

Label traffic ingress/egress.

Engineering Informational Note: Additional details will be required on the future site development plan.

You previously mentioned that this entrance is for business operations. Label and provide width measurements.

For future site plan changes, please keep in mind that all outside storage of vehicles and/or materials must be at least 50 ft from the property line and must be screened with fencing or landscaping.

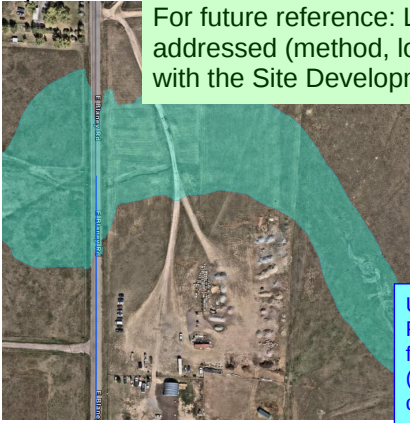
At a minimum, the area must be depicted on this site plan. The specific method of screening can be addressed during the Site Development Plan if you choose to postpone providing that detail.

All outside storage, parking, and work areas are limited in combination to a 1-acre area. This needs to be clearly depicted.

Please depict areas of material, work vehicle, and employee vehicle storage. Refer to note on RIF Acknowledgement regarding a suggestion to consolidate outdoor footprint. If consolidating outdoor footprint from what is existing, please discuss in the letter of intent.

If this entrance is residential only, please label as such.

Informational Note: Access Improvements/modifications will be required at the site development plan.



For future reference: Lighting will need to be addressed (method, location, brightness, etc.) with the Site Development Plan project.

Unresolved Review 1 Comment:
Please depict the FEMA Floodplain from the Draft CWCB study on this site map. Please note that any future disturbance within the floodplain will require a floodplain development application (<https://www.pprbd.org/File/Resources/Downloads/Floodplain/FLPLApplication.pdf>) and a no-rise certification completed by a professional engineer.

SITE PLAN

PART OF THE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 13 SOUTH,
RANGE 64 WEST OF TH 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

For Home Occupation business office:
contact PPRBD to verify required
permits and Certificate of Occupancy

This is a great site plan for current site conditions, but we need to address the proposed conditions. Details about the Home Occupation need to be called out and identified. Please add a focus area specifically for business use (similar to the "building detail" below).

ADD: "To be removed." per the Letter of Intent.

Add "proposed" to everything that is not permitted but will be established and permitted through this process.

Please identify if these are residential accessory structures **OR** if they are accessory structures to be used as part of the Home Occupation.

Please identify what structures will be used for the Special Use

Existing access width on the south of the property does not appear to be drawn to scale (it's shown as smaller than actual).

Please revise to be 60' Public Local ROW.

ADD: Note that acknowledges the following comment from MVEA - (within EDARP, dated 2/5/2026)

MVEA has existing electric and/or broadband facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:

"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 United States 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."

ADD: "PCD File No. AL265"