

DEVELOPMENT PLAN - LAND USE VARIANCE SPRING CREEK SHOPPING CENTER

MONTEREY PARTNERS FILING NO. 2, LOT 1

A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
1660 SOUTH CIRCLE DRIVE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF
COLORADO

APPLICANT
ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
518 17TH STREET, SUITE 1575
DENVER, COLORADO 80202
ATTN: MICHAEL S. CERBO, P.E.
P: (303) 572-7997

OWNER
KIMCO REALTY
4237 SOUTH BUCKLEY ROAD
AURORA, CO 80013
ATTN: RICK TURNER
P: (720) 870-1210

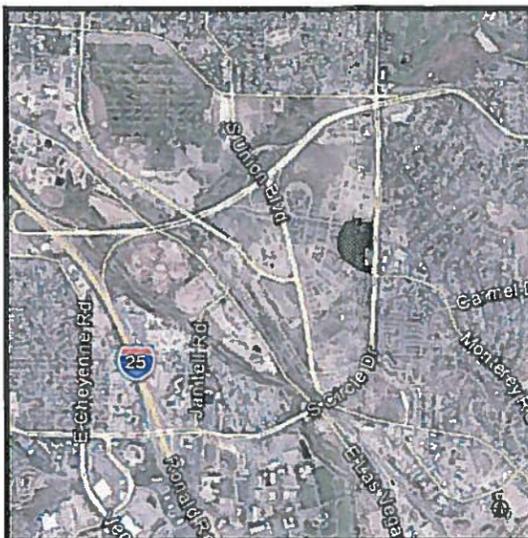
SITE DATA TABLES

EXISTING USE TABLE			
ITEM	QUANTITY		%
RETAIL	107,310 SF	2.46 AC	22.97
PAVEMENT	336,410 SF	7.73 AC	72.02
LANDSCAPING	23,354 SF	0.54 AC	5.00
NET AREA	467,074 SF	10.72 AC	100.00

PROPOSED USE TABLE			
ITEM	QUANTITY		%
RETAIL	43,530 SF	1.00 AC	9.33
INDUSTRIAL (WAREHOUSE)	57,980 SF	1.33 AC	12.41
OFFICE	5,800 SF	0.14 AC	1.24
PAVEMENT	336,410 SF	7.73 AC	72.02
LANDSCAPING	23,354 SF	0.54 AC	5.00
NET AREA	467,074 SF	10.72 AC	100.00

NOTES:
1. PAVEMENT AND LANDSCAPING AREAS ARE APPROXIMATE
2. LANDSCAPING ASSUMED TO BE 5% OF NET AREA.

*LOT 1, SPRING CREEK FILING NO. 6, AND LOT 2 CREATED BY MONTEREY PARTNERS FILING NO. 2 IS INCLUDED IN THE PROPOSED AND EXISTING LAND USE TABLES



VICINITY MAP
1"=2,000' [Symbol] INDICATES SITE LOCATION

PROPERTY INFORMATION

TAX SCHEDULE ID # 6428111006
PBC ZONE DISTRICT
CURRENT USE: RETAIL
PROPOSED USE: INDUSTRIAL (WAREHOUSE) WITH RETAIL AND OFFICE SPACE
FEMA ZONE X: COMMUNITY MAP #08041C0741F & #08041C0742F, MARCH 17, 1997
TOTAL LOT SIZE: 10.72 ACRES +/-
TOTAL BUILDING SIZE: 65,280 SF +/-

NOTES:

- ACCESS EASEMENT, EL PASO COUNTY CLERK & RECORDER RECEPTION NUMBER 214003343, LEGALLY PROVIDES LOT 2 ACCESS FROM THE PUBLIC RIGHT OF WAY (MONTEREY ROAD)
- MONTEREY PARTNERS FILING NO. 2, A REPLAT OF LOT 1, MONTEREY PARTNERS FILING NO. 1, IS UNDER REVIEW AND APPROVAL IS PENDING

SHEET INDEX:

- CV-01 1 OF 3 COVER SHEET
- SP-01 2 OF 3 SITE PLAN
- TR-01 3 OF 3 TRUCK ACCESS PLAN

REQUIRED PARKING PER PROPOSED USE			
USE	QUANTITY	PARKING REQUIREMENT	PARKING REQUIRED
RETAIL	43,560 SF	1 / 300 SF	145
INDUSTRIAL - WAREHOUSE AND DISTRIBUTION	57,980 SF	1 / 1000 SF	58
OFFICE	5,800 SF	1 / 400 SF	15

EXISTING PARKING COUNTS			
USE	EXISTING	PROPOSED	TOTAL
PARKING	578	0	578

NOTES:
1. PARKING COUNTS ARE PROVIDED BY THE MINOR AMENDMENT TO THE SPRING CREEK SHOPPING CENTER - CITY FILE NUMBER

PD DP - 86-420-ASMN10

*LOT 1, SPRING CREEK FILING NO. 6, AND LOT 2 CREATED BY MONTEREY PARTNERS FILING NO. 2 IS INCLUDED IN THE PARKING COUNTS



PROPOSED USE MAP
1"=100'

BUILDING DATA TABLE

PROPOSED USES			
USE	QUANTITY	PARKING REQUIREMENT	PARKING REQUIRED
□ RETAIL	1,500 SF	1 / 300 SF	5
[Hatched] INDUSTRIAL - WAREHOUSE AND DISTRIBUTION	57,980 SF	1 / 1000 SF	58
[Diagonal] OFFICE	5,800 SF	1 / 400 SF	15

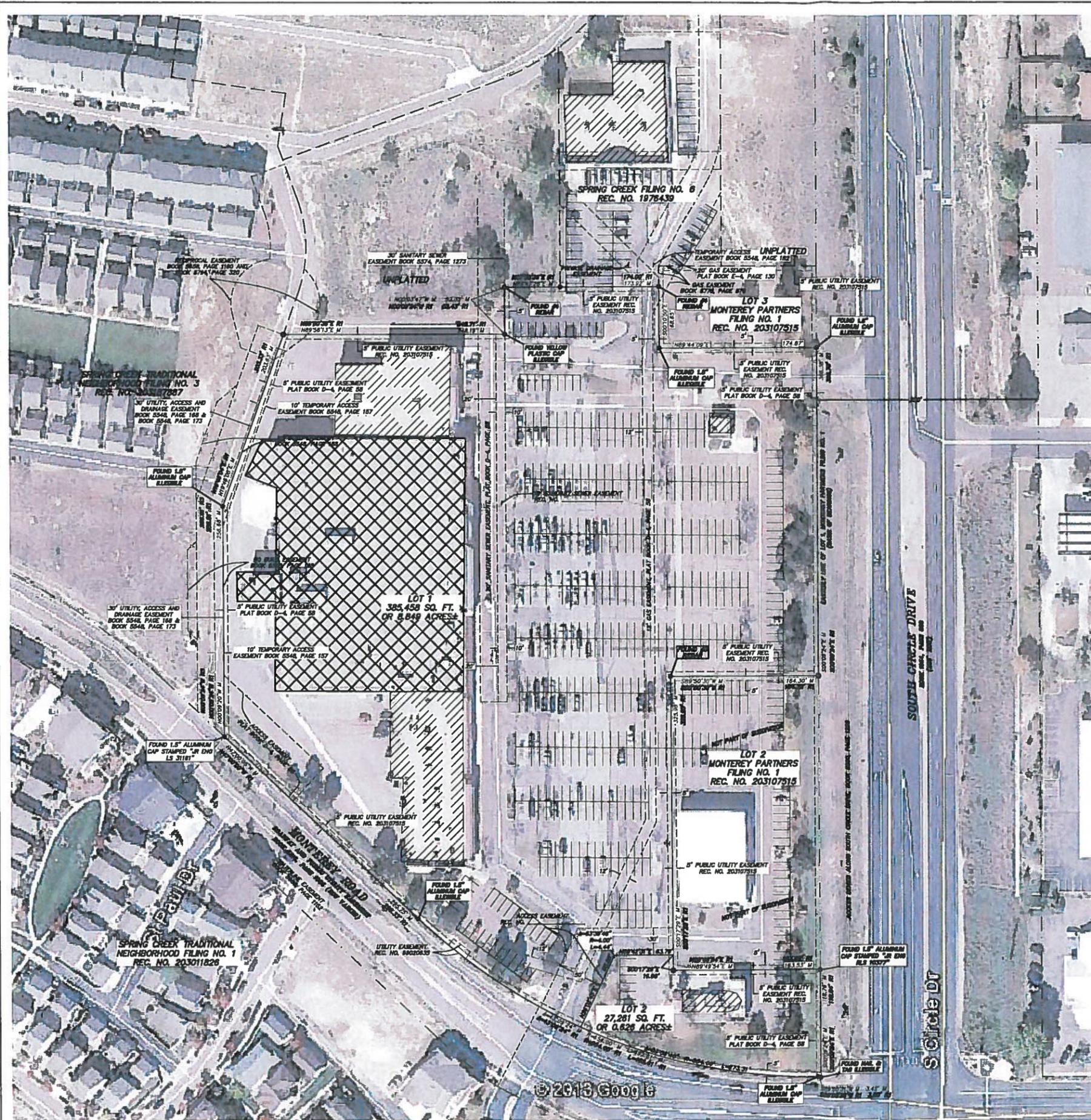
REVISION	DATE

PROJECT NO: KIMC-004
DESIGNED BY: MSC
DRAWN BY: MSC
DATE: 01/17/14

KIMCO REALTY
KIMCO REALTY CORPORATION
4237 SOUTH BUCKLEY ROAD
AURORA, CO 80013
(720) 870-1210

EES ENTITLEMENT & ENGINEERING SOLUTIONS, INC.
518 17th Street
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DEVELOPMENT PLAN - LAND USE VARIANCE
SPRING CREEK SHOPPING CENTER
1660 SOUTH CIRCLE DRIVE, COLORADO SPRINGS, CO. 80916
COVER SHEET



EXISTING RETAIL TO REMAIN



PROPOSED BUILDING AREA FOR TENANT (CAMERON PRODUCTS)

PROPOSED BUILDING AREA

SIZE: 65,280 SF

USES:
 WAREHOUSE - 57,980 SF
 RETAIL - 1,500 SF
 OFFICE - 5,800 SF

EXISTING ZONING: PBC

TENANT'S USE:
 WAREHOUSING AND DISTRIBUTION WITH A SMALL OFFICE SPACE AND RETAIL SPACE FOR THE SALE OF INDOOR AND OUTDOOR GRILLING PRODUCTS.

USE VARIANCE REQUESTED:
 TO ALLOW WAREHOUSING AND DISTRIBUTION, WITH AN OFFICE AND RETAIL ELEMENT, WHICH WILL BE OCCUPIED BY CAMERON PRODUCTS, IN A PBC ZONE.

NOTE:
 PARKING AREAS AND DRIVE ISLES SHOWN ARE APPROXIMATE AND BASED OFF OF AERIAL IMAGERY. SEE COVER SHEET FOR PARKING DATA

TECHNICAL INFORMATION:
 -NO EXTERIOR MODIFICATIONS ARE PROPOSED
 -NO SITE MODIFICATIONS ARE PROPOSED
 -NO UTILITY MODIFICATIONS ARE PROPOSED
 -DELIVERY TRUCK ACCESS WILL REMAIN THE SAME

CONDITIONS OF APPROVAL:

- 1) OUTDOOR STORAGE OCCURRING FOR MORE THAN 72 HOURS MUST BE FULLY SCREENED.
- 2) TRUCKS WILL NOT BE STORED WITHIN THE ACCESS DRIVE ADJACENT TO THE SPRING CREEK DEVELOPMENT.
- 3) NO TRUCK DELIVERIES BETWEEN 7 PM AND 6 AM.
- 4) TRUCK ROUTES TO BE LIMITED TO AS NOTED ON THE TRUCK ACCESS PLAN.
- 5) THE APPROVAL OF THIS CONDITIONAL USE IS LIMITED SOLELY TO THE APPLICANT/OWNER AND CAN NOT BE TRANSFERRED TO ANOTHER OWNER OR SIMILAR USER UNLESS THROUGH A NEW USE VARIANCE APPROVAL BY THE CITY PLANNING COMMISSION.



No.	REVISION	BY	DATE

PROJECT NO: KIMC-004
 DESIGNED BY: MSC
 DRAWN BY: MSC
 DATE: 01/17/14

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 SOUTH BOULEVARD ROAD
 AURORA, CO 80015
 (720) 970-1210



DEVELOPMENT PLAN
SPRING CREEK SHOPPING CENTER
 1660 SOUTH CIRCLE DRIVE, COLORADO SPRINGS, CO. 80916
 SITE PLAN



EXISTING RETAIL TO REMAIN



PROPOSED BUILDING AREA FOR TENANT (CAMERON PRODUCTS)

TRUCK SPECIFICATIONS

TYPE: SEMITRAILER
 VEHICLE NAME: WB-50
 STANDARDS: AASHTO 2004
 LENGTH: 55.00'
 WHEELBASE: 12.50'
 TRAILER LENGTH: 42.50'

NO.	REVISION	BY	DATE

PROJECT NO: KIMC-004
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DEVELOPMENT PLAN
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TRUCK ACCESS PLAN