

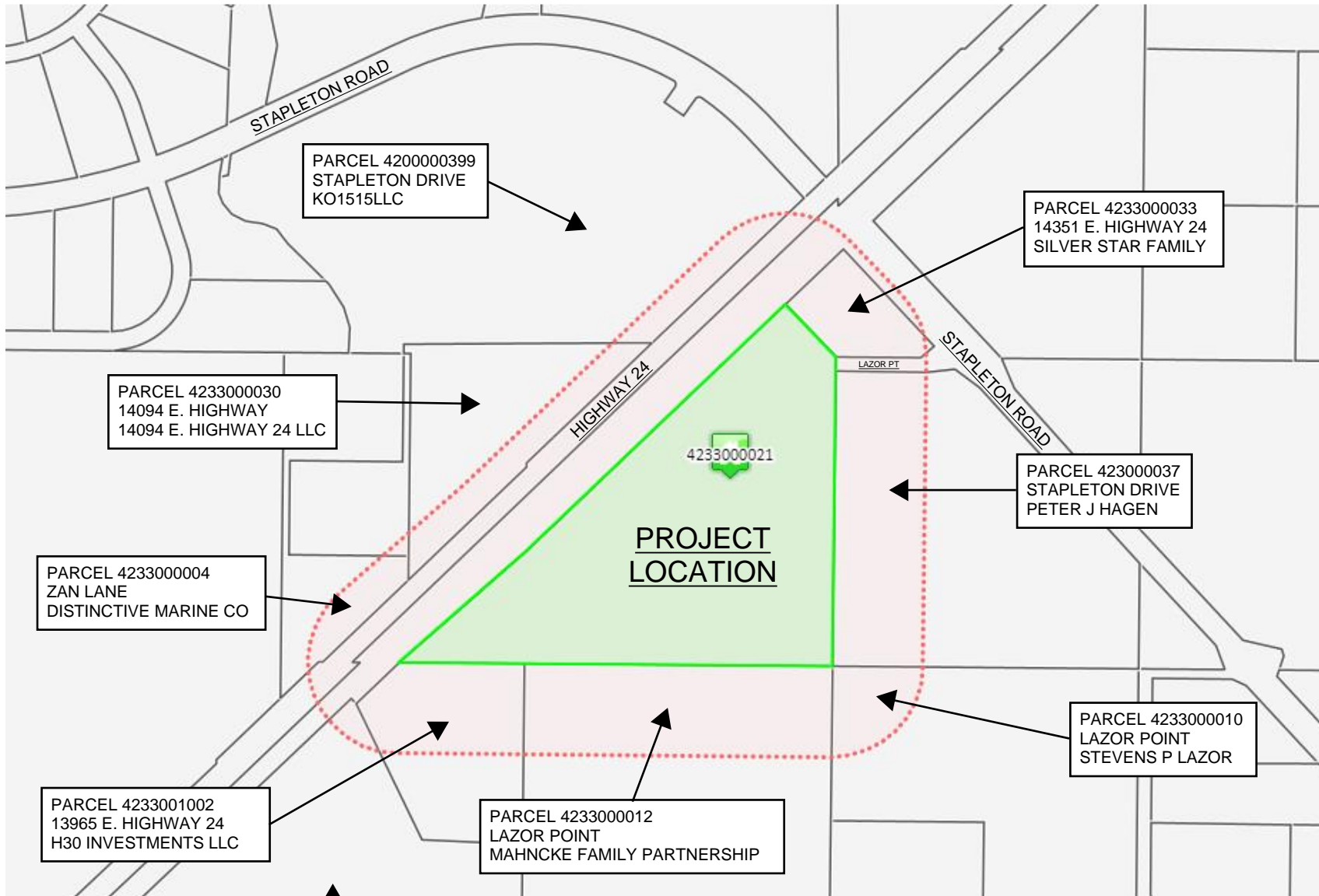


T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
14 July 2021

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



NORTH

VICINITY MAP

SCALE: 1" = 1,000'-0"



TOWNSHIP: 12S 64W
 TOWNSHIP LABEL - 12S 64W
 FIRST DIVISION TYPE TEXT - SECTION
 FIRST DIVISION LABEL - 33
 QUARTER SECTION - NW
 QUARTER QUARTER SECTION - SENW

1 VICINITY MAP
 AS-101 1" = 20'-0"

SITE INFORMATION:

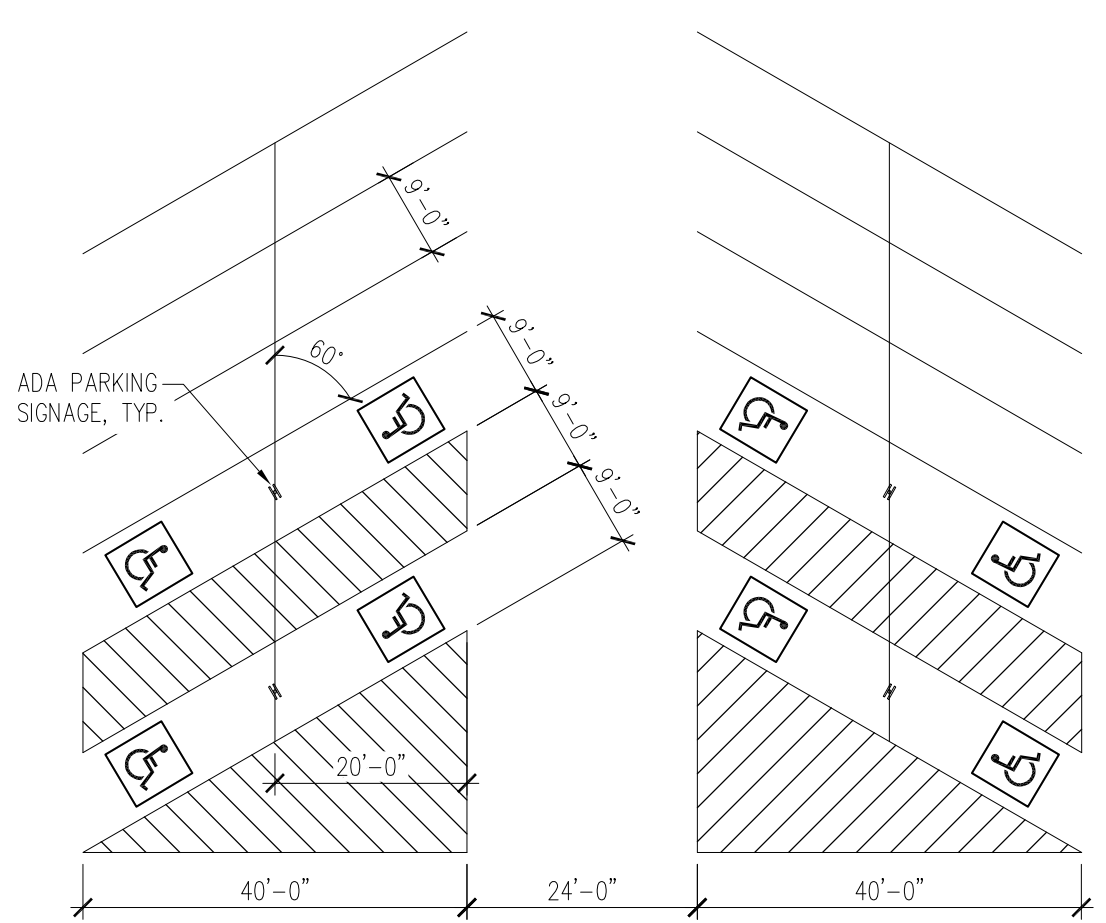
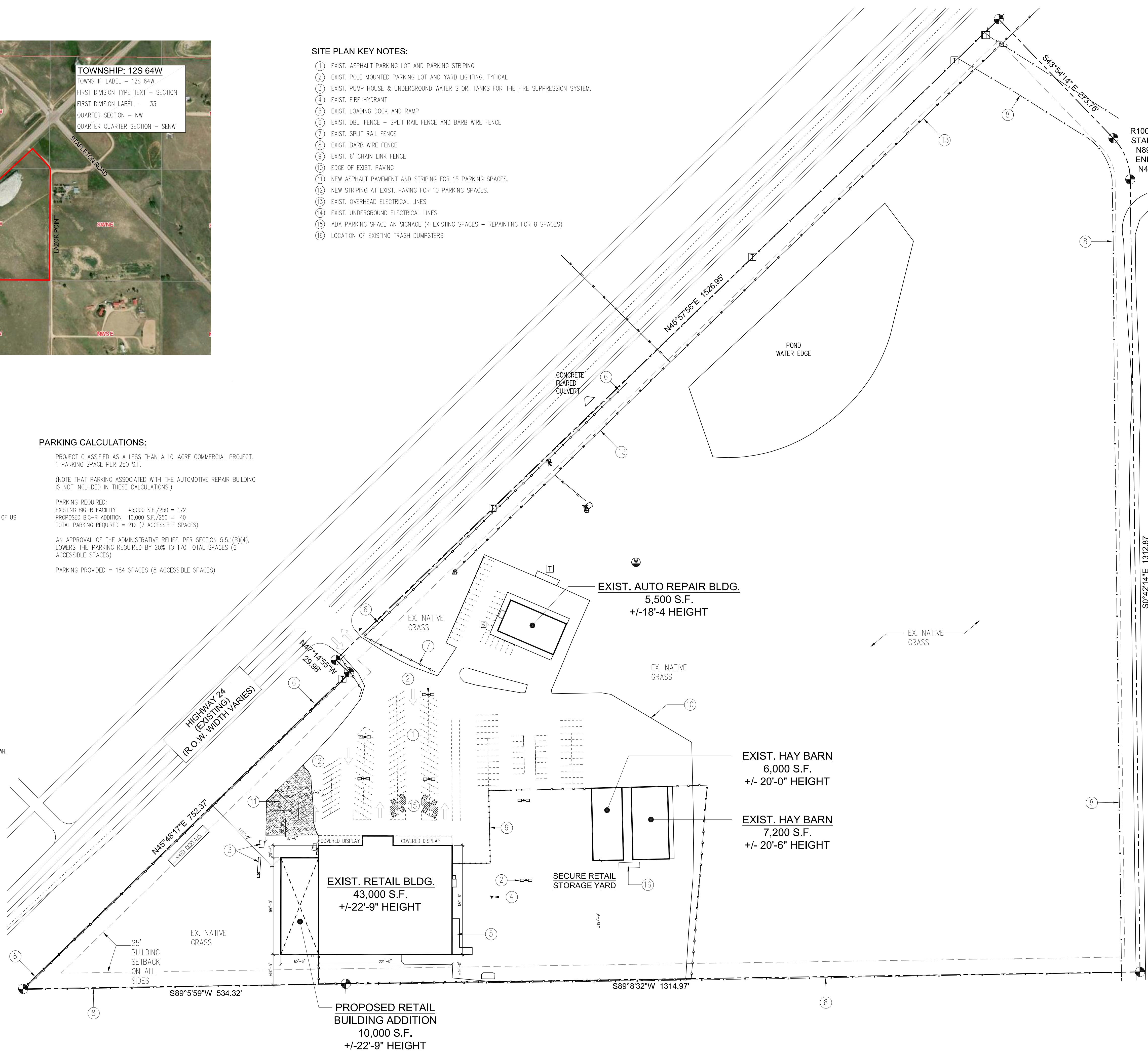
PROJECT LOCATION/ADDRESS: 14155 EAST HIGHWAY 24, PEYTON, CO 80831
 OWNER: STORE MASTERS FUNDING VIII LLC
 100 BIG R STREET
 PUEBLO, CO. 81001-4806
 TAX SCHEDULE NO.: 4233000021
 LEGAL DESCRIPTION: PART OF SE4NW4 & PART OF SW4NW4 LY SELY OF HWY 24 & PART OF NE4NW4 LY SELY OF HWY 24 & SWLY OF C/L OF R/W 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 OPAQUE 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(B)(4), LOWERS THE PARKING REQUIRED BY 20% TO 170 TOTAL SPACES (6 ACCESSIBLE SPACES)
 PARKING PROVIDED = 184 SPACES (8 ACCESSIBLE SPACES)

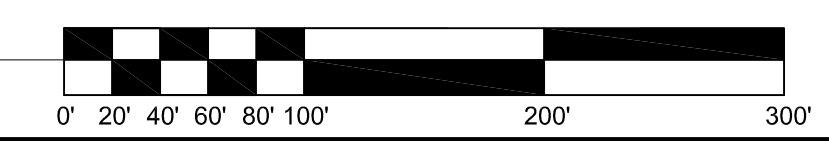
SITE PLAN KEY NOTES:

- 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 AN 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
 D2-1002
 E 14155 US-24
 PEYTON, CO 80831
 SDS

DATE 07/14/21
 CHECKED -
 DRAWN BY -
 ARCHITECTURAL SITE PLAN

AS-101

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Sent To Peter J Hagen

Street and Apt. No., or PO Box No. 104 Silver Oak Grove

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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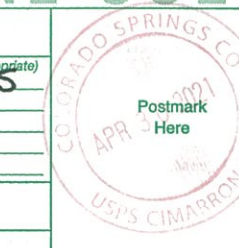
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