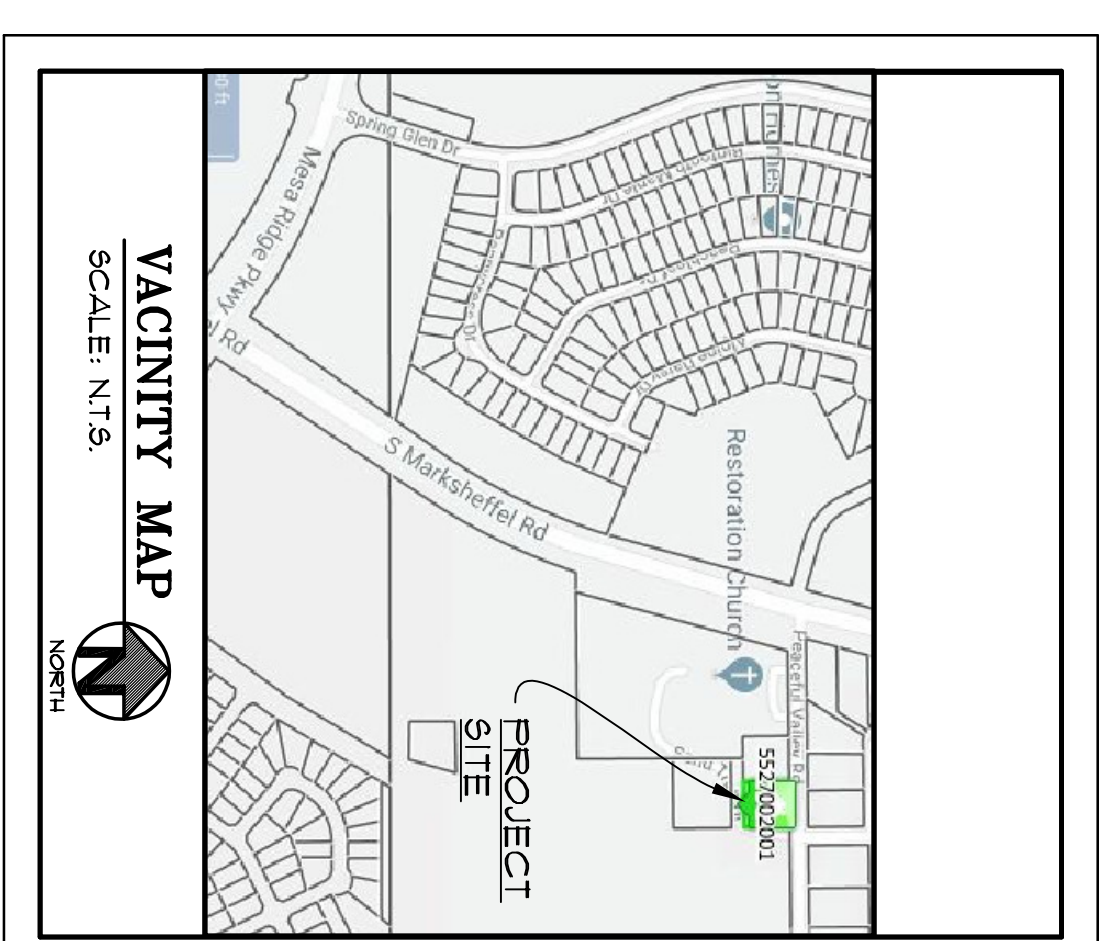
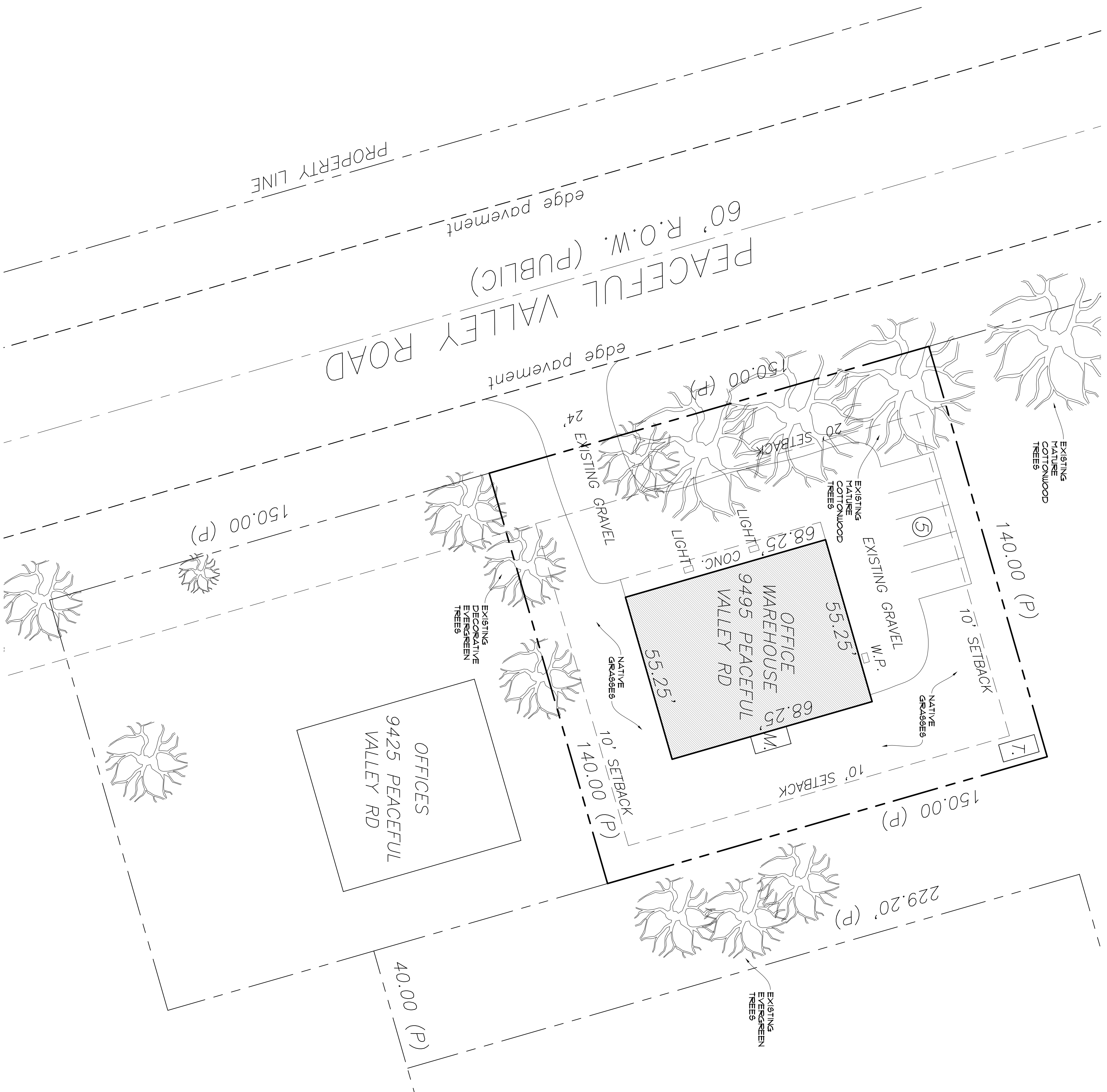


OFFICE WAREHOUSE DEVELOPMENT PLAN MINOR AMMENDMENT

9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925



LEGAL DESCRIPTION:

LOT 1 PEACEFUL VALLEY SHOPPETTE NOI

LOT SETBACKS:

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

AVIGATION EASEMENT GIVEN TO THE CITY OF COLORADO SPRINGS, RECORDED FEBRUARY 3, 1972 IN BOOK 2465 AT PAGE 481 AND IN BOOK 2465 AT PAGE 199 AND IN BOOK 3635 AT PAGE 698. SAID EASEMENT CONTAINS RESTRICTIONS WHICH INCLUDE RESTRICTION AGAINST INTERFERENCE WITH AIRCRAFT AND AIRPORTS AND THEIR PERFORMANCE AND NECESSARY FUNCTIONS.

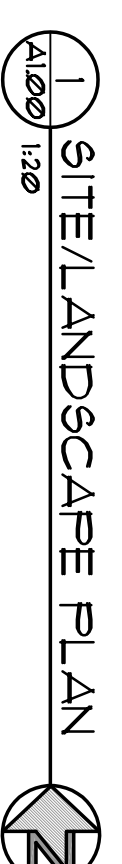
PARKING SUMMARY:

3168 SF FOOTPRINT (3560 SF CONDITIONED)
1/1000 WAREHOUSE (2630 SF.) = 2.6 SPACES
1/300 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

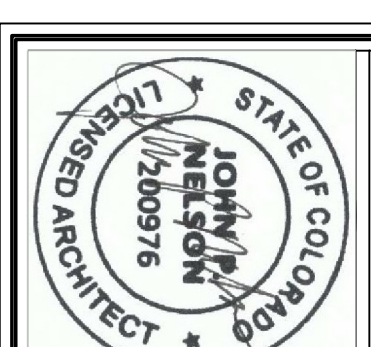
PROJECT DATA

OWNER: 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
LOT SIZE (SF): 222651 SF
PROPOSED BUILDING USE: NO CHANGE IN USE: OFFICE WAREHOUSE
EXISTING LOT COVERAGE: 16.6%
PROPOSED LOT COVERAGE: NO CHANGE

PCD FILE NO.: TBD



DATE: 5-25-2019
SHEET: A1.00



PROJECT NO.
DRN BY: L. R2985
REVISIONS:

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

John P. **nelson** associates
1626 E. Pike Peak, Colorado Springs, CO 80909 Phone: (719) 632-3384
John@jpnarch.com (719) 632-1781 fax
SITE /LANDSCAPE PLAN