

Jimmy Valdez
Phone: 719-492-1096
Address: 17645 Blue Lake Ln Peyton, CO 80831
Email: jim.valdez6973@icloud.com
Tax ID / Parcel Number: 421300227

50' outset line from property fence line

Shipping container 350SF
Canopy personnel / farm tractor 400SF
Storage Trailer 350SF
Shipping container 350SF
Shipping container 350SF
Outbuilding 4 existing personnel Storage
Detached garage personnel storage 720SF
Canopy Personnel Storage 900SF

Proposed Commercial use area 15,020SF

Outbuilding 1 Existing personnel storage 92SF

17645 Blue Lake Ln

Outbuilding 3 Existing Personnel storage 80SF

Please clarify whether the shipping containers are for commercial or personal use.

Existing Drainage Swale

Please show and label the 20-foot drainage easement as depicted on the Blue Rose Subdivision Plat (Reception No. 201008828). The proposed commercial use area must be located outside of this easement.

No driveway access permit is on file for the existing driveway. Please apply for a driveway access permit to bring the existing driveway into compliance. This permit can be self-initiated through EDARP

Planning comments:
- Use the checklist to update this Site Plan. A significant amount of information is missing.
- Water and Wastewater needs to be identified.
- Highly recommended that you do not use an aerial image which shows site conditions in conflict with what you are proposing.
- All rubbish needs to be removed from the property. Work with your Code Enforcement Officer for time line.

Information note for the applicant: Following Special Use (or Variance of Use) application, a full Site Development Plan will be required to detail the screening, buffering, landscaping, etc., conditions of the property. See 5.3.2.(I)(1)

Any and all structures used for commercial business must be permitted through Pikes Peak Regional Building Dept.

Additional comments will be made as more information is provided about the nature of the business use of the site.

Add Label: Blue Lake Lane (Public, Local Road, 60' ROW)

Please show entire parcel. Show Bradshaw Rd right-of-way to the east of the parcel.
Add label: Bradshaw Rd (Public, Local Road, 60' ROW)

