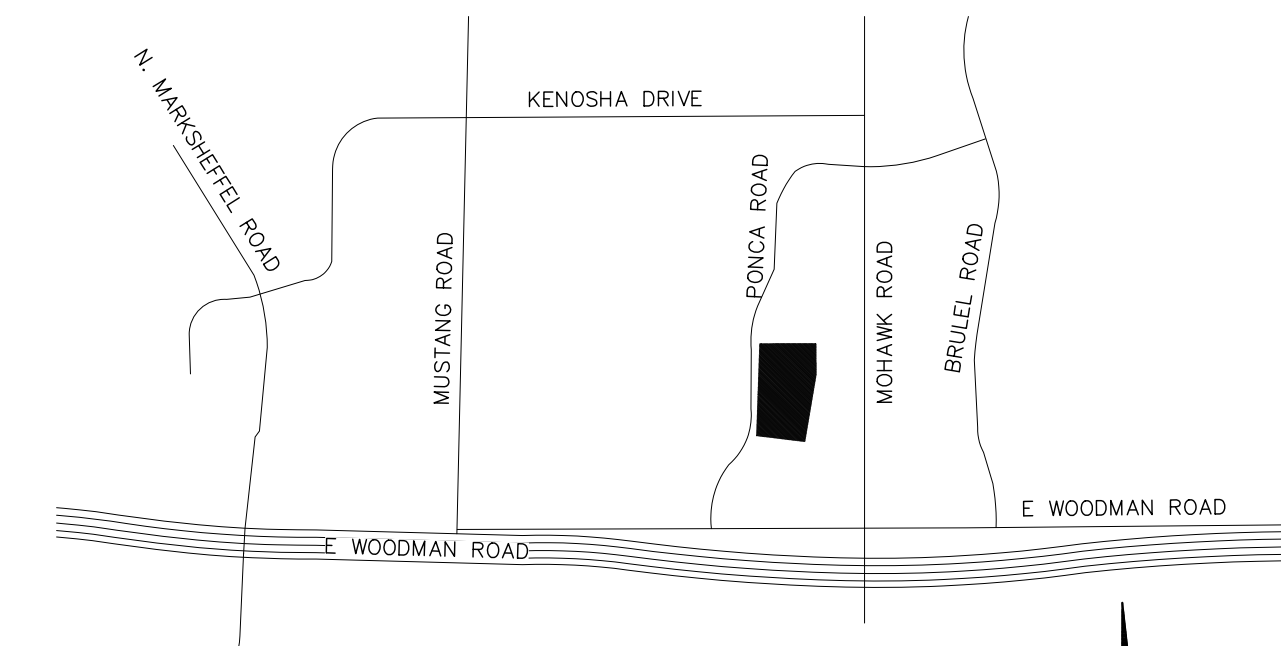


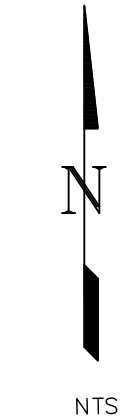
TURF MASTER VARIANCE OF USE

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

Review 1 comment:
Inconsistent with the LOI
Review 2 comment:
Unresolved. Still inconsistent with the LOI.



VICINITY MAP



GENERAL NOTES

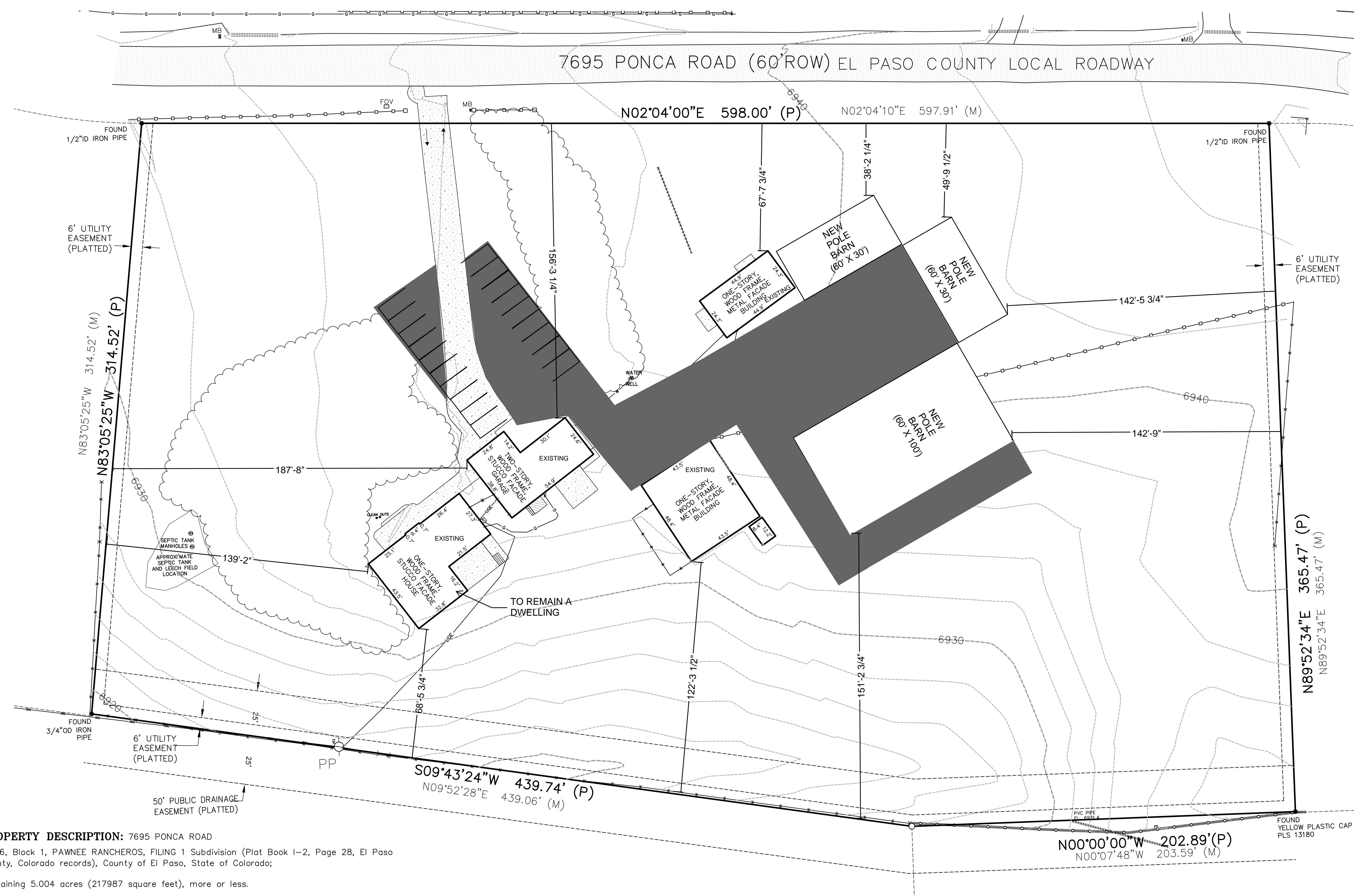
PROPERTY ADDRESS: 7695 PONCA RD
PARCEL NUMBER: 5304005005
ZONING: RR-5
LOT SIZE: 5 AC
TOTAL BUILDING SF: 16,095 SF
LOT COVERAGE: 7%

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.



- LEGEND**
- VEGETATION
 - ASPHALT
 - WOOD DECK WITH STEPS
 - CONCRETE
 - AIR CONDITIONER
 - MAIL BOX
 - FIBER OPTIC VAULT
 - FOUND PROPERTY CORNER
 - ELECTRIC METER
 - GAS METER
 - COMMUNICATION PEDESTAL
 - BARBED WIRE FENCE
 - WIRE FENCE
 - SNOW FENCE
 - METAL FENCE
 - CHAIN-LINK FENCE
 - TREE LINE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - NEW GRAVEL SURFACE

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.

NO.	REVISION/ISSUE	DATE

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

Review 1 unresolved comment. Please add:
PCD File No: VA248

V2 - Site Plan Drawing - RLR.pdf Markup Summary

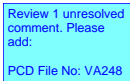
Cloud+ (1)



Subject: Cloud+
Page Label: 1
Author: Joseph Sandstrom
Date: 1/8/2025 9:44:45 AM
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Text Box (1)



Subject: Text Box
Page Label: 1
Author: Joseph Sandstrom
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