

MESA VILLAGE

OVERALL DEVELOPMENT PLAN

MINOR AMENDMENT

FOUNTAIN, CO

SF DETACHED RESIDENTIAL DIMENSIONAL STANDARDS & USE REGULATIONS:

- Minimum Lot Area: Six Thousand (6,000) Square Feet
- Minimum Lot Width: Forty Five (45) Feet Measured at Front Building Setback Line
- Maximum Impervious Coverage: Forty Five Percent (45%)
- Minimum Open Space: Twenty Percent (20%)
- Maximum Building Height: Thirty Four Feet (34') - Building height is defined as the vertical distance measured from the average elevation of the finished grade adjoining the building to the highest point of the roof surface.
- Front Yard Setback: Eighteen Foot (18') Minimum - Setbacks will be staggered a minimum of Four Feet (4') to create a pleasing appearance. Cul de Sac and Eyebrow lots will be setback a minimum of Twenty Two Feet (22') and, in most instances, will not be staggered.
- Front Yard Setback on Corner Lots: Non-Garage Accessible Setbacks shall be a minimum of Twelve Feet (12')
- The Minimum Setback Parallel to the Chamfered Side of a Front Yard Setback shall be Eight Feet (8')
- Minimum Rear Yard Setback: Twenty Feet (20') and Eight Feet (8') for Accessory Buildings
- Minimum Side Yard Setback: Five Feet (5')
- Permitted Principal Uses, Permitted Accessory Uses and Conditional Uses as Allowed Under R.1 Zone Development Standards as Allowed Under Section 17.224 D. of the Current Zoning Ordinance.

CLUSTER RESIDENTIAL DIMENSIONAL STANDARDS & USE REGULATIONS:

- Minimum Lot Area: Two Thousand One Hundred Sixty (2,160) Square Feet
- Maximum Building Height: Thirty Feet (30')
- Front Yard Setback: Zero Feet (0')
- Minimum Rear Yard Setback: Zero Feet (0')
- Minimum Side Yard Setback: Zero Feet (0')
- Minimum Exterior Boundary Setback: Fifteen Feet (15')
- Permitted Principal Uses - Attached and Detached Single Family Residential Units
- Development Standards as Allowed Under Section 17.224 D. of the Current Zoning Ordinance.

TOWNHOME RESIDENTIAL DIMENSIONAL STANDARDS & USE REGULATIONS:

- Minimum Lot Area: One Thousand Two Hundred (1,200) Square Feet
- Maximum Building Height: Thirty Five Feet (35')
- Minimum Open Space: Twenty Five Percent (25%)
- Maximum Impervious Lot Coverage: One Hundred Percent (100%)
- Front Yard Setback: Three Feet (3')
- Minimum Rear Yard Setback: Three Feet (3')
- Minimum Interior Side Yard Setback: Zero Feet (0')
- Minimum Exterior Side Yard Setback: Three Feet (3')
- Minimum Setback Adjacent to Public ROW: Five Feet (5')
- Minimum Exterior Boundary Setback: Ten Feet (10')
- Permitted Principal Uses - Attached and Detached Single Family Residential Units
- Development Standards as Allowed Under Section 17.224 D. of the Current Zoning Ordinance.

NOTES:

- Please Refer to Drainage Report for Information Regarding Water Bodies and Courses, Wetlands and Floodplains
- There are no Unique Natural Features on the Site
- Please Refer to ODP Narrative Report for Discussion of Vegetation and Wildlife Habitat
- Wastewater Services to be Provided by Fountain Sanitation District and Natural Gas Services by Aquila
- The Property is Located within the Boundaries of Fountain - Fort Carson School District No. 8
- Fire and Police Protection Services and Water and Electric Services Provided by the City of Fountain
- Please Refer to the Utility Report for Information Regarding Existing and Proposed Utility Lines
- Please Refer to Supplemental "Existing Conditions" Map for Information Surrounding the Site
- Please Refer to ODP Narrative Report for Discussion of Proposed Ownership of Public and Private Open Space Areas
- Existing Zoning is RA and PUD, Proposed Zoning is PUD
- Perimeter Fencing: Split Rail Fencing shall be Constructed along the Boundary of the Open Space. A Privacy Fence shall be Constructed along Fountain Mesa Road (Creek Terrace) and around the Chase Property.
- This Property is Located within a Designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number 08041C0958F, effective date March 17, 1997. No Structures are Permitted within the Designated Floodplain Areas.

ODP SITE DATA

LAND USE	ACRES±	GROSS DENSITY	TOTAL DU'S	%
PARKS/OPEN SPACE/DRAINAGE	33.1			25.8
SINGLE FAMILY RESIDENTIAL	75.3	4.41 DU/Ac	332	58.8
CLUSTER RESIDENTIAL	3.0	5.70 DU/Ac	36	2.3
TOWNHOME RESIDENTIAL	9.6	9.44 DU/Ac	134	7.5
PROPOSED SQUIRREL CREEK RD. ROW	7.2			5.6
TOTALS	128.2		502	100.0

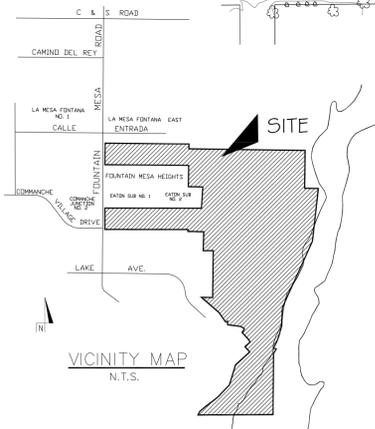
CITY APPROVAL - MINOR AMENDMENT TO ODP

THIS MINOR AMENDMENT TO THE OVERALL DEVELOPMENT PLAN IS HEREBY APPROVED IN ACCORDANCE WITH SECTION 17.533 OF THE ZONING ORDINANCE.

David A. Smedsrud, Planning Director
City of Fountain

Date

1" = 200'
APRIL 15, 2005
REVISED: JULY 5, 2005
REVISED: MARCH 19, 2006
REVISED: MAY 19, 2006
MESAVILLAGEODP.DWG



OWNER'S STATEMENT:

The aforementioned, Cheyenne Mountain Development Company, LLC, and Monument, LLC, have executed this instrument this _____ day of _____, 20____ A.D.

Cheyenne Mountain Development Company, LLC, a Colorado Limited Liability Company

By: _____
Robert C. Irwin, Manager of Cheyenne Mountain Development Company, LLC

Monument, LLC, a Colorado Limited Liability Company

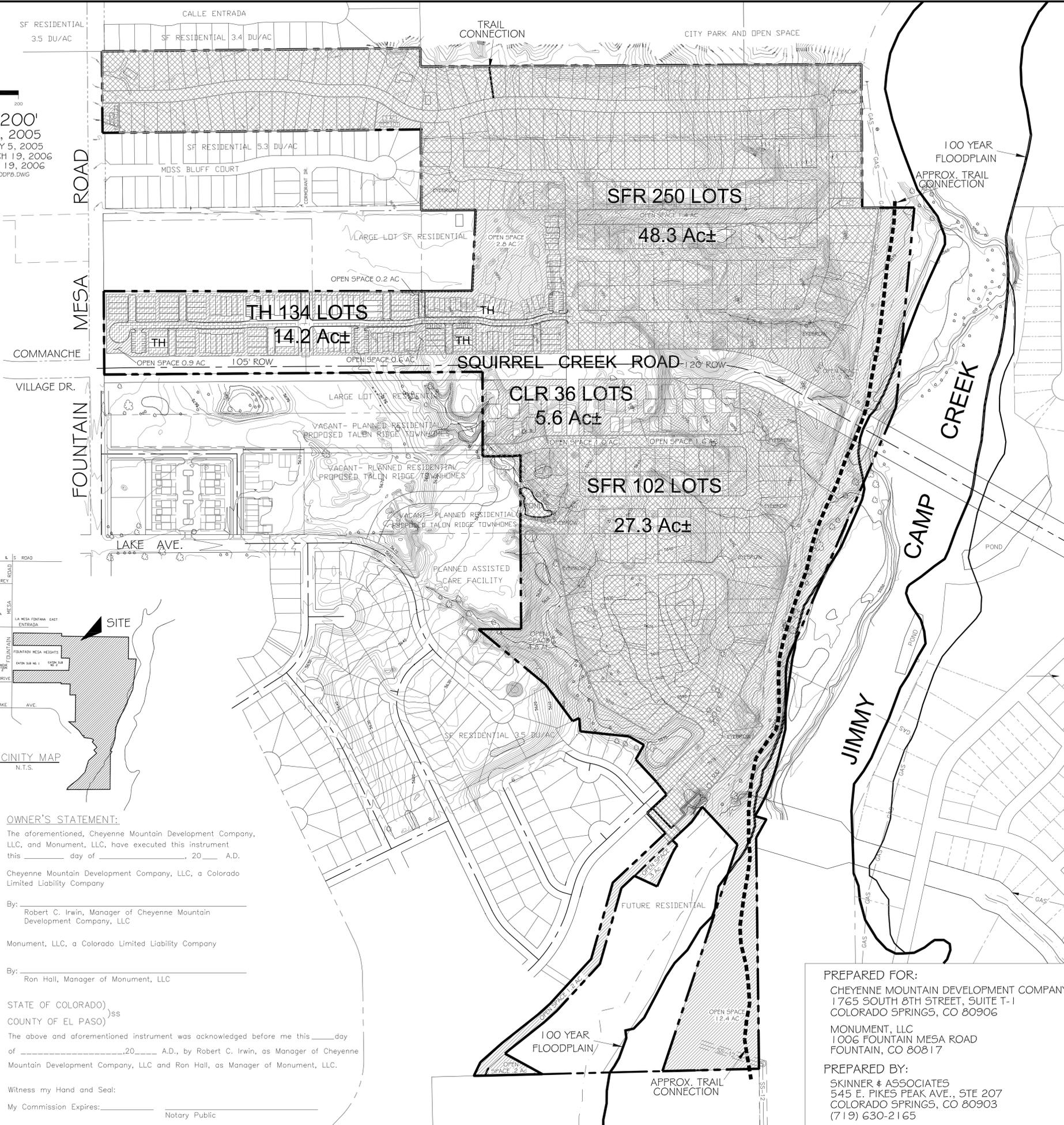
By: _____
Ron Hall, Manager of Monument, LLC

STATE OF COLORADO)
COUNTY OF EL PASO)ss

The above and aforementioned instrument was acknowledged before me this _____ day of _____, 20____ A.D., by Robert C. Irwin, as Manager of Cheyenne Mountain Development Company, LLC and Ron Hall, as Manager of Monument, LLC.

Witness my Hand and Seal:

My Commission Expires: _____
Notary Public



PREPARED FOR:
CHEYENNE MOUNTAIN DEVELOPMENT COMPANY
1765 SOUTH 8TH STREET, SUITE T-1
COLORADO SPRINGS, CO 80906

MONUMENT, LLC
1006 FOUNTAIN MESA ROAD
FOUNTAIN, CO 80817

PREPARED BY:
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