

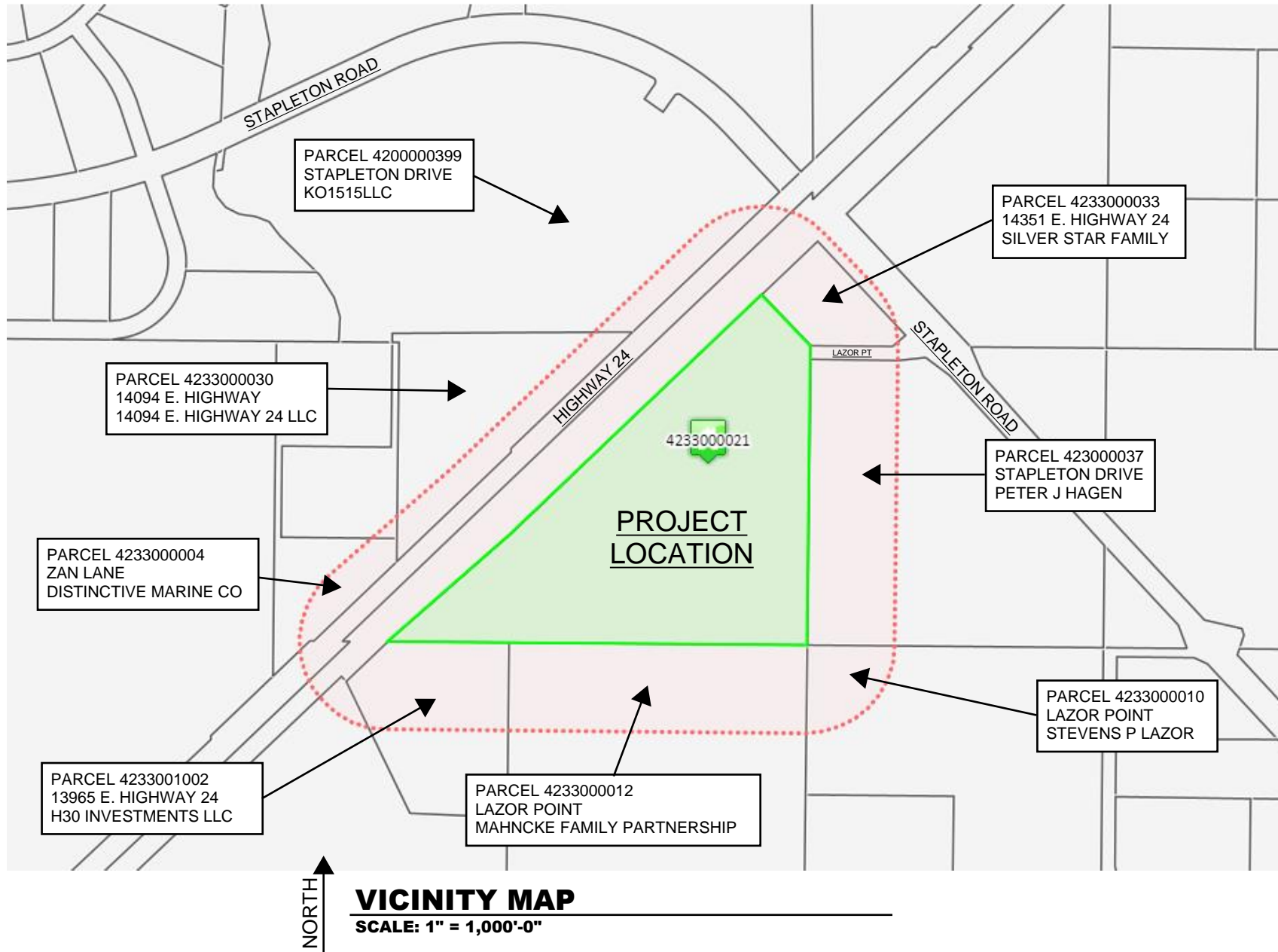


**T-Bone Construction, Inc.**  
1310 Ford St.  
Colorado Springs, CO 80915  
(719) 570-1456 Fax (719) 591-5217  
14 July 2021

1. This letter is being sent to you because T-Bone Construction, Inc., on behalf of Big R Stores, is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:  
Darin Weiss, AIA  
T-Bone Construction  
1310 Ford St.  
Colorado Springs, CO 80915  
719-623-3314
3. 14155 E. Highway 24, Peyton, CO 80831. Located on the east side of Hwy 24, approximately 1/3 mile from Stapleton Road; 35.33 acres; zoned CS.
4. Request for a 10,000 s.f. addition to the existing 43,000 s.f. building along with additional +/- 7,560 s.f. of paved parking.
5. No change to existing facility would be required for the new addition.
6. Along with this submittal we are submitting for Administrative Relief regarding Parking Reduction. This would to allow the parking requirement to be in alignment with the actual traffic and customer usage of the building rather than per the buildings overall square footage. This would reduce the parking lot requirement for the expanded building from 212 spaces to a requirement of 170 total spaces. The 184 parking spaces still exceeds the actual customer count provided by the client.
7. Vicinity Map and a Conceptual Site Plan are attached to application.

# VICINITY MAP

## 14155 E. HIGHWAY 24







1 VICINITY MAP  
AS-101 N.T.S.

SITE INFORMATION:

PROJECT LOCATION/ADDRESS: 14155 EAST HIGHWAY 24, PEYTON, CO 80831

OWNER: STORE MASTERS FUNDING VIII LLC  
100 BIG R STREET  
PUEBLO, CO. 81001-4806

TAX SCHEDULE NO.: 4233000021

LEGAL DESCRIPTION: PART OF SE4NW4 & PART OF SW4NW4 LY SELY OF HWY 24 & PART OF NE4NW4 LY SELY OF US  
HWY 24 & SWLY OF C/L OF R/W NO 1 DISC IN BK 2055-502

LOT SIZE: 35.33 ACRES (1,548,558 S.F.)

ZONING CLASSIFICATION: CS - COMMERCIAL SERVICES DISTRICT

LAND USE: RETAIL, OPEN TO GENERAL PUBLIC

EASEMENTS: UNABLE TO FIND DOCUMENTATION OF ANY EASEMENTS ON THE SITE

PROPERTY INFORMATION:

BUILDING SIZE	EXISTING BIG-R FACILITY	43,000 S.F.
	PROPOSED BIG-R ADDITION	10,000 S.F.
	HAY BARN #1	6,000 S.F.
	HAY BARN #2	7,200 S.F.
	PUMP HOUSE	100 S.F.
	AUTOMOTIVE REPAIR BUILDING	5,500 S.F.
	TOTAL BUILDING COVERAGE:	71,800 S.F. (4.6% OF LOT)

IMPERVIOUS AREA	EXISTING IMPERVIOUS SPACE (PAVEMENT, CONCRETE, AND GRAVEL)	261,418 S.F.
	NEW PROPOSED PAVING	7,040 S.F.
	TOTAL IMPERVIOUS AREA	268,458 S.F. (17.3% OF LOT)

OPEN SPACE: 1,208,300 S.F. (78.1% OF LOT)

OTHER SITE INFORMATION:

1. THERE ARE NO EXISTING OR PROPOSED SIDEWALKS ON THE SITE
2. THERE ARE NO EXISTING OR PROPOSED GRAPE FENCES OR WALLS ON THE SITE
3. THERE ARE NO EXISTING OR PROPOSED SIGNS ON THE SITE
4. THE PARKING LOT LIGHTING IS EXISTING. POLE HEIGHT IS APPROX. 24', LIGHTING INTENSITY IS UNKNOWN.
5. ALL UTILITIES FOR THE PROPOSED ADDITION WILL BE SUPPORTED BY THE EXISTING BUILDING SERVICES

PARKING CALCULATIONS:

PROJECT CLASSIFIED AS A LESS THAN A 10-ACRE COMMERCIAL PROJECT.  
1 PARKING SPACE PER 250 S.F.

(NOTE THAT PARKING ASSOCIATED WITH THE AUTOMOTIVE REPAIR BUILDING IS NOT INCLUDED IN THESE CALCULATIONS.)

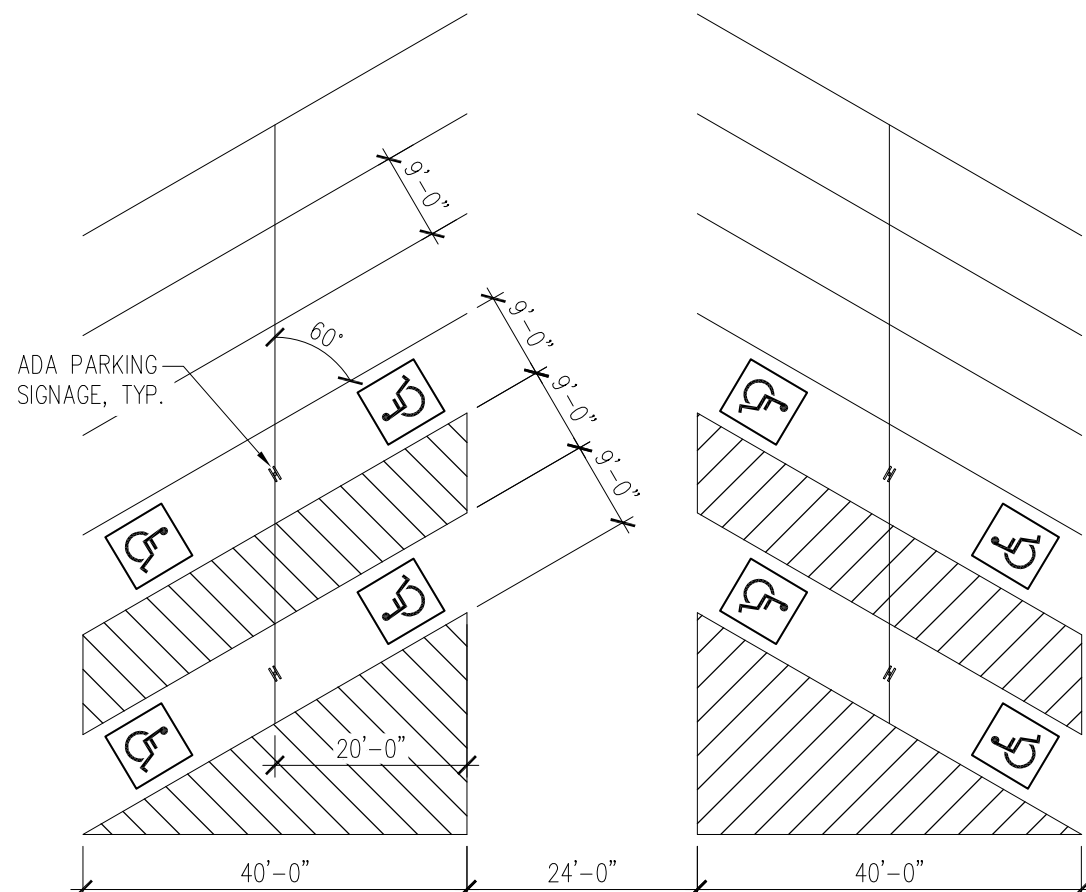
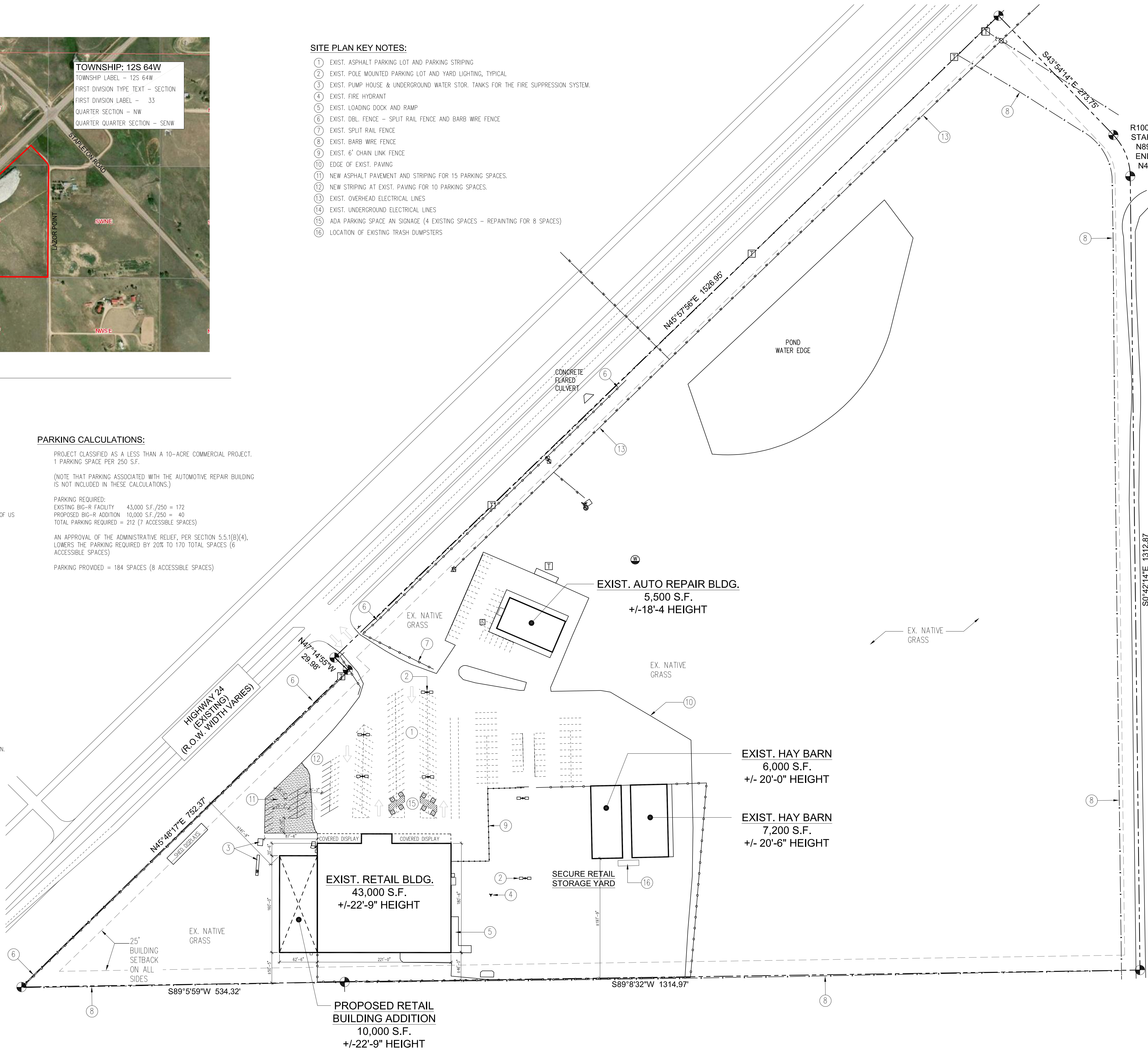
PARKING REQUIRED:  
EXISTING BIG-R FACILITY 43,000 S.F./250 = 172  
PROPOSED BIG-R ADDITION 10,000 S.F./250 = 40  
TOTAL PARKING REQUIRED = 212 (7 ACCESSIBLE SPACES)

AN APPROVAL OF THE ADMINISTRATIVE RELIEF, PER SECTION 5.5.1(8)(4),  
LOWERS THE PARKING REQUIRED BY 20% TO 170 TOTAL SPACES (6  
ACCESSIBLE SPACES)

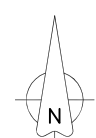
PARKING PROVIDED = 184 SPACES (8 ACCESSIBLE SPACES)

SITE PLAN KEY NOTES:

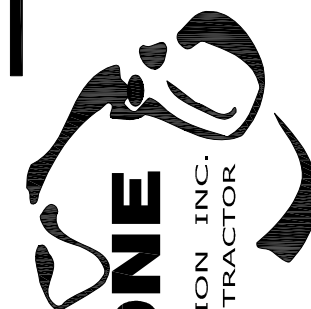
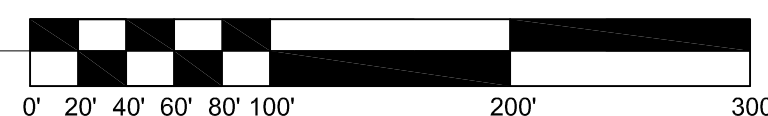
- 1 EXIST. ASPHALT PARKING LOT AND PARKING STRIPING
- 2 EXIST. POLE MOUNTED PARKING LOT AND YARD LIGHTING, TYPICAL
- 3 EXIST. PUMP HOUSE & UNDERGROUND WATER STOR. TANKS FOR THE FIRE SUPPRESSION SYSTEM.
- 4 EXIST. FIRE HYDRANT
- 5 EXIST. LOADING DOCK AND RAMP
- 6 EXIST. DBL. FENCE - SPLIT RAIL FENCE AND BARB WIRE FENCE
- 7 EXIST. SPLIT RAIL FENCE
- 8 EXIST. BARB WIRE FENCE
- 9 EXIST. 6" CHAIN LINK FENCE
- 10 EDGE OF EXIST. PAVING
- 11 NEW ASPHALT PAVEMENT AND STRIPING FOR 15 PARKING SPACES.
- 12 NEW STRIPING AT EXIST. PAVING FOR 10 PARKING SPACES.
- 13 EXIST. OVERHEAD ELECTRICAL LINES
- 14 EXIST. UNDERGROUND ELECTRICAL LINES
- 15 ADA PARKING SPACE AND SIGNAGE (4 EXISTING SPACES - REPAINTING FOR 8 SPACES)
- 16 LOCATION OF EXISTING TRASH DUMPSTERS



3 TYPICAL PARKING DIMENSIONS  
AS-101 1" = 20'-0"



2 SITE PLAN  
AS-101 1" = 80'-0"



Design Development  
Consultants @

1310 FORD STREET  
COLORADO SPRINGS, CO 80915  
(719) 570-1456

(C) ALL RIGHTS RESERVED

Revisions	DATE
DESCRIPTION	
#	

BIG R - BUILDING ADDITION

E 14155 US-24  
PEYTON, CO 80831

D2-1002

SD'S

DATE	07/14/21
CHECKED	-
DRAWN BY	-

ARCHITECTURAL  
SITE PLAN

AS-101



7020 3160 0000 7204 7946

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .51
Total Postage and Fees	\$ 6.96

Key  
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Here  
7-14-21

Sent To	Adam Carroll
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