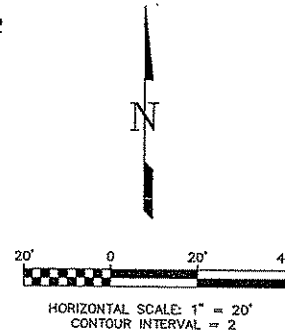
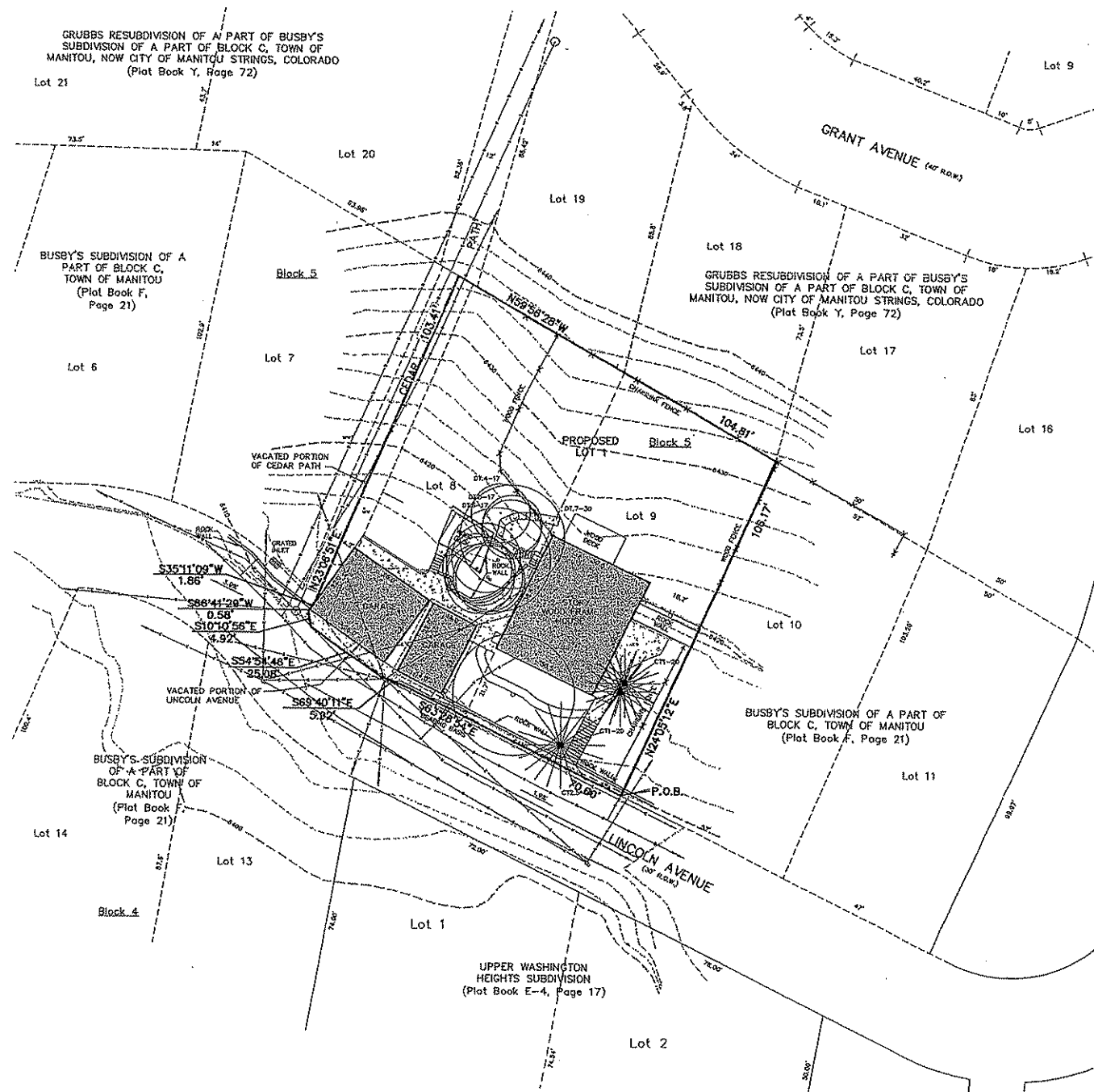


 **SITE PLAN**
 NORTH NOT TO SCALE

RECEIVED JAN 1 2, 2011

MINOR SUBDIVISION SITE PLAN
MARTINA SUBDIVISION

A RESUBDIVISION OF LOTS 8 AND 9, BLOCK 5, A PORTION OF VACATED CEDAR PATH AND A PORTION OF VACATED LINCOLN AVENUE, ALL IN "BUSBY'S SUBDIVISION OF A PART OF BLOCK C, TOWN OF MANTIQU", BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANTIQU SPRINGS, EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION:

A tract of land being a portion of the Southwest One-Quarter of Section 5, Township 14 South, Range 67 West of the 6th P.M., also being Lots 8 and 9, Block 5, BUSBY'S SUBDIVISION OF A PART OF BLOCK C, TOWN OF MANTIQU (Plat Book F, Page 21, El Paso County, Colorado records), TOGETHER WITH that portion of vacated Cedar Path and that adjacent portion of vacated Lincoln Avenue (Ordinance No. _____ of the records of the City of Manitou Springs, El Paso County, Colorado), situate in the City of Manitou Springs, El Paso County, Colorado, described as follows:

Beginning at the most Southerly corner of said Lot 9 (all bearings in this description are relative to the Southerly line of said Lot 9, which bears N63°28'54"W assumed); thence N63°28'54"W along the Southerly line of said Lots 8 and 9, said line also being coincident with the Northerly right-of-way line of Lincoln Avenue as platted within said BUSBY'S SUBDIVISION, 70.00 feet to a point on the Southerly concrete driveway pan line of 18 Lincoln Avenue's Easterly detached garage (the following four (4) courses are along the Southerly concrete driveway pan lines of 18 Lincoln Avenue's detached garages); 1) N69°40'11"W, 5.92 feet; 2) N54°54'46"W, 25.08 feet; 3) N10°10'56"W, 4.92 feet; 4) N68°41'29"E, 0.58 feet to the most Southwesterly foundation corner of the most Westerly detached garage; thence N35°11'09"E along the Westerly foundation line of said garage, 1.85 feet to a point on said Lincoln Avenue's Northerly right-of-way line; thence N23°06'51"E, 103.41 feet to a point on the Westerly extension of the Northerly line of said Lots 8 and 9; thence S59°56'28"E along said Lot 9; thence S24°05'12"W along the Easterly line of said Lot 9, 106.17 feet to the Point of Beginning;

Containing 0.258 acres (11,261 square feet), more or less.

NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LEGACY TITLE GROUP, LLC as agent for WESTCOR LAND TITLE INSURANCE COMPANY, File No. 4124.LTC Version No. 1 dated September 17, 2010 at 7:30
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0705 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- BASIS OF BEARINGS: All bearings are relative to that portion of the Northeastly right-of-way line of Lincoln Avenue (30' r.o.w.), monumented as shown and assumed to bear N63°28'54"W, a distance of 70.00 feet.
- UTILITIES: Underground utilities that may serve or traverse the site are approximate and were obtained and referenced from the City of Manitou, Public Services Water and Sewer Division utility maps and on site field locations of visible components.
- TOPOGRAPHY: The topography shown was obtained from Colorado Springs Utilities Facilities Information Management Systems (FIMS) Services for overlay purposes only. LDC, Inc. did not perform an overall topographic survey of this property.
- This property has various small trees, bushes an/or scrub oak in random locations throughout this site.
- Existing zoning and surrounding properties = General Residential . . . no new building permits are planned for submittal with this resubdivision.

PRELIMINARY COPY
 SUBJECT TO FINAL
 CITY APPROVAL

OWNER & SUBDIVIDER:

Todd R. Elworthy and DEBORAH C. REUTER, 2004 FAMILY TRUST
 18 Lincoln Avenue
 Manitou Springs, CO 80829
 (650) 799-5003

LAND PLANNING AND ENGINEERING:

LAND DEVELOPMENT CONSULTANTS, INC.
 3898 Matzland Road
 Colorado Springs, CO 80909
 (719) 528-6133

- LEGEND**
- INDICATES WATER VALVE
 - INDICATES SANITARY SEWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES OVERHEAD ELECTRIC LINE
 - INDICATES DECIDUOUS TREE TRUNK DIAMETER-DRIPLINE DIAMETER (INCHES) (FEET)
 - ☼ INDICATES CONIFEROUS TREE TRUNK DIAMETER-DRIPLINE DIAMETER (INCHES) (FEET)

CALL BEFORE YOU DIG . . .

DIAL 811

UNIVERSITY MICROFILMS INTERNATIONAL
 300 N ZEEB RD
 ANN ARBOR MI 48106-1500

| No. | Description | By | Date |
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|-------------------|--|--|--|
| H Scale: 1" = 20' | | | |
| V Scale: 1" = 20' | | | |
| Designed By: RDB | | | |
| Drawn By: DWH | | | |
| Checked By: DWH | | | |
| Date: 12/23/10 | | | |

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MINOR SUBDIVISION SITE PLAN
MARTINA SUBDIVISION

Project No.: 10046
 Sheet: 1 of 1

RECEIVED JAN 14 2011

VARIANCE REQUEST EXHIBIT

18 LINCOLN AVENUE, IN THE CITY OF MANITOU SPRINGS,
EL PASO COUNTY, COLORADO



OWNER AND SUBDIVIDER:

Todd R. Elworthy and DEBORAH C.
REUTER 2004 FAMILY TRUST
18 Lincoln Avenue
Manitou Springs, CO 80829
(650) 799-5003

SCALE: 1" = 30"

PROPERTY DESCRIPTION:

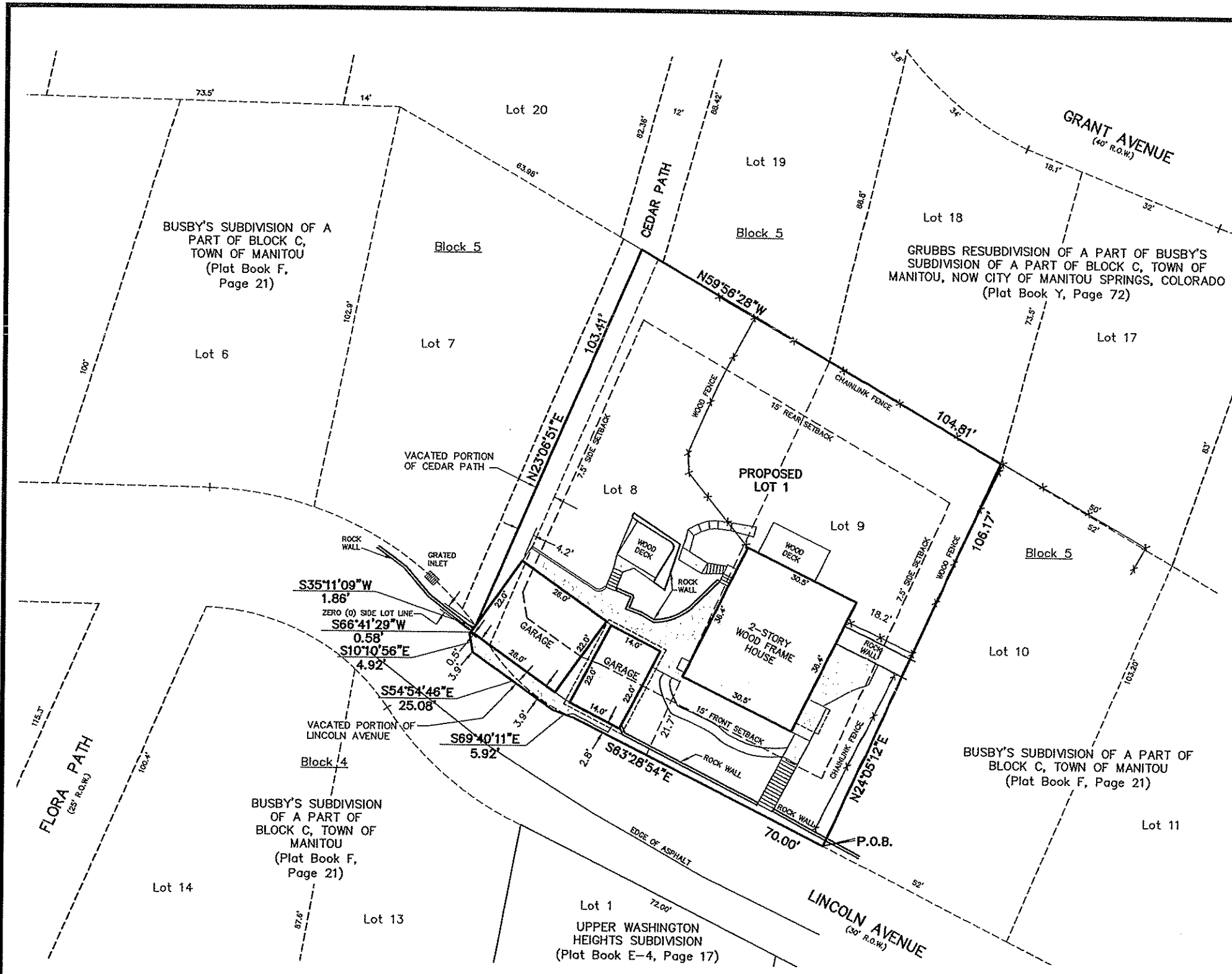
A tract of land being a portion of the Southwest One-Quarter of Section 5, Township 14 South, Range 67 West of the 6th P.M., also being Lots 8 and 9, Block 5, BUSBY'S SUBDIVISION OF A PART OF BLOCK C, 'TOWN OF MANITOU' (Plat Book F, Page 21, El Paso County, Colorado records), TOGETHER WITH that portion of vacated Cedar Path and that adjacent portion of vacated Lincoln Avenue (Manitou Springs Ordinance No. "pending"), situate in the City of Manitou Springs, El Paso County, Colorado . . . proposed Lot 1, MARTINA SUBDIVISION.

ZONING DATA: "GENERAL RESIDENTIAL"

Front setback - 10 feet (15 feet for permanent accessory structures-e.g., garage; Side setback - 7.5 feet; Rear setback - 15 feet; Maximum height - 25 feet.

VARIANCE REQUEST:

Front setback - 0.5 feet to 3.9 feet where 15 feet for permanent accessory structures (e.g. garage) is required; Side setback - zero (0) side lot line to 4.2 feet where 7.5 feet for permanent accessory structures (e.g. garage) is required.



SHEET 1 OF 1



Land Development Consultants, Inc.
PLANNING · LANDSCAPE ARCHITECTURE
ENGINEERING · SURVEYING
www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848
3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

NOTE: This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached VARIANCE REQUEST data.

| REVISIONS | | | |
|-----------|-------------|------|----|
| NO. | DESCRIPTION | DATE | BY |
| | | | |
| | | | |
| | | | |

| | | | |
|-------------|-------|-----------------|---------------------|
| PROJECT NO. | 10046 | DRAWN BY: RDG | DATE: 01/14/11 |
| | | CHECKED BY: DVH | REF. NO.: 10046EXH2 |

F:\100001\10046-Busby's Subdivision\Exhibit\10046EXH2.dwg