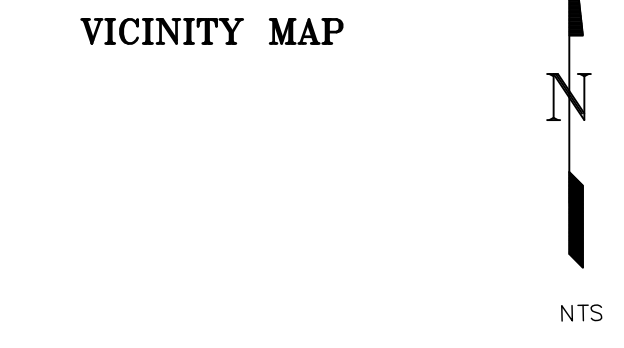
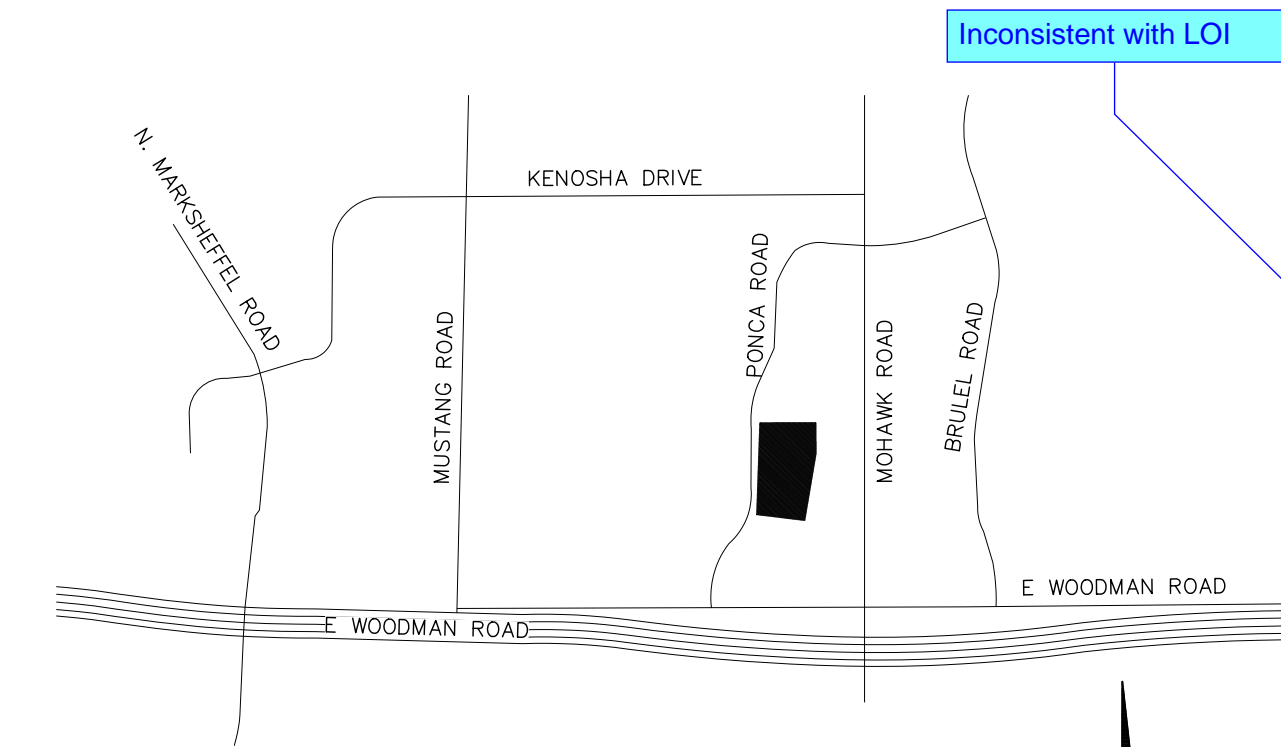


# TURF MASTER VARIANCE OF USE

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



**GENERAL NOTES**

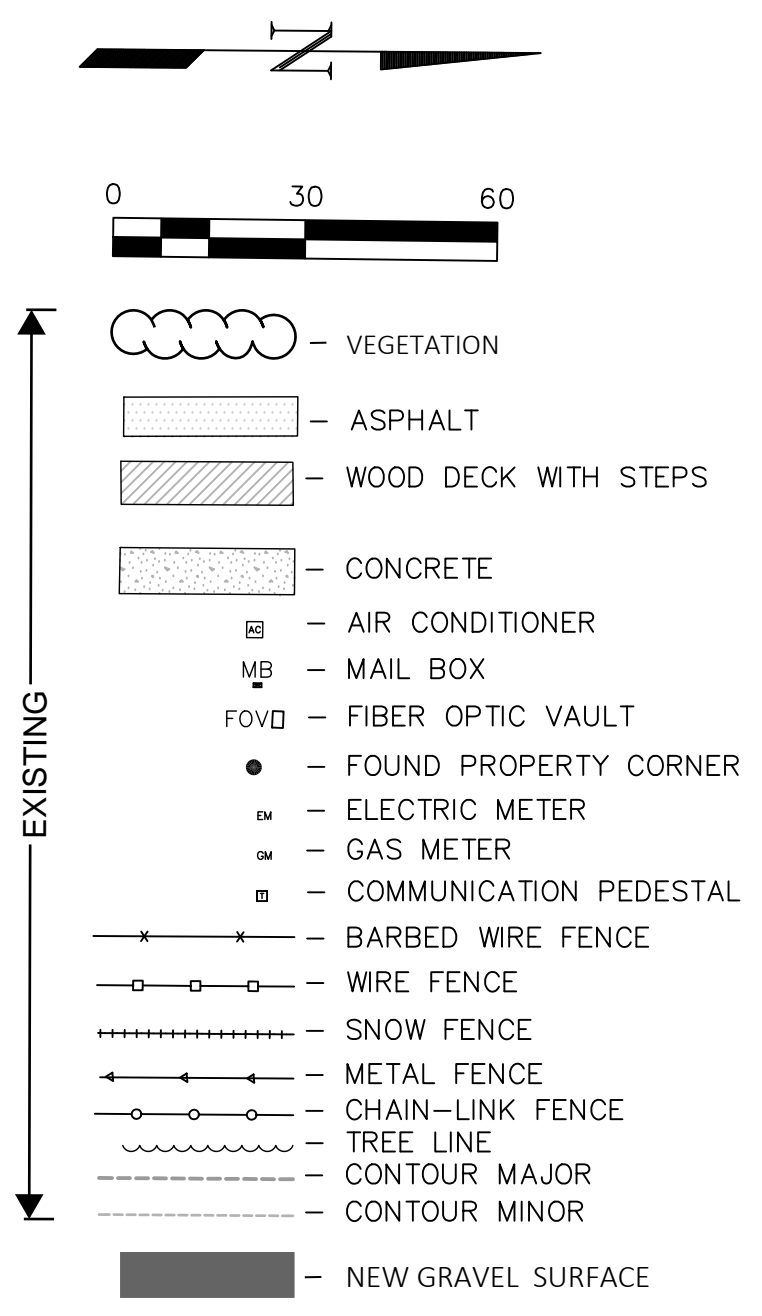
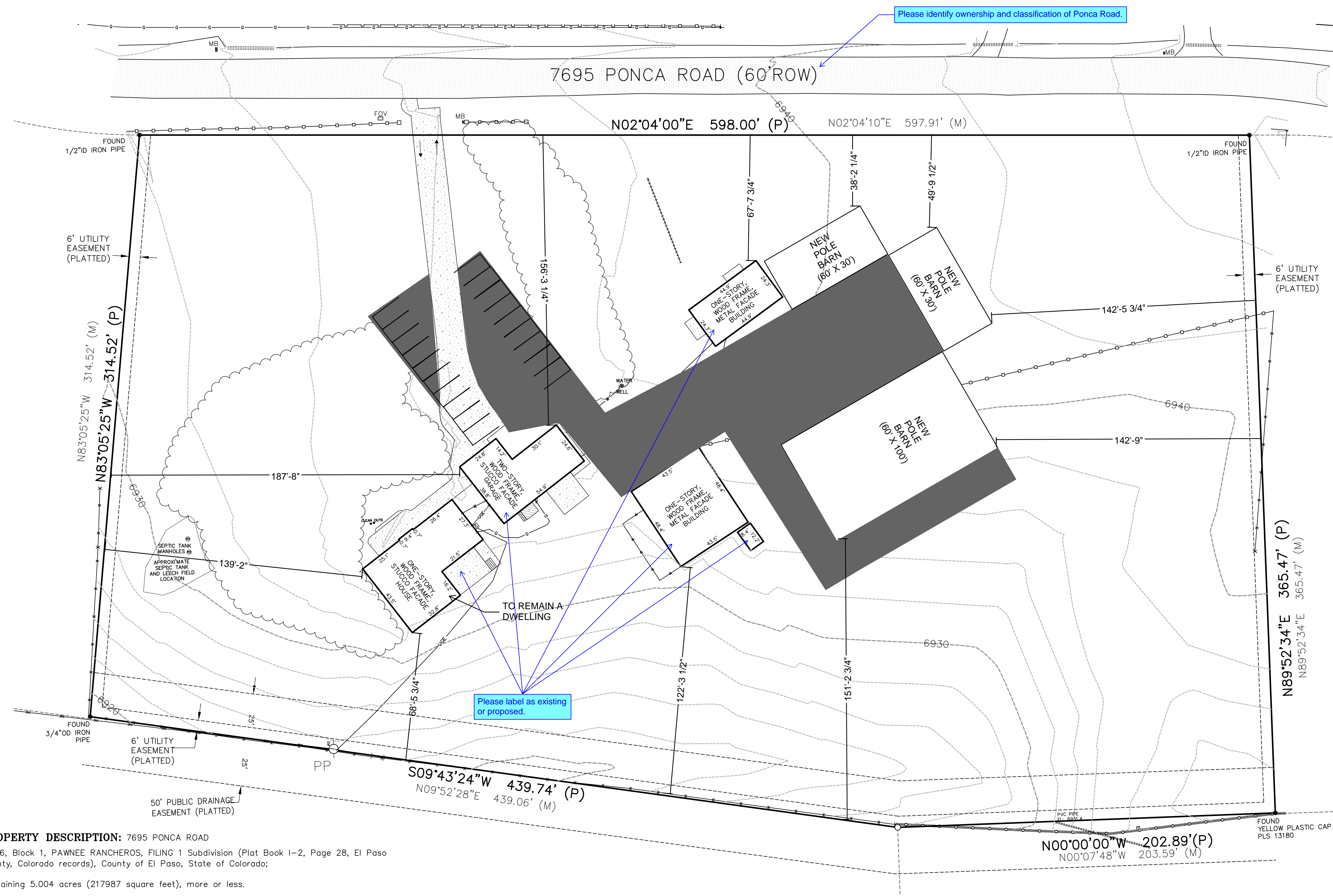
PROPERTY ADDRESS: 7695 PONCA RD  
PARCEL NUMBER: 5304005005  
ZONING: RR-5  
LOT SIZE: 5 AC  
TOTAL BUILDING SF: 16,095 SF  
LOT COVERAGE: 7%

**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

**OWNER:**  
Sand Prairie LLC  
7695 Ponca Road  
Colorado Springs, CO 80908  
(719) 290-7709  
medelback@outlook.com

**VERTEX**  
Consulting Services  
455 E. Pikes Peak Avenue, Suite 101  
Colorado Springs, Colorado 80903  
719-733-8605

PROJECT NO.	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.

PCD File No: VA248