

Letter of Intent

**Administrative Amendment of
Rural Home Occupation Special Use
Approved by the Board of County Commissioners
on June 22, 2021
(AL-18-024)**

Gone Trucking, LLC
21255 Calle Pacifico Point
Fountain, Colorado 80817
Owner: Gary Meisman

Please add "PCD File No.
AL-22-001" and update
page footers accordingly.

March 22, 2022

I. Owner/Applicant and Consultant.

Gone Trucking, LLC is owned by Gary Meisman. The Owner/Applicant and Consultant contact information is as follows:

Owner/Applicant:

Gary Meisman
612 Harvard Street
Colorado Springs, Colorado 80911
(719) 322-9609
garymeisman12@gmail.com

Consultant:

Debra Eiland, Esq.
Law Offices of Debra Eiland, P.C.
24 S. Weber Street, Suite 300
Colorado Springs, Colorado 80903
(719) 471-1545
debra@eilandlawfirm.com

There is no justification in this section. You need to include an analysis of how the current request meets the special use criteria in Sec. 5.3.2.

How is this relevant to the current request? Is this business currently existing on the property. Please include a discussion of any current activities / structures / uses on the property. I understand from this section that the trucking business use is approved, but has it been initiated yet or is the property still vacant?

II. Site Location, Size and Zoning.

Mr. Meisman's property is a parcel of vacant land located at 21255 Calle Pacifico Point, Fountain, Colorado. The property borders Villa Casitas subdivision to the North and West, Interstate 25 to the East, and the El Paso/Pueblo County line to the South. The property is accessible from Exit 119 off I-25 (Rancho Colorado Boulevard). The property consists of one parcel of 38.86 acres, and is listed under Assessor's Schedule Number 5735000001.¹ The property is zoned RR-5, Residential Rural. A parcel map showing the property is attached hereto.

III. Request and Justification.

Mr. Meisman has operated a small aggregate hauling business for the past 14 years. The business delivers dirt and asphalt materials for road construction and maintenance projects within a 100 mile radius of the Pikes Peak region. The business is seasonal, and operates primarily during the Summer months.

Mr. Meisman purchased the 21255 Calle Pacifico Point property in December 2017. Mr. Meisman plans to build a house and shop on the property, and to operate his business there as a rural home based business.

¹The Assessor's record shows the parcel size is 40.2 acres. However, a recent land survey established the accurate measurement to be 38.86 acres. An updated Land Survey Plat was recorded in the records of the El Paso County Clerk and Recorder on June 17, 2019, at Reception Number 219900099, a copy of which is filed with this Application.

The Board of County Commissioners approved Mr. Meisman's application for the rural home occupation special use on June 22, 2021 (AL-18-024). This application is for an administrative amendment to the special use approval

IV. Proposed Facilities, Structures, Roads, etc.

The property consists of 38.86 acres of vacant land. Mr. Meisman will develop the land as follows:

- 1) Build a single family residence for the Meisman family (approximately 3,200 square feet ranch style). Regional Building approved Mr. Meisman's plans for the residence on June 23, 2020 (Plan No. R128052).
- 2) Simultaneously with, or after building the residence, Mr. Meisman will build a 50' x 80' (4,000 sf) shop for his trucking business.
- 3) An outdoor storage area for trucks and business equipment will be located behind the shop building, which will be screened by a natural ridge on the south, west, and north sides and a 6' opaque privacy fence where visible to adjoining properties to the east.

On June 22, 2021, the El Paso County Board of County Commissioners ("BOCC") issued a special use approval to allow the rural home occupation at Mr. Meisman's property that will include the outdoor storage of heavy equipment for Mr. Meisman's business. A copy of the BOCC's resolution is attached as Exhibit A.

At the public hearing Mr. Meisman's representative and the County Planning Department presented site plans that show slightly different locations for the outdoor storage area. On the plan presented by the County, the storage area is shown in an area surrounding the proposed shop building, which would require fencing all around to screen it from adjoining properties. However, on the plan presented by Mr. Meisman's representative, the storage area is located behind the shop building and surrounded by a naturally occurring 50' ridge that will block the view of the storage area from most adjoining properties. Copies of these two plans are attached as Exhibit B and Exhibit C.

As shown on Exhibit B, Mr. Meisman's proposal is to locate the outdoor storage area behind the shop building where it will be screened from view of adjoining properties to the south, west, and north by the natural ridge, and by a 6' opaque privacy fence where it might otherwise be visible to adjoining properties to the east. If the outdoor storage area were placed around the proposed shop building as shown on Exhibit C, it would be more visible to adjoining properties, and would not blend into the natural topography because it would have to be surrounded by fencing.

Remove this paragraph and the site plan included as Exhibit B. The Exhibit C site plan is the one we have on file that would represent the approved site plan.

The BOCC's approval is limited to the home trucking use that was discussed at the BOCC's hearing. **No changes to that use are requested.** The sole purpose of this application for an administrative amendment is to confirm that the site plan showing the outdoor storage area located behind the shop building and screened by the surrounding 50' ridge is the correct site plan for this use.

V. Waiver Requests.

No waivers are requested at this time.

VI. Criteria for Approval.

The BOCC found that Mr. Meisman's application met the criteria contained in Section 5.3.2 of the LUC for approval of the special use. See, Exhibit A, BOCC Resolution No. 21-252 at p. 2.

Condition number 1 of the BOCC's Resolution states that: "Approval is limited to the home trucking use as discussed and depicted in the applicant's letter of intent and the attached site plan exhibit." Id. This condition refers to the letter of intent and the site plan exhibit that were presented at the BOCC hearing. Since two different versions of the site plan were presented at the hearing, one by Mr. Meisman (Exhibit B), and one by the County (Exhibit C), it is not clear to which site plan this Condition refers.

One of the criteria for approval of a special use is that the use "will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area." This criteria is positively met by locating the outdoor storage area behind the shop building where it will be screened on three sides by the natural 50' ridge.

This letter also needs to include an analysis of Land Development Code Sec. 5.2.40 Outside Storage. I have copied the Code section below. Please demonstrate compliance with this criteria in addition to the special use criteria.

5.2.40. Outside Storage

- (A) **Applicability.** All outside storage is subject to the requirements of this Section.
- (B) **Outside Storage Standards.** Outside storage shall meet the following standards.
- (1) **Materials to be Stored and Principal Use Required.** Outside storage may include vehicles, raw materials, supplies, finished or semi-finished products or equipment used in conjunction with, and specifically accessory to, an allowed principal use conducted on the premises unless listed as a principal use. Outside storage of inoperable vehicles or equipment in a location other than the salvage yard is only permitted to the extent allowed in the Parking, Storage and Repair of Vehicles and Machines, Personal Section of Chapter 5 of this Code, provided the standards of that section are met. Employee or customer parking or outdoor sales and display areas shall not be considered outside storage.
 - (2) **Materials Screened by Solid Fence or Vegetation.** Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, shrubs, trees fencing or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.
 - (3) **Outside Storage Not to Exceed Height of Screening.** Outside storage or stacked materials shall not exceed the height of the screening fence except for operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component.
 - (4) **Storage of Equipment and Vehicles Exceeding Height of Fence.** All equipment and vehicles exceeding the height of the fence shall be stored on the rear 1/3 of the property except when adjacent to a residential zoning district, in which case the equipment or vehicles shall be a minimum 50 feet from the residential zoning district boundary.
 - (5) **Storage Adjacent to Road.** Outside storage is allowed within the required setback area from a road provided that the storage area does not occupy more than 50% of the lineal frontage at the right-of-way.
 - (6) **No Storage in Required Landscape Area.** Outside storage shall not be allowed within any required landscaped area.
 - (7) **Screening Fence Waived Between Adjacent Storage Areas.** When outside storage areas abut each other and are not visible from public areas, administrative relief may be sought from the requirement for a solid fence between the outdoor storage areas.
 - (8) **Salvage Yards and Solid Waste Landfills.** Salvage yards and solid waste landfills are not regarded as outside storage, but salvage yards are required to meet the screening standards of this Section.
 - (9) **Temporary Storage.** Administrative relief from the outside storage standards may be sought in association with approved temporary uses.
 - (10) **Landscaping Requirements to be Met.** Outside storage shall comply with the landscaping requirements in this Chapter.
- (C) **Relationship to Site Development Plan.** Outside storage areas shall be so identified on the site development plan prior to the establishment of the outside storage use.

El Paso County Assessor's Office

21255 CALLE PACIFICO

SCHEDULE: 5735000001

OWNER: MEISMAN GARY

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EXHIBIT A

BCC

Chuck Broerman
06/23/2021 12:12:23 PM
Doc \$0.00
Rec \$0.00

El Paso County, CO
4
Pages
221121634

EXHIBIT A



RESOLUTION NO. 21-252

EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF COLORADO

APPROVAL OF A SPECIAL USE TO ALLOW A RURAL HOME OCCUPATION THAT WILL INCLUDE OUTSIDE STORAGE OF HEAVY EQUIPMENT FOR GARY MEISMAN OF GONE TRUCKING, LLC WITHIN THE RR-5 (Residential Rural) ZONING DISTRICT (AL-18-024)

WHEREAS, GARY MEISMAN, did file an application with the El Paso County Planning and Community Development Department for approval of a rural home occupation that will include outside storage of heavy equipment within the RR-5 (Residential Rural) zoning district for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on June 3, 2021, upon which date the Planning Commission did by formal resolution recommend approval of the application with conditions and notations; and

WHEREAS, a public hearing was held by this Board on June 22, 2021; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.

WHEREAS, pursuant to Section 5.3.2 of the El Paso County Land Development Code, as amended, in approving this special use, this Board considered one or more of the following criteria:

1. The special use is generally consistent with the applicable Master Plan;
2. The special use will generally be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.
8. That for the above-stated and other reasons, the proposed special use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Board of County Commissioners, Colorado, hereby approves the application for a special use to allow a rural home occupation that will include outside storage of heavy equipment within the RR-5 (Residential Rural) zoning district.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Approval is limited to the home trucking use as discussed and depicted in the applicant's letter of intent and the attached site plan exhibit.

- 2. Within ninety (90) days of special use approval, the applicant shall apply for and receive approval of a commercial site development plan. The deadline for receipt of approval of the site development plan may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.
- 3. Prior to approval of a site development plan for the trucking business, the proposed single-family dwelling must be constructed. The home occupation use shall not operate on the property until the proposed single-family dwelling is constructed and receives a Certificate of Occupancy from the Pikes Peak Regional Building Department.

NOTATIONS

- 1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
- 2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
- 3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 22nd day of June, 2021, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

ATTEST:

By: 
 County Clerk & Recorder



By: 
 Chair

EXHIBIT A

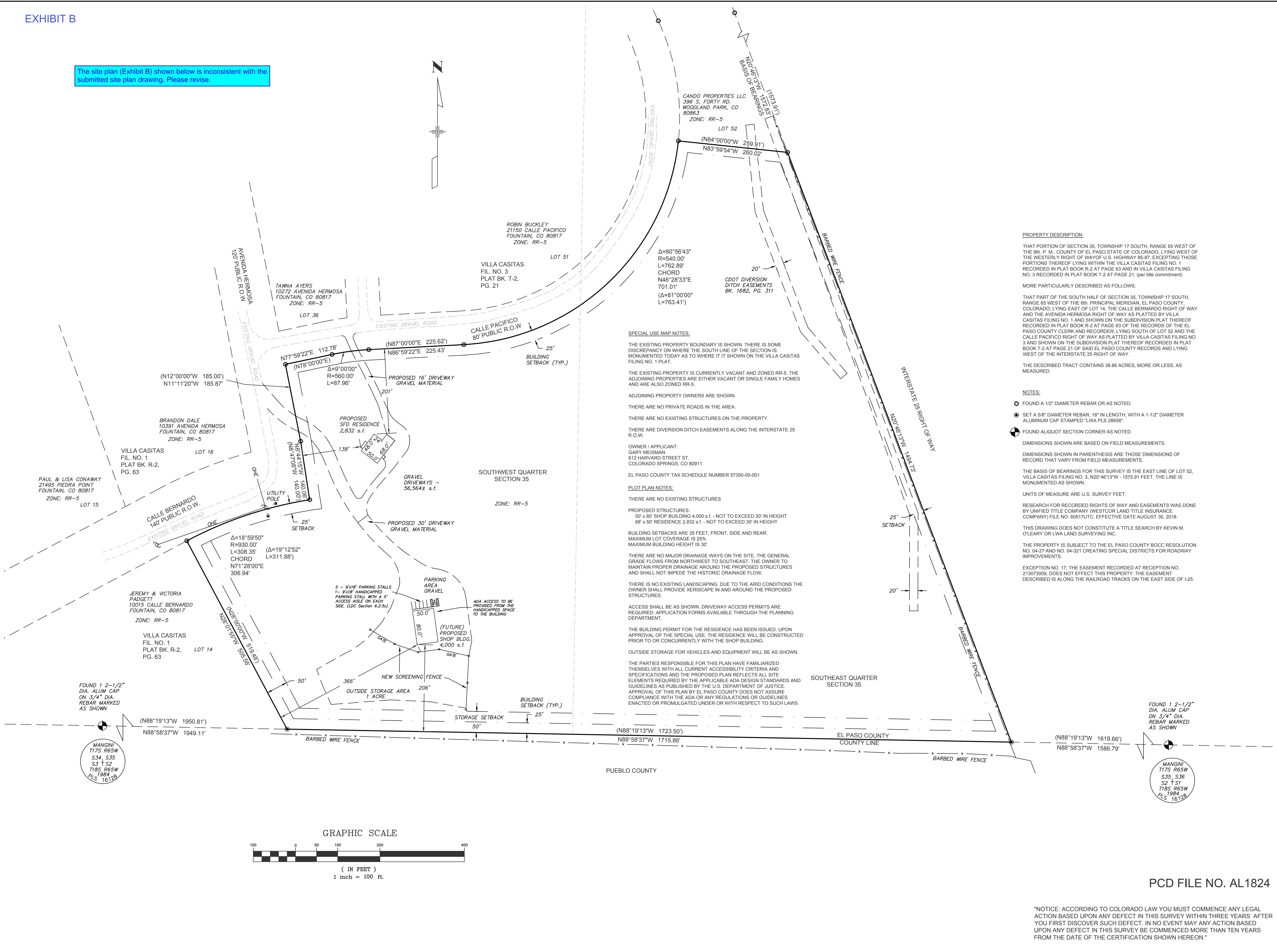
THAT PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; LYING EAST OF LOT 14, THE CALLE BERNARDO RIGHT OF WAY AND THE AVENIDA HERMOSA RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 1 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK R-2 AT PAGE 63 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; LYING SOUTH OF LOT 52 AND THE CALLE PACIFICO RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 3 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK T-2 AT PAGE 21 OF SAID EL PASO COUNTY RECORDS AND LYING WEST OF THE INTERSTATE 25 RIGHT OF WAY.

THE DESCRIBED TRACT CONTAINS 38.86 ACRES, MORE OR LESS, AS MEASURED.¹

¹ The Assessor's reported area is generated from historic mapping sources when an area is not provided in a deed. The survey plat prepared by LWA Land Surveying, Inc. shows the correct area. LWA Land Surveying is filing a Land Survey Plat in the County records showing the found survey monumentation and the area of the property as field measured, and will petition the Assessor to amend the area in their records.

EXHIBIT B

The site plan (Exhibit B) shown below is inconsistent with the submitted site plan drawing. Please revise.



SPECIAL USE MAP NOTES:

THE EXISTING PROPERTY BOUNDARY IS SHOWN. THERE IS SOME DISCREPANCY ON WHERE THE SOUTH LINE OF THE SECTION IS MONUMENTED TODAY AS TO WHERE IT IS SHOWN ON THE VILLA CASITAS FILING NO. 1 PLAT.

THE EXISTING PROPERTY IS CURRENTLY VACANT AND ZONED RR-5. THE ADJOINING PROPERTIES ARE EITHER VACANT OR SINGLE FAMILY HOMES AND ARE ALSO ZONED RR-5.

ADJOINING PROPERTY OWNERS ARE SHOWN.

THERE ARE NO PRIVATE ROADS IN THE AREA.

THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.

THERE ARE DIVERSION DITCH EASEMENTS ALONG THE INTERSTATE 25 R.O.W.

OWNER / APPLICANT:
GARY MEISMAN
612 HARVARD STREET ST.
COLORADO SPRINGS, CO 80911
EL PASO COUNTY TAX SCHEDULE NUMBER 57350-00-001

PLOT PLAN NOTES:

THERE ARE NO EXISTING STRUCTURES

PROPOSED STRUCTURES:
50' x 80' SHOP BUILDING 4,000 s.f. - NOT TO EXCEED 30' IN HEIGHT
68' x 50' RESIDENCE 2,832 s.f. - NOT TO EXCEED 30' IN HEIGHT

BUILDING SETBACKS ARE 25 FEET, FRONT, SIDE AND REAR.
MAXIMUM LOT COVERAGE IS 25%
MAXIMUM BUILDING HEIGHT IS 30'

THERE ARE NO MAJOR DRAINAGE WAYS ON THE SITE. THE GENERAL GRADE FLOWS FROM NORTHWEST TO SOUTHEAST. THE OWNER TO MAINTAIN PROPER DRAINAGE AROUND THE PROPOSED STRUCTURES AND SHALL NOT IMPEDE THE HISTORIC DRAINAGE FLOW.

THERE IS NO EXISTING LANDSCAPING. DUE TO THE ARID CONDITIONS THE OWNER SHALL PROVIDE XERISCAPE IN AND AROUND THE PROPOSED STRUCTURES.

ACCESS SHALL BE AS SHOWN. DRIVEWAY ACCESS PERMITS ARE REQUIRED. APPLICATION FORMS AVAILABLE THROUGH THE PLANNING DEPARTMENT.

THE BUILDING PERMIT FOR THE RESIDENCE HAS BEEN ISSUED. UPON APPROVAL OF THE SPECIAL USE, THE RESIDENCE WILL BE CONSTRUCTED PRIOR TO OR CONCURRENTLY WITH THE SHOP BUILDING.

OUTSIDE STORAGE FOR VEHICLES AND EQUIPMENT WILL BE AS SHOWN.

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE U.S. DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

PROPERTY DESCRIPTION:

THAT PORTION OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th P. M. COUNTY OF EL PASO, STATE OF COLORADO, LYING WEST OF THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 85-87, EXCEPTING THOSE PORTIONS THEREOF LYING WITHIN THE VILLA CASITAS FILING NO. 1 RECORDED IN PLAT BOOK R-2 AT PAGE 63 AND IN VILLA CASITAS FILING NO. 3 RECORDED IN PLAT BOOK T-2 AT PAGE 21. (per title commitment)

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE DESCRIBED TRACT CONTAINS 38.88 ACRES, MORE OR LESS, AS MEASURED.

NOTES:

- FOUND A 1/2" DIAMETER REBAR OR AS NOTED.
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LWA PLS 28658"
- ⊙ FOUND ALIQUOT SECTION CORNER AS NOTED

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 52, VILLA CASITAS FILING NO. 3, N20°46'13"W - 1575.91 FEET. THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY UNIFIED TITLE COMPANY (WESTCOR LAND TITLE INSURANCE COMPANY) FILE NO. 60517UTC, EFFECTIVE DATE AUGUST 30, 2018.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE PROPERTY IS SUBJECT TO THE EL PASO COUNTY BOCC RESOLUTION NO. 04-27 AND NO. 04-321 CREATING SPECIAL DISTRICTS FOR ROADWAY IMPROVEMENTS.

EXCEPTION NO. 17, THE EASEMENT RECORDED AT RECEPTION NO. 213073009, DOES NOT EFFECT THIS PROPERTY. THE EASEMENT DESCRIBED IS ALONG THE RAILROAD TRACKS ON THE EAST SIDE OF I-25.

REVISIONS:

Per County comments 12-3-18 KMO
ADD TAX SCHEDULE NUMBER 5-26-20 KMO
REVISE HOUSE PLAN TO MATCH ARCH. 6-3-20
REVISE COUNTY COMMENTS 2-10-21
REVISE COUNTY COMMENTS 6-1-21

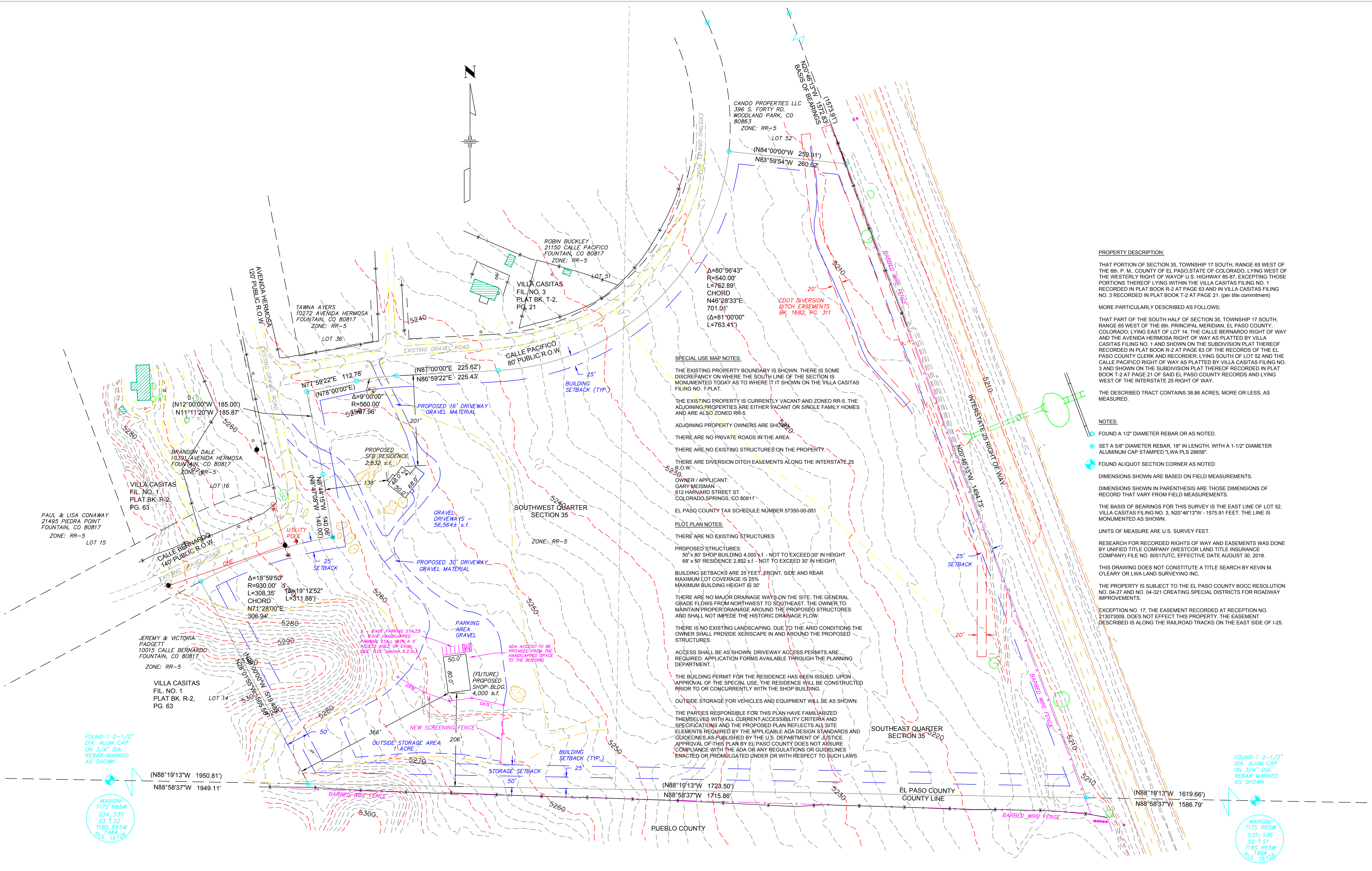
LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179 FAX (719) 636-5199

DWG: CALLE PACIFICO
SCALE 1"=100'
DATE 9/13/18
DRAWN BY: KMO
CHECKED BY: THK
PROJECT NO. 18051
SHEET 1 OF 1

PLOT PLAN / SPECIAL USE MAP
MEISMAN PROPERTY
21255 CALLE PACIFICO
EL PASO COUNTY, CO

PCD FILE NO. AL1824

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."



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THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.

THERE ARE DIVERSION DITCH EASEMENTS ALONG THE INTERSTATE 25 R.O.W.

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GARY WEISMAN
612 HARVARD STREET ST.
COLORADO SPRINGS, CO 80911
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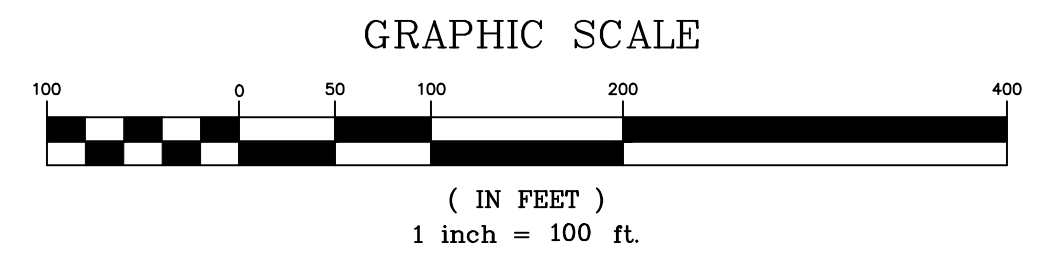
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REVISIONS:
Per County comments 12-3-18 KMO
ADD TAX SCHEDULE NUMBER 5-26-20 KMO
REVISE HOUSE PLAN TO MATCH ARCH. 6-3-20
REVISE COUNTY COMMENTS 2-10-21
COUNTY COMMENTS 6-1-21

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179 FAX (719) 636-5199

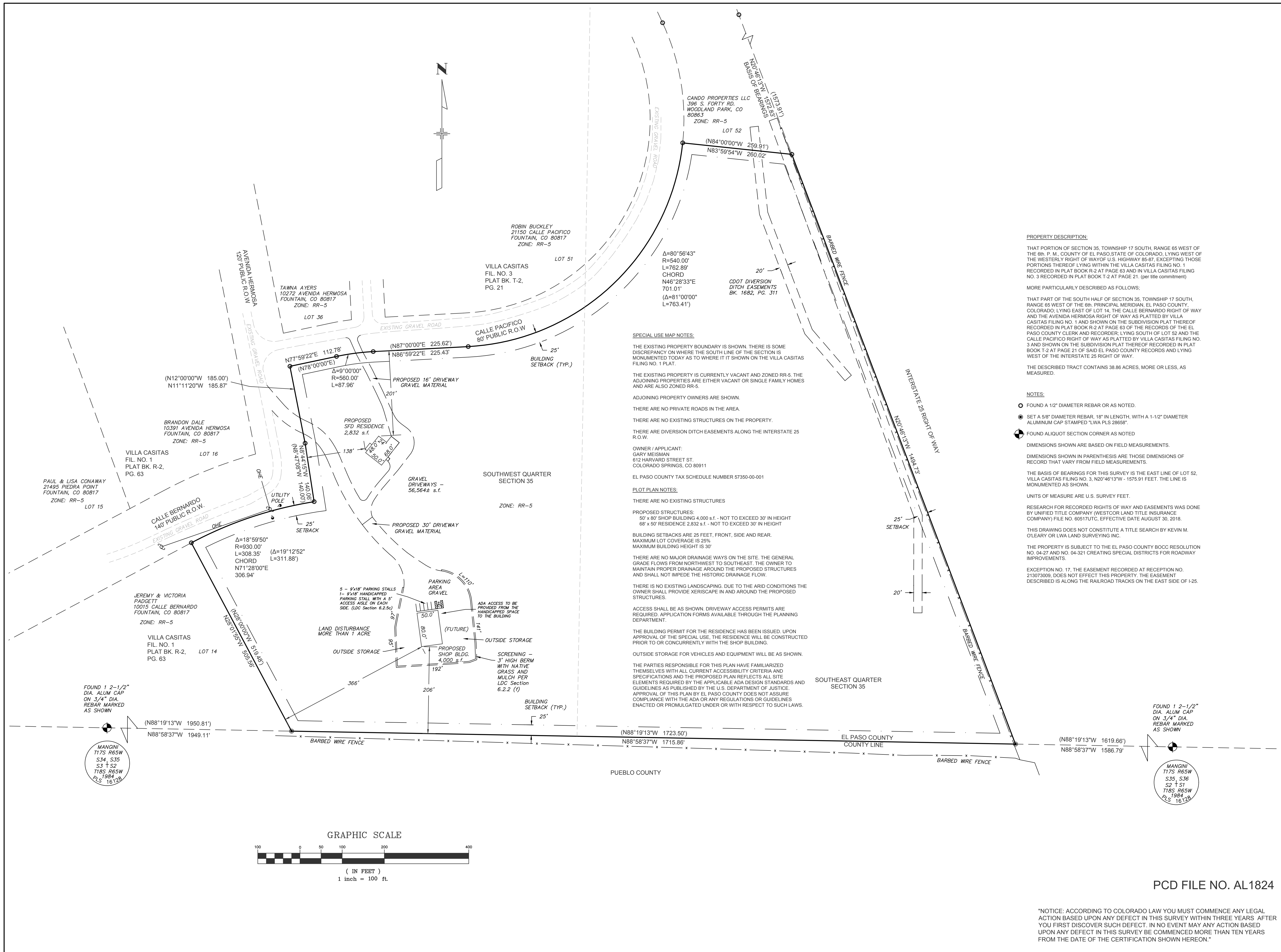
DWG: CALLE PACIFICO
SCALE 1"=100'
DATE 9/13/18
DRAWN BY: KMO
CHECKED BY: THK
PROJECT NO. 18051
SHEET 1 OF 1

PLOT PLAN / SPECIAL USE MAP
WEISMAN PROPERTY
21255 CALLE PACIFICO
EL PASO COUNTY, CO

PCD FILE NO. AL1824

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

EXHIBIT C



PROPERTY DESCRIPTION:
 THAT PORTION OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th P. M., COUNTY OF EL PASO, STATE OF COLORADO, LYING WEST OF THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 85-87, EXCEPTING THOSE PORTIONS THEREOF LYING WITHIN THE VILLA CASITAS FILING NO. 1 RECORDED IN PLAT BOOK R-2 AT PAGE 63 AND IN VILLA CASITAS FILING NO. 3 RECORDED IN PLAT BOOK T-2 AT PAGE 21. (per title commitment)
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THAT PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th. PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LYING EAST OF LOT 14, THE CALLE BERNARDO RIGHT OF WAY AND THE AVENIDA HERMOSA RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 1 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK R-2 AT PAGE 63 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LYING SOUTH OF LOT 52 AND THE CALLE PACIFICO RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 3 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK T-2 AT PAGE 21 OF SAID EL PASO COUNTY RECORDS AND LYING WEST OF THE INTERSTATE 25 RIGHT OF WAY.
 THE DESCRIBED TRACT CONTAINS 38.88 ACRES, MORE OR LESS, AS MEASURED.

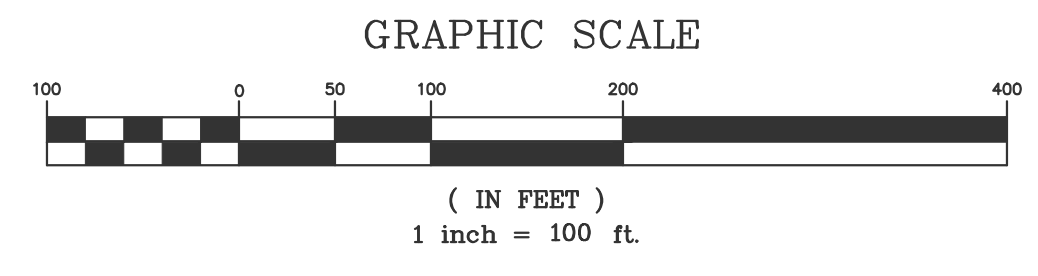
NOTES:
 ● FOUND A 1/2" DIAMETER REBAR OR AS NOTED.
 ● SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LWA PLS 28658".
 ● FOUND ALIQUOT SECTION CORNER AS NOTED
 DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.
 DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 52, VILLA CASITAS FILING NO. 3, N20°46'13"W - 1575.91 FEET. THE LINE IS MONUMENTED AS SHOWN.
 UNITS OF MEASURE ARE U.S. SURVEY FEET.
 RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY UNIFIED TITLE COMPANY (WESTCOR LAND TITLE INSURANCE COMPANY) FILE NO. 80517UTC, EFFECTIVE DATE AUGUST 30, 2018.
 THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
 THE PROPERTY IS SUBJECT TO THE EL PASO COUNTY BOCC RESOLUTION NO. 04-27 AND NO. 04-321 CREATING SPECIAL DISTRICTS FOR ROADWAY IMPROVEMENTS.
 EXCEPTION NO. 17, THE EASEMENT RECORDED AT RECEPTION NO. 213073009, DOES NOT EFFECT THIS PROPERTY. THE EASEMENT DESCRIBED IS ALONG THE RAILROAD TRACKS ON THE EAST SIDE OF I-25.

SPECIAL USE MAP NOTES:
 THE EXISTING PROPERTY BOUNDARY IS SHOWN. THERE IS SOME DISCREPANCY ON WHERE THE SOUTH LINE OF THE SECTION IS MONUMENTED TODAY AS TO WHERE IT IS SHOWN ON THE VILLA CASITAS FILING NO. 1 PLAT.
 THE EXISTING PROPERTY IS CURRENTLY VACANT AND ZONED RR-5. THE ADJOINING PROPERTIES ARE EITHER VACANT OR SINGLE FAMILY HOMES AND ARE ALSO ZONED RR-5.
 ADJOINING PROPERTY OWNERS ARE SHOWN.
 THERE ARE NO PRIVATE ROADS IN THE AREA.
 THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
 THERE ARE DIVERSION DITCH EASEMENTS ALONG THE INTERSTATE 25 R.O.W.
 OWNER / APPLICANT:
 GARY MEISMAN
 612 HARVARD STREET ST.
 COLORADO SPRINGS, CO 80911
 EL PASO COUNTY TAX SCHEDULE NUMBER 57350-00-001
PLOT PLAN NOTES:
 THERE ARE NO EXISTING STRUCTURES
 PROPOSED STRUCTURES:
 50' x 80' SHOP BUILDING 4,000 s.f. - NOT TO EXCEED 30' IN HEIGHT
 68' x 50' RESIDENCE 2,832 s.f. - NOT TO EXCEED 30' IN HEIGHT
 BUILDING SETBACKS ARE 25 FEET, FRONT, SIDE AND REAR.
 MAXIMUM LOT COVERAGE IS 25%.
 MAXIMUM BUILDING HEIGHT IS 30'
 THERE ARE NO MAJOR DRAINAGE WAYS ON THE SITE. THE GENERAL GRADE FLOWS FROM NORTHWEST TO SOUTHEAST. THE OWNER TO MAINTAIN PROPER DRAINAGE AROUND THE PROPOSED STRUCTURES AND SHALL NOT IMPEDE THE HISTORIC DRAINAGE FLOW.
 THERE IS NO EXISTING LANDSCAPING. DUE TO THE ARID CONDITIONS THE OWNER SHALL PROVIDE XERISCAPE IN AND AROUND THE PROPOSED STRUCTURES.
 ACCESS SHALL BE AS SHOWN. DRIVEWAY ACCESS PERMITS ARE REQUIRED. APPLICATION FORMS AVAILABLE THROUGH THE PLANNING DEPARTMENT.
 THE BUILDING PERMIT FOR THE RESIDENCE HAS BEEN ISSUED. UPON APPROVAL OF THE SPECIAL USE, THE RESIDENCE WILL BE CONSTRUCTED PRIOR TO OR CONCURRENTLY WITH THE SHOP BUILDING.
 OUTSIDE STORAGE FOR VEHICLES AND EQUIPMENT WILL BE AS SHOWN.
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE U.S. DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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