

**LEGAL DESCRIPTION:**  
 A TRACT IN THE N 1/2 OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PM DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION, THEN SOUTH ON THE WEST LINE 1,000 FEET TO THE POINT OF BEGINNING, THENCE ANGLE LEFT 90°17'30", A DISTANCE OF 535.14 FEET, THENCE ANGLE LEFT PARALLEL TO THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 A DISTANCE OF 230 FEET, THENCE ANGLE LEFT PARALLEL TO THE NORTH LINE OF SAID SECTION A DISTANCE OF 949.34 FEET, THENCE ANGLE LEFT AND RUNNING SOUTH PARALLEL TO THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 A DISTANCE OF 230 FEET MORE OR LESS, THENCE ANGLE LEFT 90°17'30" A DISTANCE OF 414.2 FEET MORE OR LESS TO THE POINT OF BEGINNING EXCEPTING THE EASTERLY 15.0 FEET, AND TOGETHER WITH RIGHT OF WAY AND EASEMENT AS DESCRIBED BY BOOK 2825 AT PAGE 320 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

**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 CONTRACTOR'S EQUIPMENT YARD  
 PROPOSED LAND USE: CONTRACTOR'S EQUIPMENT YARD W/ ACCESSORY RETAIL SALES (LANDSCAPING/GROUNDSKEEPING BUSINESS)  
 ZONE: RR-5-CAD-AO

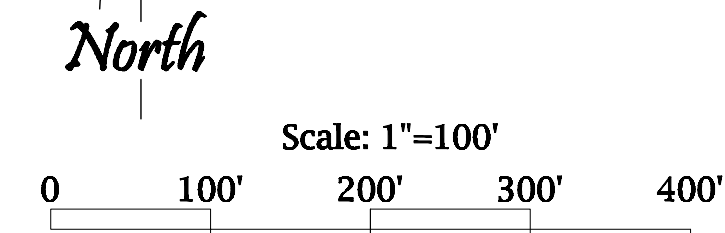
- NOTES:**
1. VARIANCE OF USE TO ALLOW CONTRACTOR'S EQUIPMENT YARD IN RR-5 DISTRICT. CURRENT APPLICATION: VA-19004 PREVIOUSLY APPROVED: 5/14/2009 (VA-08-010) AND 11/13/03 (VA-03-011).
  2. CURRENT VARIANCE OF USE REQUEST (RENEWAL AND MODIFICATION) TO RENEW INDEFINITELY.
  3. THE PROPOSED CHANGES TO THIS SITE FOR THE CURRENT REQUEST ARE: ADD DRAINAGE PLDS AS SHOWN AND EXTEND THE 24' GRAVEL DRIVE ACCESSING THE LOWER YARD BY 40'. PER COUNTY ENGINEERING REQUEST THIS IS SOLELY TO UPDATE THE SITE DRAINAGE TO THE CURRENT DRAINAGE CRITERIA STANDARDS. THE PLAN HAS BEEN UPDATED TO SHOW ALL PHASES COMPLETE. OTHERWISE, NO CHANGES TO LAND USE, ACCESS, LIGHTING, GRADING OR STRUCTURES.
  3. NO PARKING ALLOWED ON UTAH LANE.
  5. THIS PLAN DOES NOT REPRESENT A BOUNDARY, TOPOGRAPHIC, OR IMPROVEMENT SURVEY.

*D.D. Greer Design Studio*  
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 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  
 County Comments  
 07-19-2019 DebG



PCD FILE #: VA 19-004