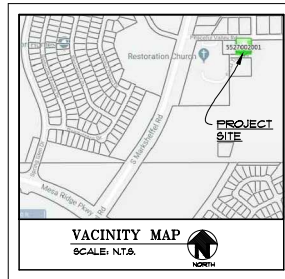
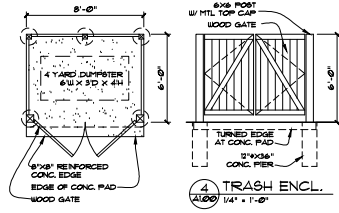
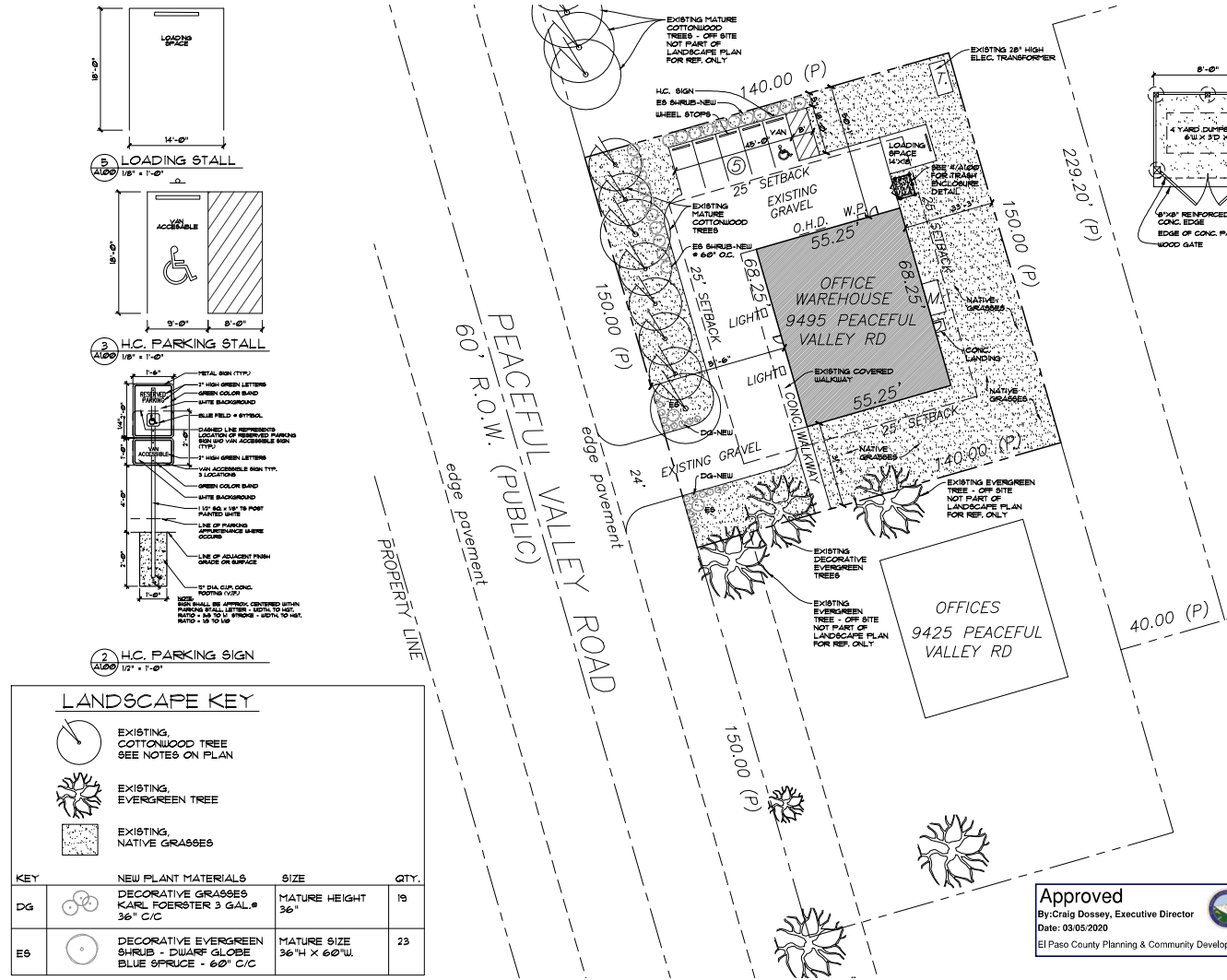


OFFICE WAREHOUSE DEVELOPMENT PLAN MINOR AMENDMENT

9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925

John P. Nelson
ASSOCIATES
Landscape Architecture
1778 S. ZIEGLER ST.
DENVER, CO 80202
(303) 437-7181
www.johnnelson.com

SITE LANDSCAPE PLAN



LEGAL DESCRIPTION:
LOT 1 PEACEFUL VALLEY SHOPETTE NOI

LOT SETBACKS:
Lot 1: Front - 25' from lot line
Side - 25' from lot line
Rear - 25' from lot line

LANDSCAPE:
OWNER RESPONSIBLE: THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOULDING.

PARKING SUMMARY:
3168 SF FOOTPRINT (3560 SF. CONDITIONED)
11000 WAREHOUSE (2630 SF.) = 2.6 SPACES
1300 OFFICE (500 SF.) = 1.6 SPACES
11000 SERVICE (430 SF.) = 4.3 SPACES
TOTAL PARKING REQUIRED: 4.63 + 5
1-5 PARKING: GRAVEL ALLOWED + OK

PROJECT DATA

OWNER: RESTORATION CHURCH ASSEMBLY OF GOD 9395 PEACEFUL VALLEY RD COLORADO SPRINGS, CO. 80925-9593	TAX ID#: 5521007001 ZONING: CC
PROJECT SITE: 9495 PEACEFUL VALLEY RD COLORADO SPRINGS, CO	PROPOSED BUILDING USE: NO CHANGE IN USE: OFFICE WAREHOUSE
LOT SIZE (SF): 27,651 SF	EXISTING LOT COVERAGE: 16.6% PROPOSED LOT COVERAGE: NO CHANGE

ADA PROFESSIONAL STANDARDS
THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS SEE 10909 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

AVIGATION EASEMENT, GIVEN TO THE CITY OF COLORADO SPRINGS, RECORDED FEBRUARY 3, 1912 IN BOOK 2465 AT PAGE 481 AND IN BOOK 2465 AT PAGE 199 AND IN BOOK 3635 AT PAGE 688. SAID EASEMENT CONTAINS RESTRICTIONS WHICH INCLUDE RESTRICTION AGAINST INTERFERENCE WITH AIRCRAFT AND AIRPORTS AND THEIR PERFORMANCE AND NECESSARY FUNCTIONS.

Approved
By: Craig Dossey, Executive Director
Date: 03/05/2020
El Paso County Planning & Community Development

SITE/LANDSCAPE PLAN

FILE NO.: PPR 1948

OFFICE WAREHOUSE
INTERIOR REMODEL
9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925

STATE OF COLORADO
JOHN P. NELSON
7200976
LICENSED ARCHITECT

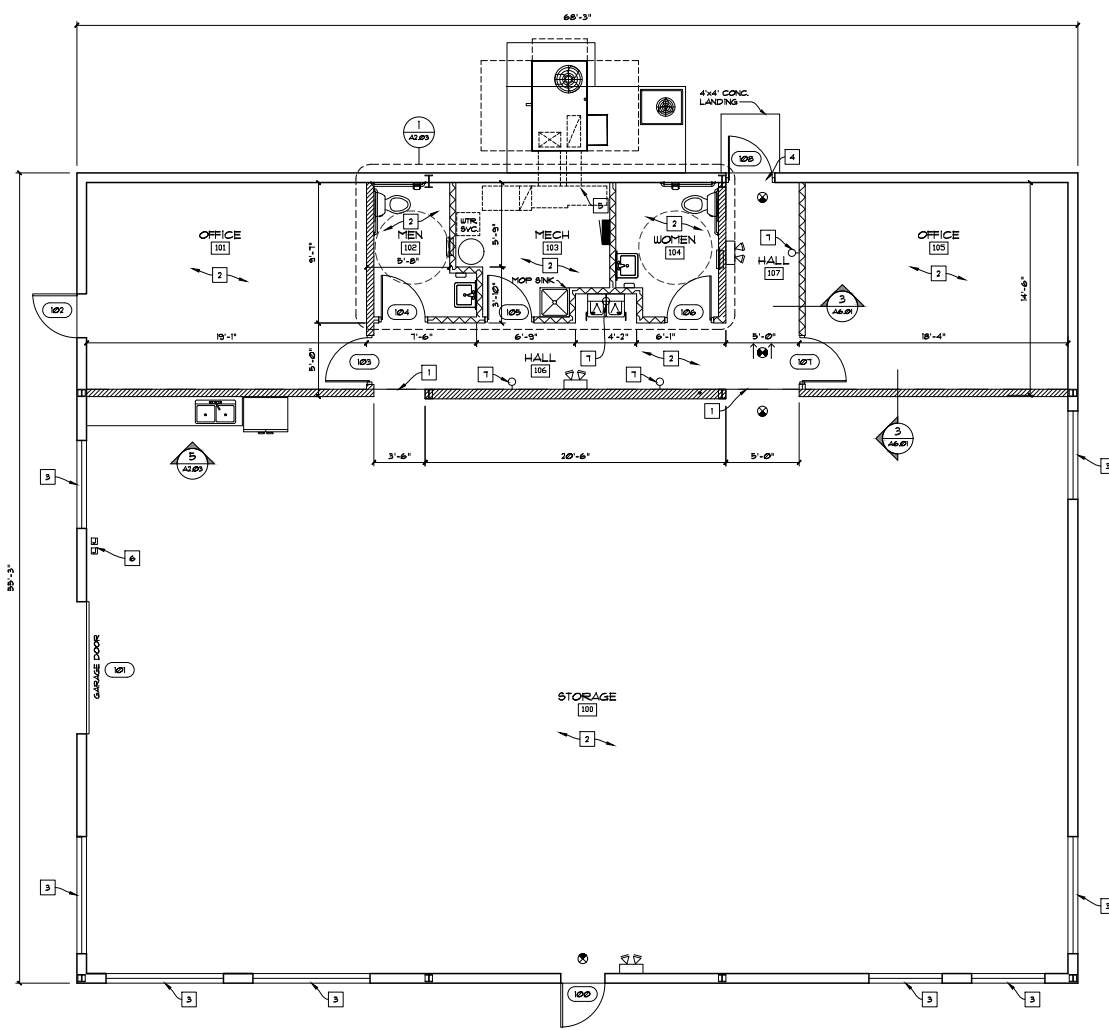
ISSUE DATE: 5-25-2020
SHEET:

A1.00

LANDSCAPE KEY

	EXISTING, COTTONWOOD TREE SEE NOTES ON PLAN
	EXISTING, EVERGREEN TREE
	EXISTING, NATIVE GRASSES

KEY	NEW PLANT MATERIALS	SIZE	QTY.
DG	DECORATIVE GRASSES KARL FOERSTER 3 GAL. 36" C/C	MATURE HEIGHT 36"	19
ES	DECORATIVE EVERGREEN SHRUB - DWARF GLOBE BLUE SPRUCE - 60" C/C	MATURE SIZE 36" H x 60" W	23

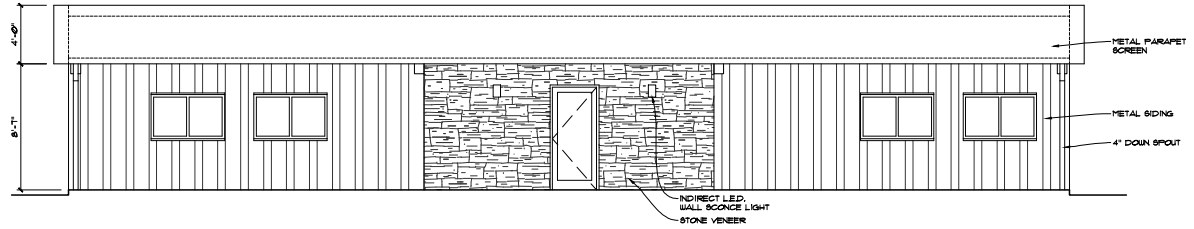


PLAN KEYNOTES

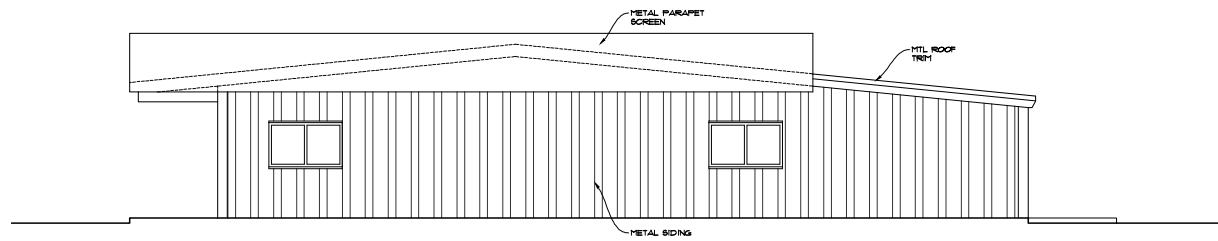
- 1 CONCRETE LIP TO BE GROUND SMOOTH AT SLAB TRANSITION.
- 2 PATCH AND MATCH EXISTING CONCRETE SLAB AS REQUIRED. FINISHED SURFACE TO BE CLEANED, GROUND SMOOTH AND POLISHED THROUGHOUT.
- 3 EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH VINYL CLAD IN EXISTING OPENING.
- 4 EXISTING GIRT AT NEW OPENING TO BE CUT AND SUPPORTED AS REQUIRED.
- 5 EXISTING ELECTRICAL PANEL.
- 6 (2) NEW JUNCTION BOXES TO BE INSTALLED.
- 7 WALL SCOTCH # 6'-0" AFF. TO BE SELECTED BY OWNER.

WALL TYPES

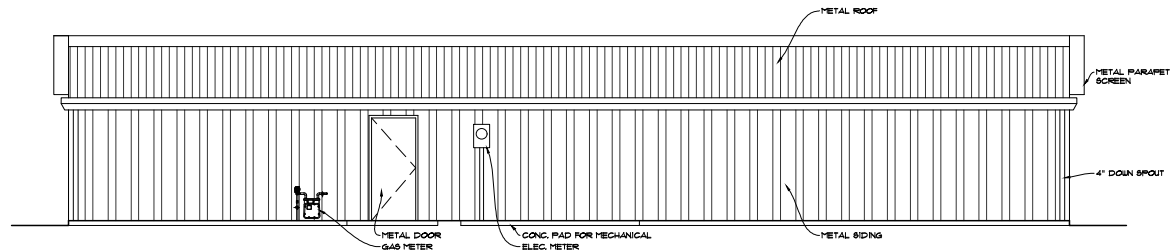
- EXISTING EXTERIOR WALLS. PROVIDE R-19 INSULATION 1/2" HAT CHANNELS 4 5/8" GYP. BD. TAPE, TEXTURE AND PAINT AS REQUIRED.
- INTERIOR NON-RATED, NON-LOAD BEARING STUD WALL. 3-5/8" 2S GA. STL STUDS # 1/2" O.C. TO BOTTOM OF STRUCTURAL. DECK SOUND BATT INSULATION 5/8" GYP. BD. BOTH SIDES (UNO.) TAPE, TEXTURE AND PAINT AS REQUIRED.
- INTERIOR NON-RATED, NON-LOAD BEARING STUD WALL. 6" 2S GA. STL STUDS # 1/2" O.C. TO BOTTOM OF STRUCTURAL. DECK SOUND BATT INSULATION 5/8" GYP. BD. BOTH SIDES (UNO.) TAPE, TEXTURE AND PAINT AS REQUIRED.



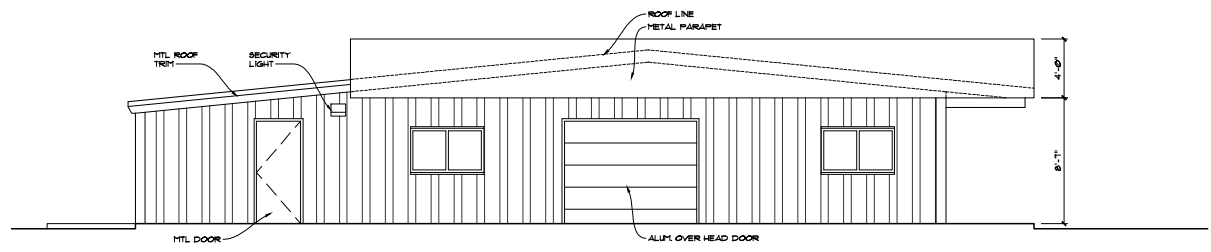
4 EXISTING NORTH ELEVATION
A3.01 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
A3.01 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
A3.01 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
A3.01 1/4" = 1'-0"

LETTER OF INTENT; Rev. 2/26/20
9495 PEACEFUL VALLEY RD. – MINOR AMENDMENT to DEVELOPMENT PLAN

John P. Nelson Associates
1626 E. Pikes Peak Ave.
Colorado Springs, CO 80909

- 1 Owner: Restoration Church
 9355 Peaceful Valley Rd.
 Fountain, CO 80925
 Applicant: John P. Nelson Associates
 1626 E. Pikes Peak Ave.
 Colorado Springs, CO 80909
 Consultant: (same as applicant)

- 2 Site location: 9495 Peaceful Valley Rd.
 Site size: 0.51 AC
 Zoning: CC

- 3 Request: The request is for review and approval of an amendment to the Site
 Development Plan for 9495 Peaceful Valley Rd.
 Justification: The proposed project is an interior remodel in an existing building. The
 proposed use is consistent with the long-term use of the building as
 Office/Warehouse and the intent of the zoning ordinance. It conforms to
 all related planning/zoning standards for the proposed use and the
 surrounding neighborhood.

- 4 Existing and proposed facilities: The project involves an interior remodel of the existing
 3768 SF Office/Warehouse building on the site.
 - Existing Use: Office/Warehouse
 - New Use: No change of use
 - Existing bathrooms: One
 - Proposed bathrooms: Two ADA bathrooms
 - Traffic impact: Existing use to continue; no change in traffic impact:
 - Current number of trips: 20
 - Anticipated number of trips: 20

A floor plan and elevations of the building are provided. There will be no change to the existing exterior building mounted lighting. A photometric site plan is not required. The building will continue in its present use for the near future. The church plans to annex the property into City of Fountain in the future, and the building will be used for church activities at that time.

- 5 Landscaping: Existing landscaping is shown on the site plan. The existing large shade trees will remain. New evergreen shrubs will be added as shown on the site plan to screen the front parking area. Approval of an alternative landscape plan is requested. A loading space and trash enclosure have been added. NOTE: A separate Landscaping Variance Request is being submitted to planning staff regarding this item.

- 6 Driveway access permit: Access permit application is complete – see included receipt.

9495 PEACEFUL VALLEY RD. – LANDSCAPE VARIANCE REQUEST
Rev. 2-21-20

VARIANCE REQUEST: It is requested that the proposed alternate landscape plan be approved with minor changes to the existing landscaping.

JUSTIFICATION;

- The building permit under review is for two new bathrooms to be installed in an existing 40-year-old building. This change will bring the building into compliance with ADA accessibility standards.
- To require full compliance with the County landscaping code for this minor improvement to the building is out of proportion with the nature and scope of the proposed changes to the building – two new bathrooms. Full compliance with the landscape plan standards will cause needless delays and substantial added expense for Restoration Church, the building owner, to have use of the building.
- The site has a number of mature evergreen and deciduous trees that will be retained, and extensive additional landscaping won't substantially improve the appearance of the property.
- The alternate landscape plan indicates the type and number of proposed new evergreen shrubs and landscape screening that will be installed.
- The alternate landscape plan shows that the required 5 parking spaces can be provided and that the existing gravel surface can remain.
- The existing mature cottonwood trees along the street frontage plus the addition of the proposed evergreen shrub screening and decorative grasses along the street frontage substantially exceeds the minimum landscaping standard for the street frontage area. We are requesting that the upgraded landscaping along the street frontage be credited to the overall landscape requirement for the site and that additional landscape screening along the West and South sides of the site, including the electrical transformer and mechanical equipment behind the building, be waived.