



337 E. Bennett Ave., POB 430, Cripple Creek, CO 80813 – Phone (719) 689-3905

## **DEVELOPMENT PLAN INFORMATION**

A Development Plan is a detailed, graphic representation, drawn to scale, of a proposed development, which shows the specific land uses and site design. The Development Plan provides information including, but not limited to, the building locations and exact footprints, parking areas and design, access and utility locations, detailed sign location and design, and proposed landscaping and grading.

Three (3) copies of the Development Plan must be submitted at the time of application.

The Development Plan must be submitted at an appropriate scale to be legible and clear as to the information on the plan, with a maximum sheet size of 24" x 36", folded to be no more than 8" x 12" in size. Also provide a reduced copy either 8½" x 11" or 11" x 17".

All Development Plans submitted shall include the following information and accompanying completed application form:

- (1) Scale and North arrow;
- (2) Address or vicinity map;
- (3) Existing and proposed topography at minimum two (2') foot contour intervals;
- (4) Legal description and boundary of the property drawn to scale;
- (5) Location, exterior horizontal dimensions, building height, and use of each building with the dimensional locations from property line and public and private streets;
- (6) Location and description of all existing buildings or portions of buildings that will remain;
- (7) Location and type of all utilities, existing and proposed;
- (8) Location of all floodplain boundaries and drainage or stream courses;
- (9) Location of all existing vegetation to remain, proposed landscaping or slope treatment of any areas to be regarded;

- (10) Location and names of all public or private streets or rights-of-way to remain, be vacated, be improved, or in any way modified;
- (11) Existing and proposed sidewalks;
- (12) Location and proposed design of existing and proposed signs, fences, light standards;
- (13) Location and dimensions of all parking areas, number of parking stalls, driving lanes, data for calculating the parking required and provided; location of handicap stalls;
- (14) Land uses, zoning, location of buildings and parking areas on adjacent properties, including those across an alley (but not those across a public street);
- (15) Legend and data indicating appropriate information on the plan such as site area, zoning, land uses by square footage, number of parking spaces required and provided, and approximate schedule of development;
- (16) Other information as may be required by the Planning Commission or City Council for a particular property or use.