

# CRAWFORD AVE. MULTIFAMILY DEVELOPMENT PLAN

## TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B

SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE  
6TH P.M., CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

**LEGAL DESCRIPTION**

TRACT A, FOUNTAIN VALLEY RANCH SUBDIVISION FILING NO 6B,  
COUNTY OF EL PASO, STATE OF COLORADO,  
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1995 IN PLAT BOOK H-5 AT PAGE 151 OF  
THE RECORDS OF SAID COUNTY AND CONTAINING 50,400 SF / 1.157 AC

**GENERAL NOTES**

- PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN JOINT ACCESS EASEMENT RECORDED DECEMBER 11, 1995 IN BOOK 6780 AT PAGE 1060.
- PROPERTY IS SUBJECT TO THE EFFECT OF AVIGATION EASEMENT RECORDED SEPTEMBER 27, 1985 IN BOOK 5067 AT PAGE 379.

ZONING CLASSIFICATION: RESIDENTIAL, MULTI-DWELLING (RM-30)  
 LAND USE: RESIDENTIAL, MULTI-FAMILY  
 JURISDICTION: EL PASO COUNTY  
 SITE ADDRESS: 1160 CRAWFORD AVENUE, COLORADO SPRINGS, CO, 80911  
 TAX SCHEDULE NO.: 6513125009  
 BUILDING SETBACKS: 25' FRONT SETBACK  
 15' SIDE SETBACK  
 15' REAR SETBACK  
 MAXIMUM LOT COVERAGE: 60%  
 TOTAL GROSS SF: 37,820  
 LANDSCAPE/OPEN SPACE: 12,578SF 25%  
 PROPOSED EASEMENTS: REFER TO FINAL PLAT  
 LANDSCAPE: 5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)

**BUILDING DATA**

BUILDING HEIGHT:  
 PROPOSED: 40.0'  
 MAXIMUM BY CODE: 40.0  
 PROPOSED BUILDING COVERAGE: 51%±  
 PROPOSED BUILDING GROSS SF: ±15,638 SF  
 NO BUILD AREAS: N/A

PARKING  
 14 1BR UNITS X 1.5 =21  
 8 2BR UNITS X 2 =16  
 TOTAL PARKING REQUIRED =37  
 TOTAL PARKING PROVIDED =38

**LAND AREA:**

TOTAL PROPERTY AREA: +/- 1.157 ACRES

**FEMA CLASSIFICATION**

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0951G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**PROPERTY OWNER ACKNOWLEDGEMENT**

AIME VENTURES, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF CRAWFORD MULTIFAMILY. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT COUNTY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE COUNTY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 [PROPERTY OWNER]

NOTARY CERTIFICATE  
 (STATE OF \_\_\_\_\_ )  
 (COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_ (NAME AND TITLE)

MY COMMISSION EXPIRES: \_\_\_\_\_

ADDRESS OF NOTARY: \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC

**OWNER/DEVELOPER STATEMENT**

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

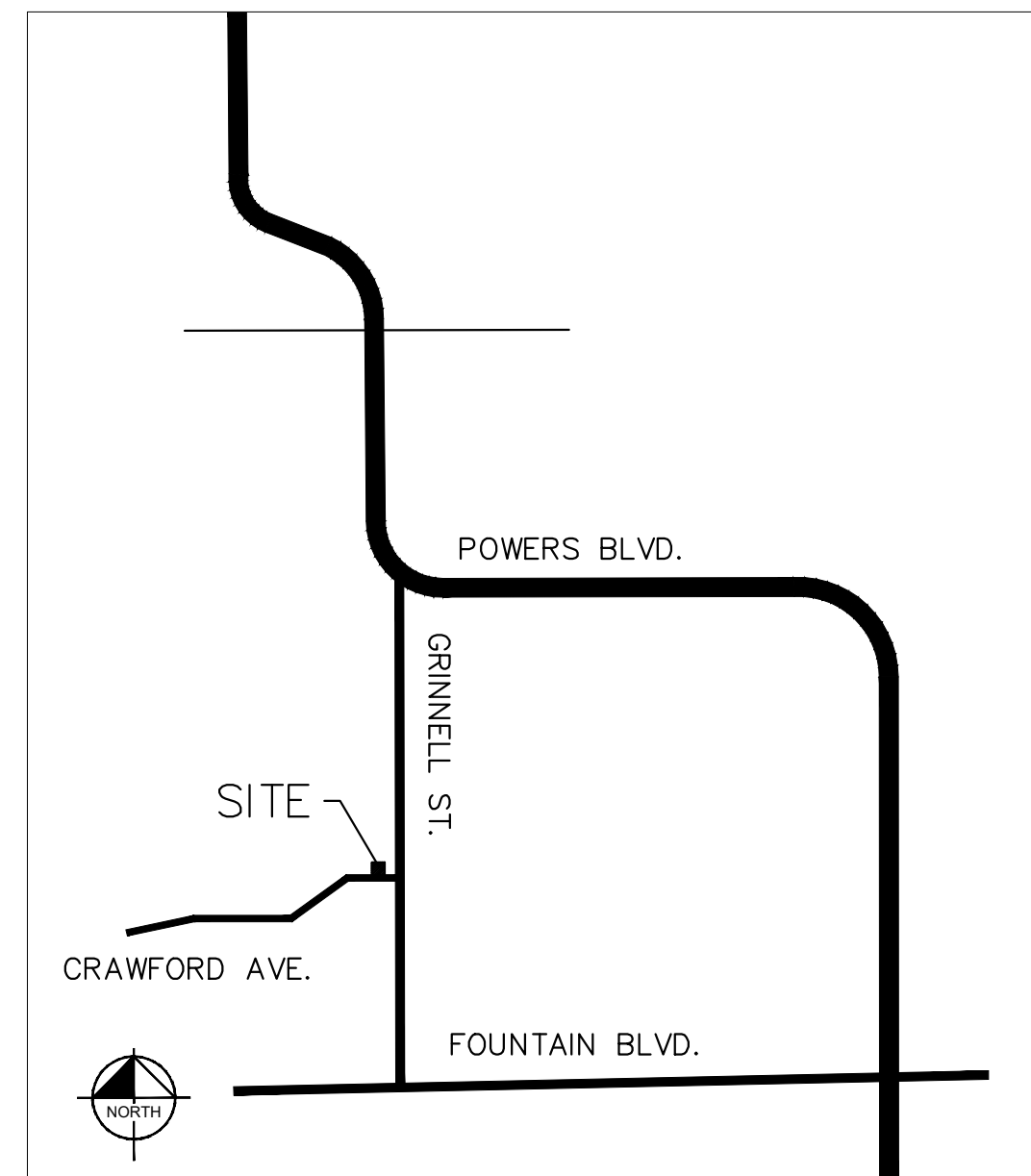
\_\_\_\_\_  
 AIME VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

VICINITY MAP



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 2 NORTH NEVADA AVENUE, 9TH FLOOR  
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

**COVER SHEET**  
 SHEET 1 OF 2

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