

OFFICE WAREHOUSE
INTERIOR REMODEL

9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925

John P. **nelson** associates
1626 E. Pikea Peak, Colorado Springs, CO 80920 Phone: (719) 632-3384
john@jpnarch.com (719) 632-1781 Fax:

SITE /LANDSCAPE PLAN

Floor Plans_v1.pdf Markup Summary

PCD File # (1)

EXISTING LOT COVERAGE: 18.8%
PROPOSED LOT COVERAGE: NO
CHANGE

TBD

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Floor plans are required to show uses inside of building in order to review parking detail against uses