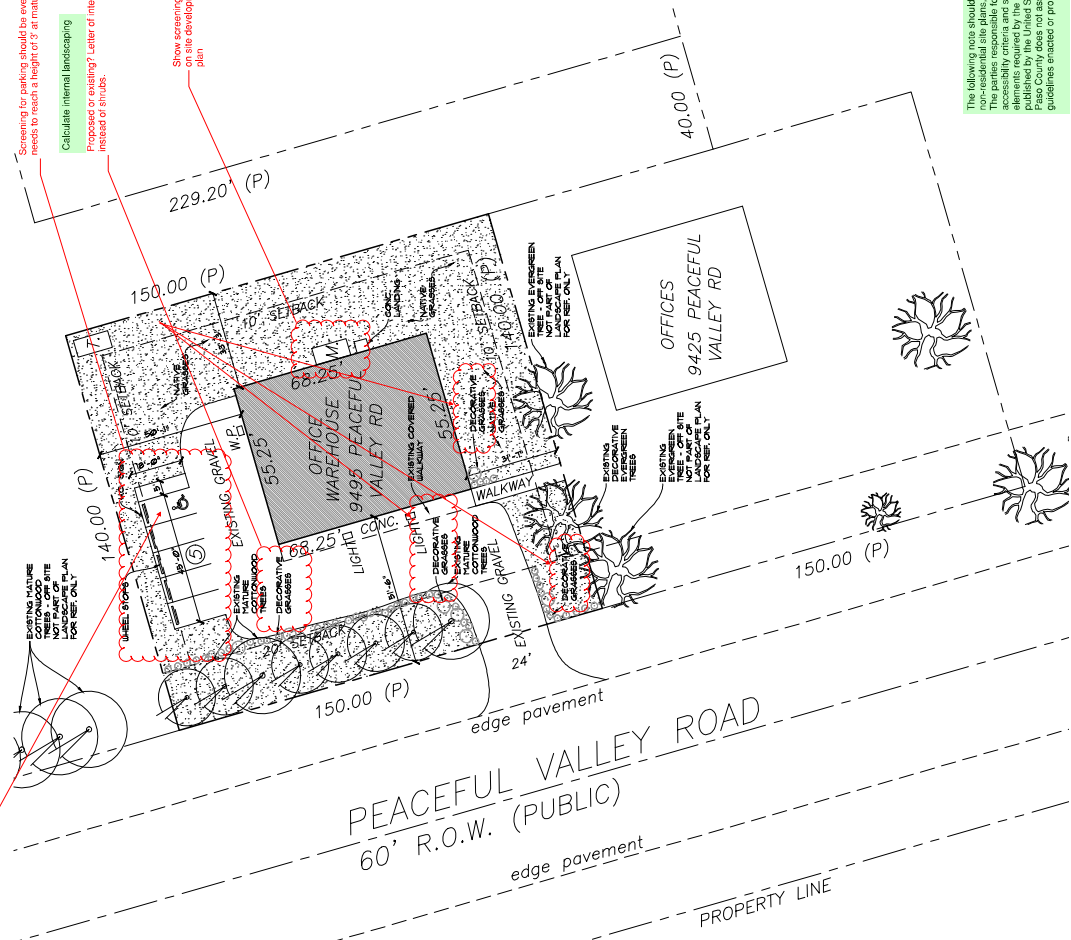
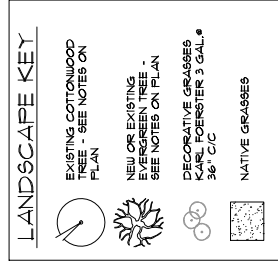
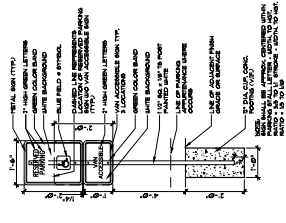
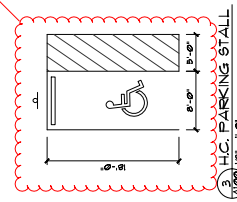


OFFICE WAREHOUSE DEVELOPMENT PLAN MINOR AMENDMENT

9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925

Amendment

Must be in view accessible space. Depict dimensions on detail and on site development plan.



Screening for parking should be evergreen and needs to reach a height of 3' at maturity

Calculate internal landscaping proposed or existing? Letter of intent must indicate grasses instead of shrubs.

Show screening detail on site development plan



LEGAL DESCRIPTION:

LOT 1 PEACEFUL VALLEY SHOPPETTE NO

LOT SETBACKS:

Lot 1:
Front - 30' from lot line
Side - 10' from perimeter of FBC district boundary
Rear - 10' from perimeter of FBC district boundary

LANDSCAPE:

OWNER RESPONSIBLE. THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCARING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND HOUSING.

PARKING SUMMARY:

3168 SF FOOTPRINT (3560 SF CONDITIONED)
1/1000 WAREHOUSE (2630 SF) + 2.6 SFACES
1/1000 OFFICE (500 SF) + 1.6 SFACES
1/1000 SERVICE (430 SF) + 4.3 SFACES
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 80925-3933

TAX ID: 5571002001
ZONING: CC

PROPOSED BUILDING USE: OFFICE WAREHOUSE
NO CHANGE IN USE: OFFICE WAREHOUSE
EXISTING LOT COVERAGE: 16.6%
PROPOSED LOT COVERAGE: 16.6%
NO CHANGE

ADA PROFESSIONAL STANDARDS

The following text should be included in all site plans, or non-residential site plans, as applicable, prior to PCD approval. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and applicable ADA regulations and standards published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.