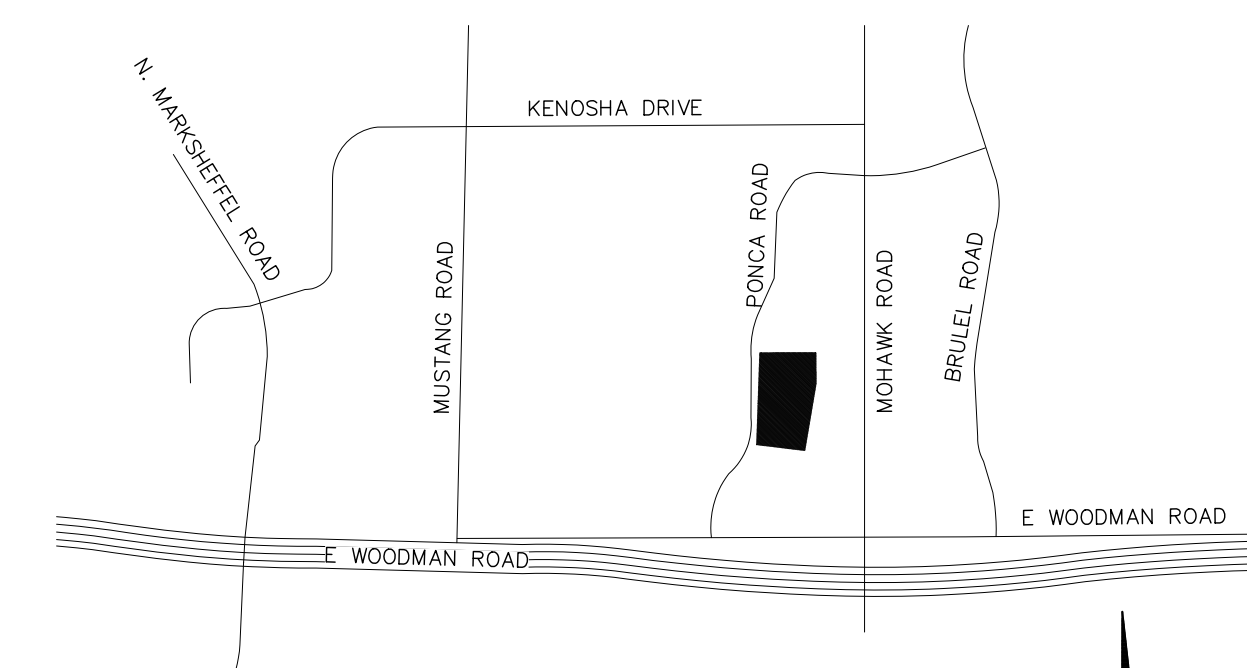
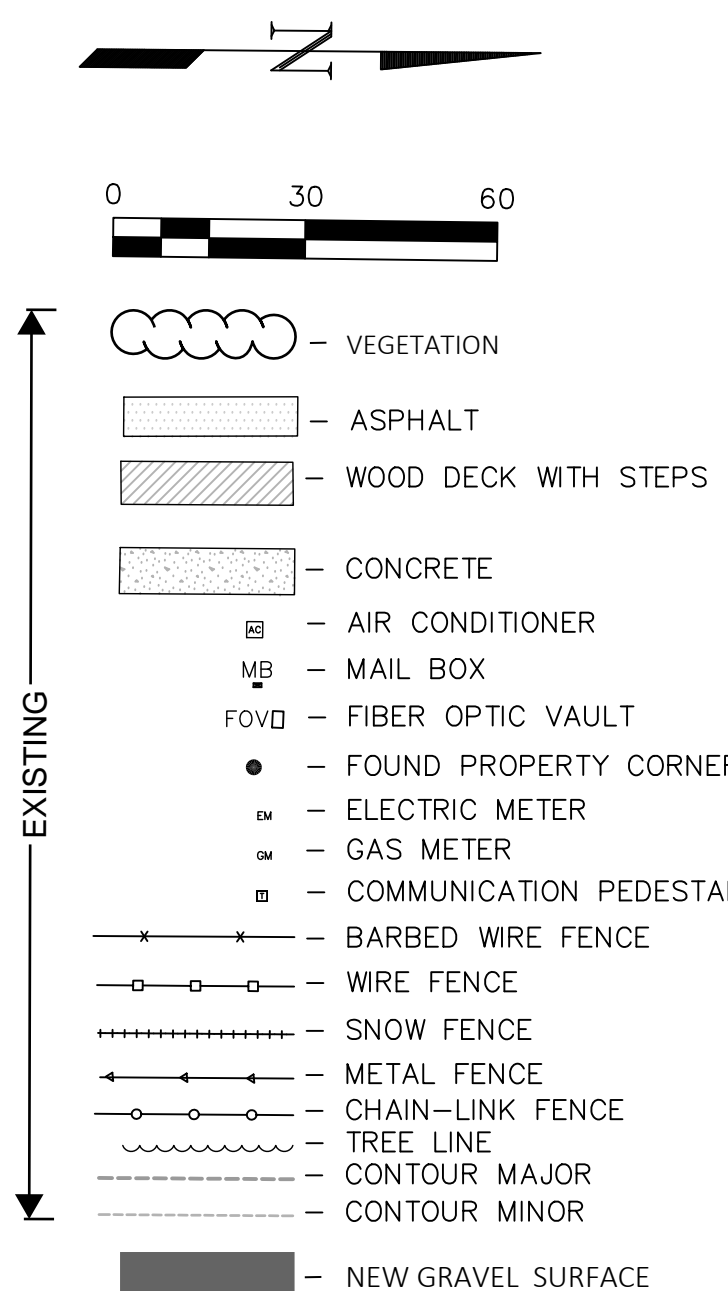
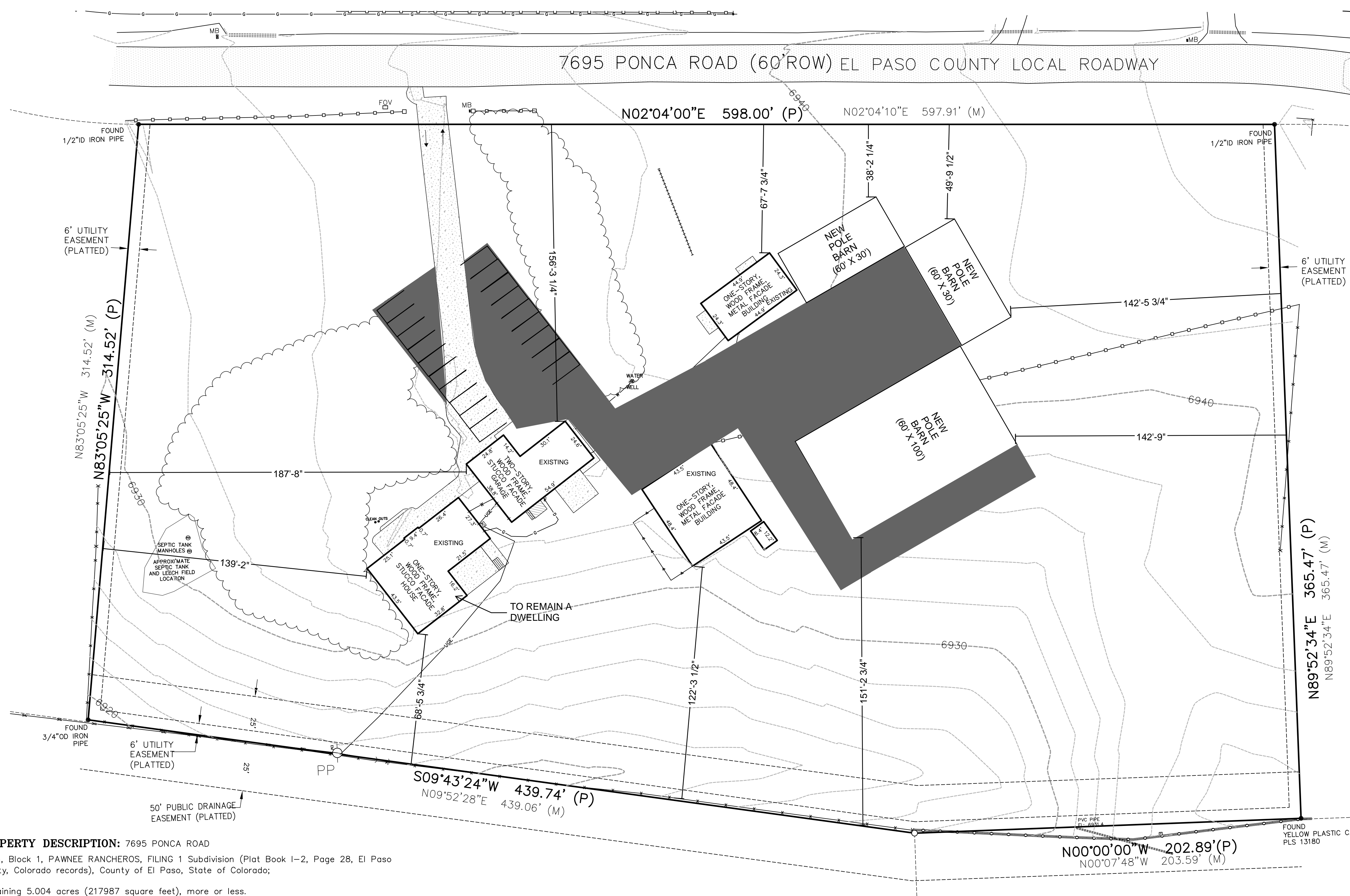


TURF MASTER VARIANCE OF USE

7695 PONCA ROAD,
LOT 6, BLOCK 1, PAWNEE RANCHEROS FILING NO. 1,
IN EL PASO COUNTY, COLORADO



VICINITY MAP



GENERAL NOTES

PROPERTY ADDRESS: 7695 PONCA RD
PARCEL NUMBER: 5304005005
ZONING: RR-5
LOT SIZE: 5 AC
TOTAL BUILDING SF: 16,095 SF
LOT COVERAGE: 7%

PARKING REQUIREMENT:
1 space per 750 SF
SF of use: 14,502 SF
Total parking required: 19 spaces

PARKING PROVIDED: 19 spaces

REQUEST:
1. Request approval of a variance of use to allow a "Contractor Equipment Yard" in the RR-5 zone district.

ROAD IMPACT FEE:
The owner agrees on behalf of him/herself and any successors and assignees that they shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, within 30 days of approval of the site development plan.

| NO. | REVISION/ISSUE | DATE |
|-----|----------------|------|
| | | |
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OWNER:
Sand Prairie LLC
7695 Ponca Road
Colorado Springs, CO 80908
(719) 290-7709
medelback@outlook.com



| | |
|----------------------|----------|
| PROJECT NO. VA248 | SHEET |
| DATE | |
| PREPARED | APPROVED |
| | CAD |

PROPERTY DESCRIPTION: 7695 PONCA ROAD
Lot 6, Block 1, PAWNEE RANCHEROS, FILING 1 Subdivision (Plat Book 1-2, Page 28, El Paso County, Colorado records), County of El Paso, State of Colorado;
Containing 5.004 acres (217987 square feet), more or less.