



**LEGAL DESCRIPTION:**

**PARCEL A:**  
 THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 A DISTANCE OF 535.14 FEET; THENCE ANGLE LEFT NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 230 FEET FOR THE TRUE POINT OF BEGINNING OF TRACT TO BE DESCRIBED HEREBY; THENCE  
 CO Per Assessor's records, this is all one parcel with the following SA legal description:  
 AN QU TRACT IN N2 OF SEC 8-13-65 AS FOLS, BEG AT NW COR 230' NW4NE4 OF SD SEC, TH S ON W LN 1090 FT FOR POB, SO TH ANG L 90<17'30" E 535.14 FT, ANG L PARA TO W LN FEI OF NW4NE4 230 FT, ANG L PARA TO N LN OF SEC 949.34 HO FT, ANG L + RUN S PARA TO W LN OF NW4NE4 230 FT LA' M/L, TH ANG L 90<17'30" 414.2 FT M/L TO POB EX ELY 15.0 FT, TOG WITH R/W AND EASEMENT AS DES BY BK AN 2825-320

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID QUARTER SECTION A DISTANCE OF 414.2 FEET; THENCE ANGLE RIGHT NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 230 FEET; THENCE ANGLE RIGHT EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 414.2 FEET, MORE OR LESS, TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 230 FEET; THENCE ANGLE RIGHT WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 414.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL B:**  
 THAT ENTIRE PORTION OF THE ROADWAY KNOWN AS UTAH LANE RUNNING ALONG THE ENTIRE EASTERLY EDGE OF THE PARCEL OF LAND DESCRIBED IN PARCEL A ABOVE AND EXTENDING SEVEN AND ONE HALF FEET TO THE MIDDLE OF SAID ROADWAY, SUBJECT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR UTILITIES.

**PARCEL C:**  
 A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 30 FEET WIDE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS "PARCEL A" IN THAT DEED FROM EARL L. HALE AND DAISY M. HALE RECORDED APRIL 28, 1976 IN BOOK 2825 AT PAGE 320.

**SITE INFORMATION:**  
 OWNER: BSK INVESTMENTS, LLC  
 7340 UTAH LANE  
 COLORADO SPRINGS, COLORADO 80923  
 719-520-5959  
 ASSESSORS PARCEL NO. : 53080-00-007  
 SITE ACREAGE: 5.01 ACRES  
 EXISTING LAND USE: EXISTING CONTRACTORS EQUIPMENT YARD  
 PROPOSED LAND USE: CONTRACTOR'S EQUIPMENT YARD W/ ACCESSORY RETAIL SALES (LANDSCAPING/GROUNDSKEEPING BUSINESS)  
 ZONE: RR-5-CAD-AO

**NOTES:**  
 1. VARIANCE OF USE TO ALLOW CONTRACTOR'S EQUIPMENT YARD IN RR-5 DISTRICT APPROVED 5/ 14 / 2009 (VA-08-010) AND PREVIOUSLY 11/13/03 (VA-03-011).  
 2. CURRENT VARIANCE OF USE REQUEST (RENEWAL AND MODIFICATION) TO RENEW INDEFINITELY.  
 3. NO PARKING ALLOWED ON UTAH LANE.  
 4. THIS PLAN DOES NOT REPRESENT A BOUNDARY, TOPOGRAPHIC, OR IMPROVEMENT SURVEY.

Please remove the hatching and the large bold "SITE" label from the site. The bold outline is enough to delineate the project area (and could even be narrower so it doesn't override labels and other graphic conventions) and the hatching makes it difficult to see the other graphics and labels.

Label existing gravel driving area as existing or proposed.

Specify items which have been modified for this request from what was shown on previous approvals.

*D.D. Greer Design Studio*  
 13075 Sunny Slope Rd, Falcon, CO 80831  
 (719) 499-3874 VOICE (719) 683-4941 FAX ddgreer@elpasotel.net  
 Urban Planner

**BSK Investments Contractor Equipment Yard Use Variance Zoning Map**

Drawn by: DebG  
 Date: 10/2008  
 Project No. 2008-057  
 Revisions  
 Update map 3/2019

