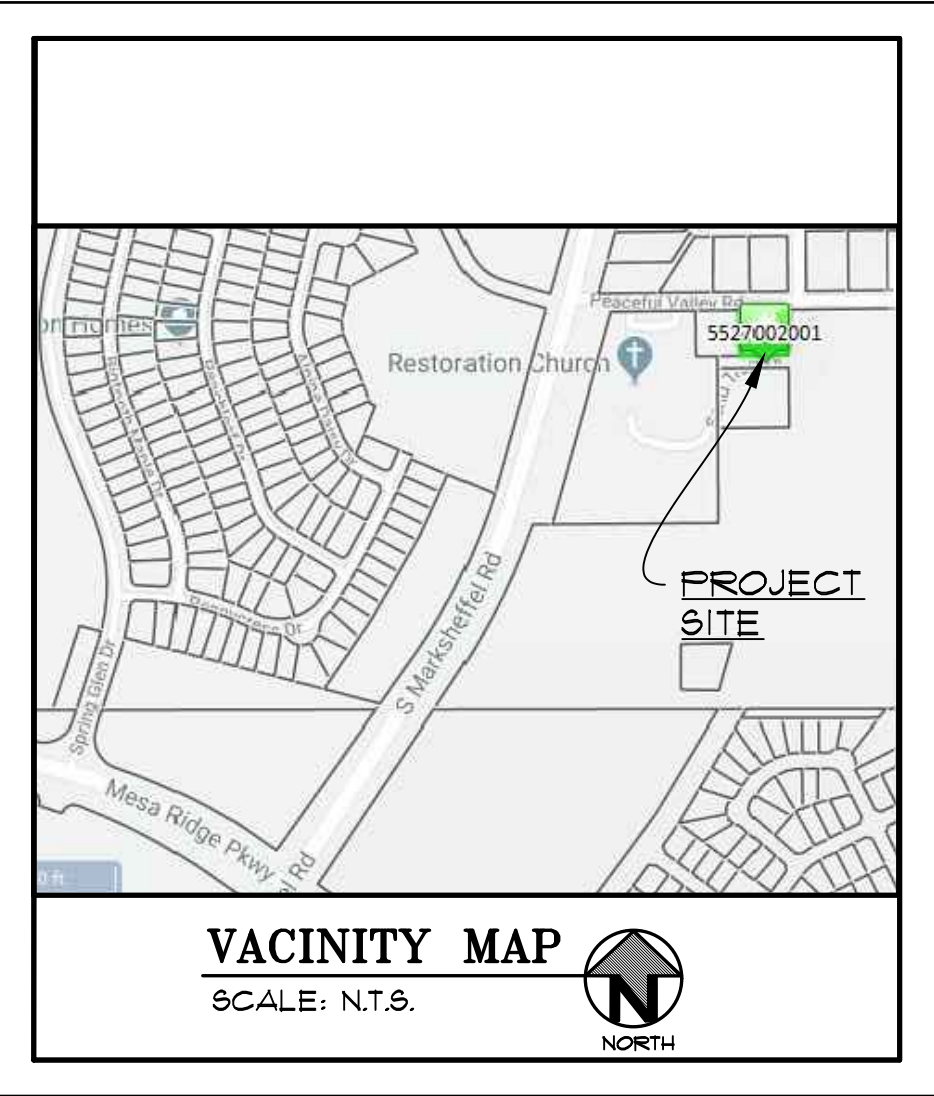
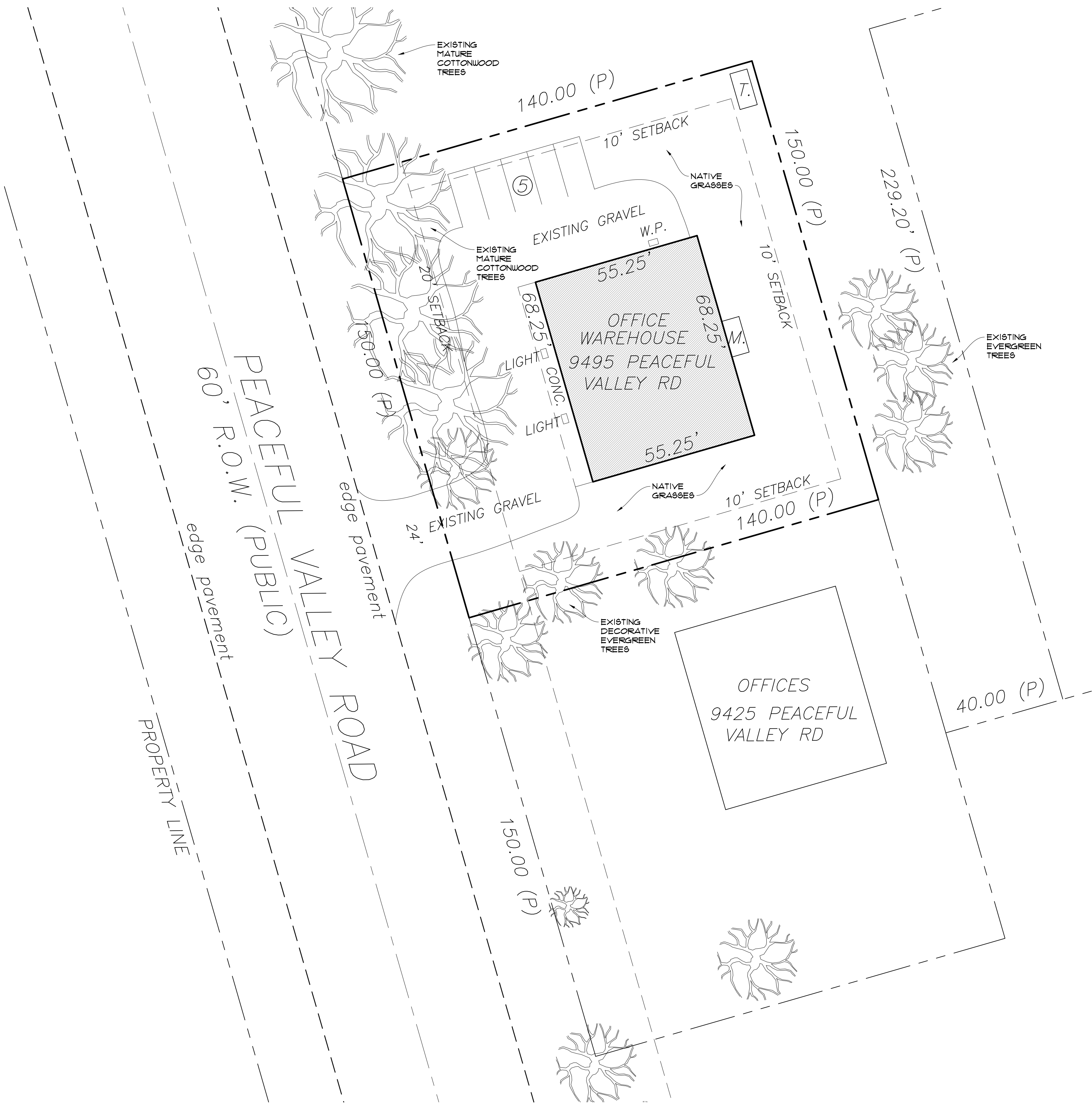


OFFICE WAREHOUSE
DEVELOPMENT PLAN MINOR AMMENDMENT

9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925



LEGAL DESCRIPTION:

LOT 1 PEACEFUL VALLEY SHOPETTE NO1

LOT SETBACKS:

Lot 1: Front - 20' from lot line
Side - 10' from perimeter of FBC district boundary
Rear - 10' from perimeter of FBC district boundary

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 159 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.

PARKING SUMMARY:

3768 S.F. FOOTPRINT (3560 S.F. CONDITIONED)
1/1000 WAREHOUSE (2630 S.F.) = 2.6 SPACES
1/300 OFFICE (500 S.F.) = 1.6 SPACES
1/1000 SERVICE (430 S.F.) = .43 SPACES
TOTAL PARKING REQUIRED: 4.63 = 5
1-5 PARKING: GRAVEL ALLOWED = OK

PROJECT DATA

OWNER:
RESTORATION CHURCH
ASSEMBLY OF GOD
9355 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO. 80925-9593

TAX ID#: 5521002001
ZONING: CC

PROJECT SITE:
9495 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO

PROPOSED BUILDING USE:
NO CHANGE IN USE: OFFICE WAREHOUSE

LOT SIZE (SF):
22,651 SF

EXISTING LOT COVERAGE: 16.6%
PROPOSED LOT COVERAGE: NO CHANGE

PCD FILE NO.: TBD

John P. nelson
associates
1656 E. Pikes Peak, Colorado Springs, CO 80905
Phone: (719) 432-2994
Fax: (719) 632-1151
john@jpnelson.com

SITE /LANDSCAPE PLAN

OFFICE WAREHOUSE
INTERIOR REMODEL

9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925

PROJECT NO.

DRN. BY: L. ROSS

REVISIONS:



ISSUE
DATE: 5-25-2019
SHEET:

A1.00