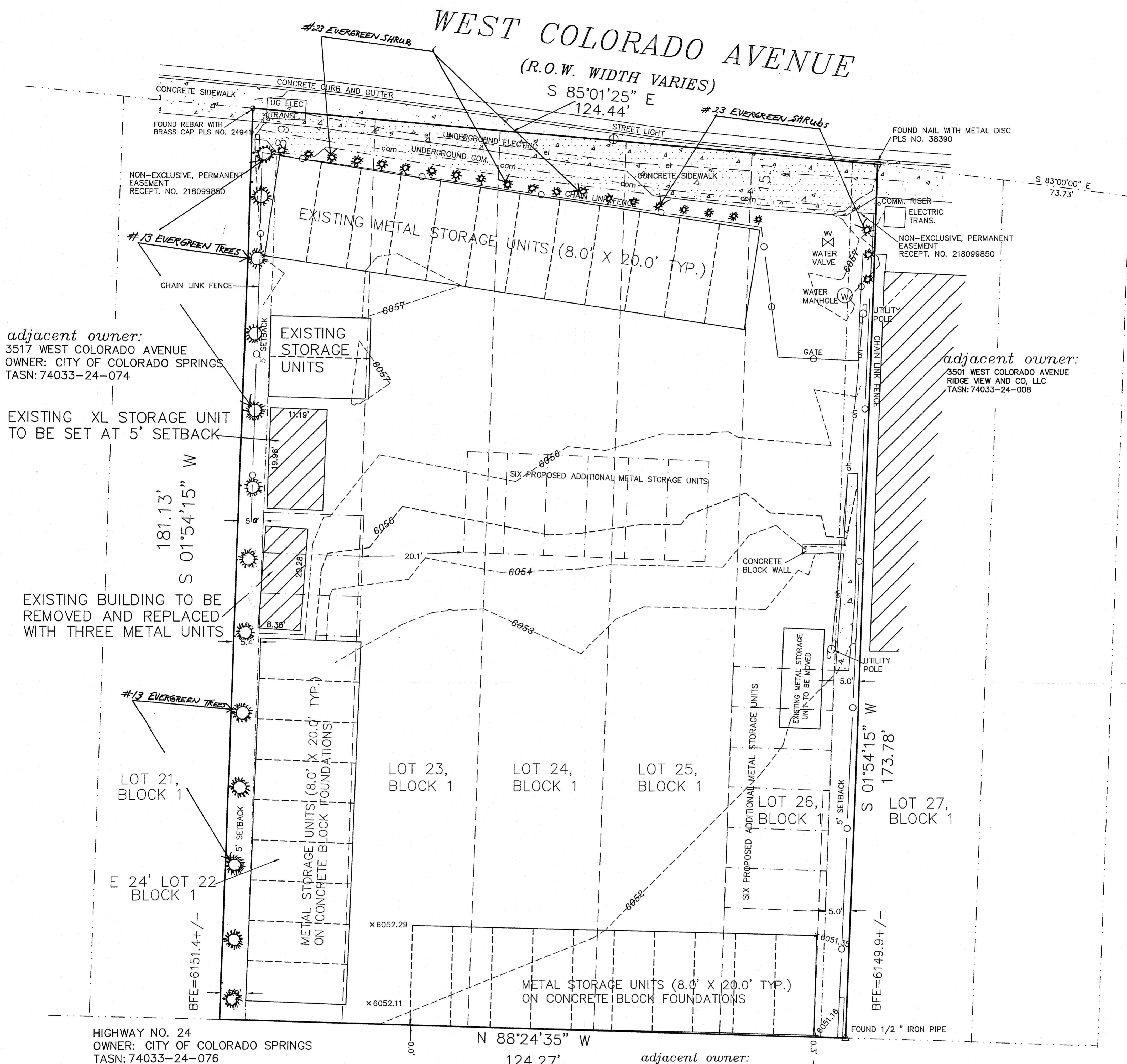


DEVELOPMENT PLAN

ACTION EXCAVATING STORAGE UNIT SITE
3511 WEST COLORADO AVENUE
EL PASO COUNTY, COLORADO



HIGHWAY NO. 24
OWNER: CITY OF COLORADO SPRINGS
TASN: 74033-24-076

adjacent owner:
HIGHWAY NO. 24
OWNER: CITY OF COLORADO SPRINGS
TASN: 74033-24-076

BUILDER/OWNER/APPLICANT:
ACTION EXCAVATING & LANDSCAPING, INC.
3533 WEST COLORADO AVENUE
COLORADO SPRINGS, CO 80904
719-685-1505
attn.: ERIC WYATT

ADDRESS:
3511 WEST COLORADO AVE.
COLORADO SPRINGS, COLORADO 80904

LEGAL DESCRIPTION:
LOTS 23, 24, 25, 26 AND THE EAST 24' OF LOT 22,
BLOCK 1, "EAST MANITOU"
EL PASO COUNTY, COLORADO

TAX SCHEDULE NUMBER:
74033-24-007

LOT AREA:
0.51 ACRES, MORE OR LESS.

BUILDING PLAN NO.:
EXISTING AND PROPOSED
8.0' X 20.0' METAL
STORAGE CONTAINERS

ZONING:
CS

FLOOD PLAIN:
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NUMBER
08041C0728 G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, THE
SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL
FLOOD HAZARD.

BUILDING AREAS AND USAGE:
EXISTING METAL STORAGE BUILDING FOOTPRINT:
160 SQ. FT. PER UNIT
USAGE: STORAGE UNIT TO BE RENTED

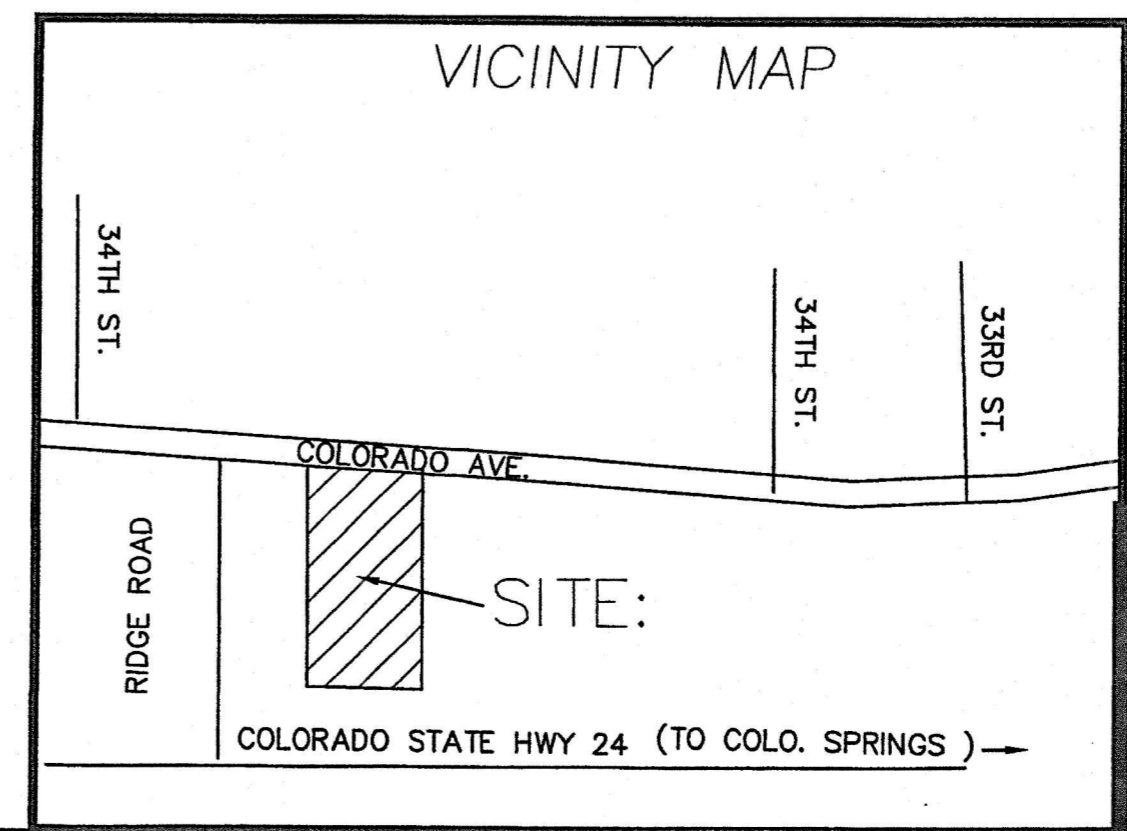
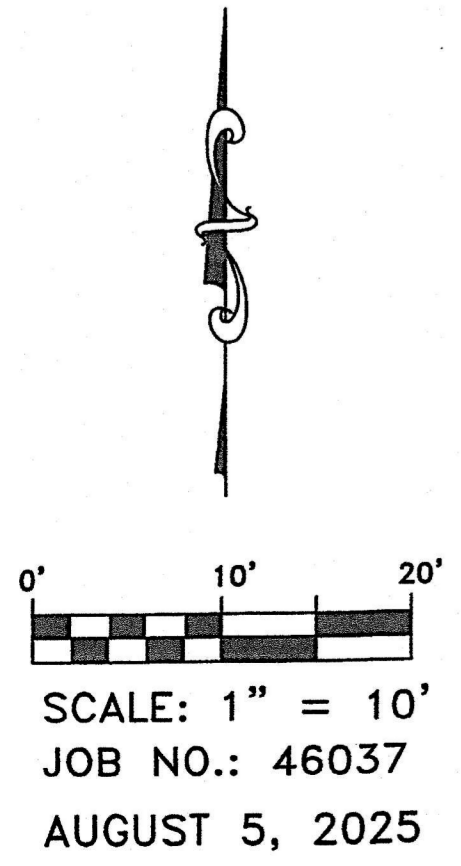
EXISTING MANAGERS BUILDING FOOTPRINT:
220 SQUARE FEET
MANAGER'S RESIDENCE

PROPOSED METAL STORAGE BUILDING FOOTPRINT:
160 SQ. FT. PER UNIT
USAGE: STORAGE UNIT TO BE RENTED

PARKING:
NO ONSITE PARKING IS PERMITTED EXCEPT FOR ONSITE MANAGER.

CS ZONE DIMENSIONAL STANDARDS:
MINIMUM BUILDING SETBACKS:
FRONT AND SIDE STREET = 0 FEET
SIDE (INTERIOR) = 0 FEET
CORNER LOT SIDE = 0 FEET
REAR = 0 FEET

LOT AREA AND LOT WIDTH ARE (NOT APPLICABLE).
MAXIMUM BUILDING HEIGHT = 50 FEET.
MINIMUM FRONT PARKING SETBACK = 20 FEET.



COUNTY PLANNING FILE NO.: _____
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO
719-630-0559