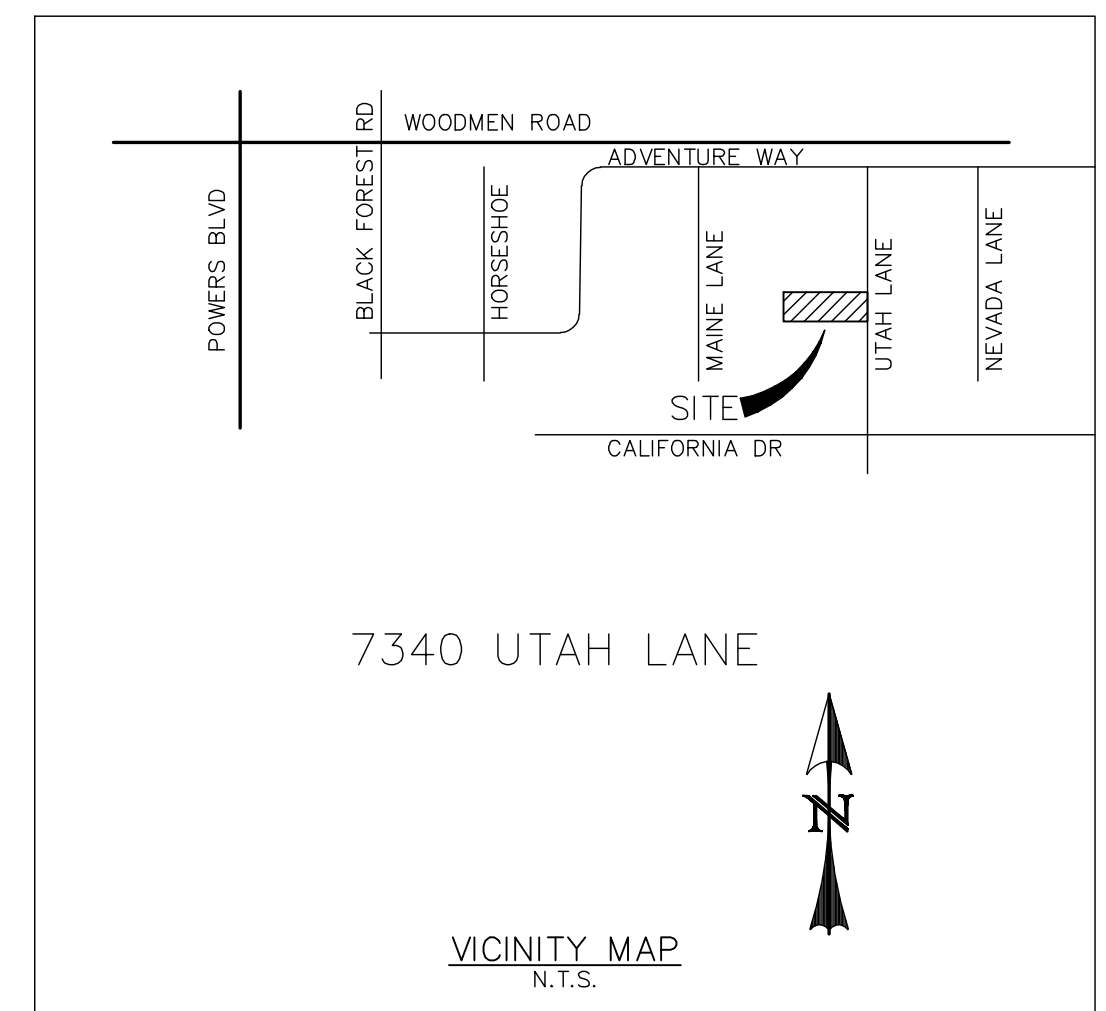


BSK INVESTMENTS SITE DEVELOPMENT PLAN EL PASO COUNTY, COLORADO

PARCEL ID#530800071
OWNER: WOOMEN-UTAH LLC
ZONE: RR-5
USE: VACANT



PARCEL ID#530800015
OWNER: MARK & SHARON SILVERS
ZONE: RR-5
USE: RESIDENTIAL

PARCEL ID#530800106
OWNER: MARY WESTFALL
ZONE: RR-5
USE: RESIDENTIAL

PARCEL ID#530800070
OWNER: REBECCA J GARLET'S
ZONE: RR-5
USE: RESIDENTIAL

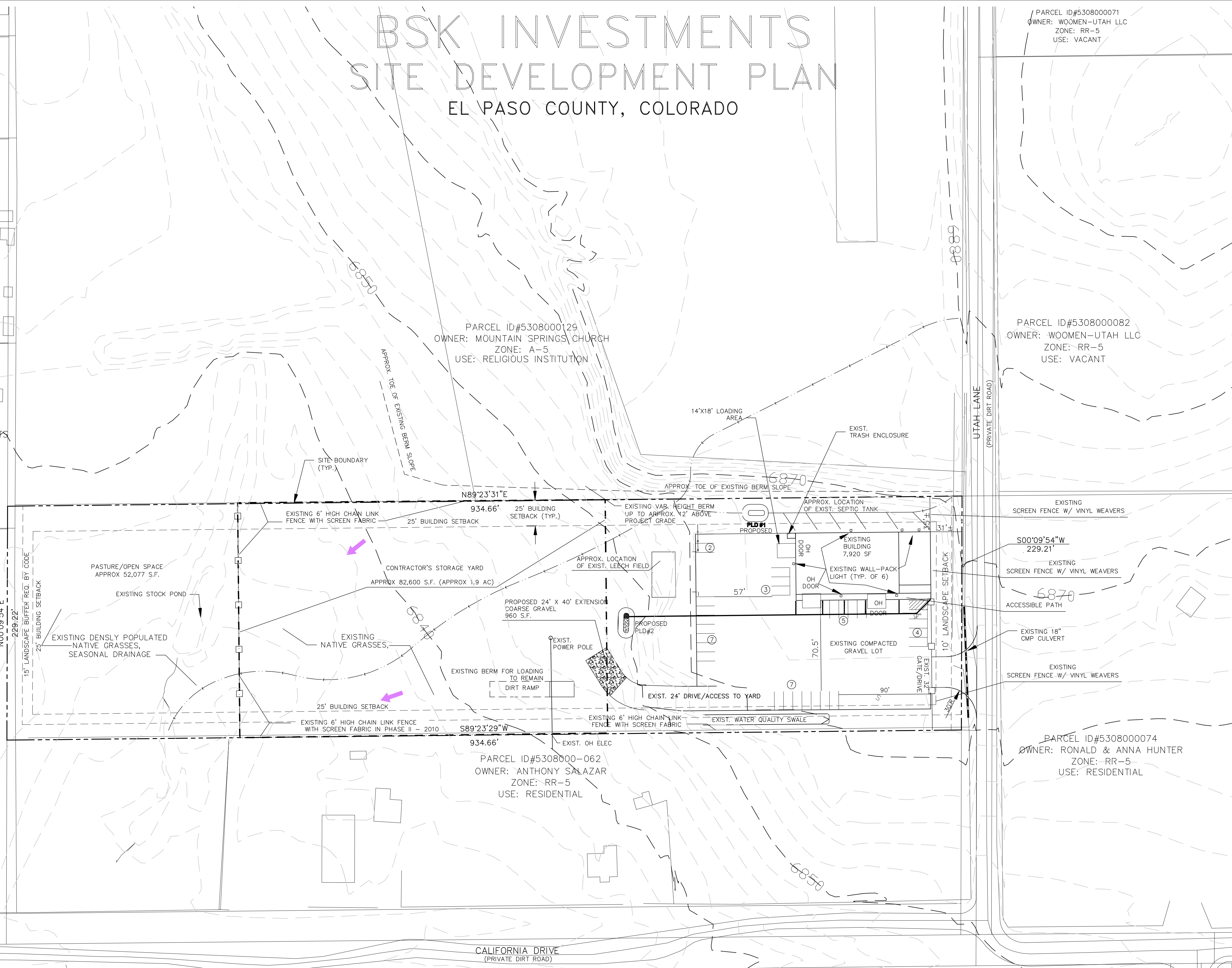
PARCEL ID#530800129
OWNER: MOUNTAIN SPRINGS CHURCH
ZONE: A-5
USE: RELIGIOUS INSTITUTION

PARCEL ID#530800082
OWNER: WOOMEN-UTAH LLC
ZONE: RR-5
USE: VACANT

PARCEL ID#530800060
OWNER: SANDRA GEE
ZONE: RR-5
USE: RESIDENTIAL

PARCEL ID#530800062
OWNER: ANTHONY SALAZAR
ZONE: RR-5
USE: RESIDENTIAL

PARCEL ID#530800074
OWNER: RONALD & ANNA HUNTER
ZONE: RR-5
USE: RESIDENTIAL



SITE INFORMATION:

OWNER: BSK INVESTMENTS, LLC
7340 UTAH LANE
COLORADO SPRINGS, COLORADO 80923
719-520-5959

ASSESSOR'S PARCEL NO.: 53080-00-007
SITE ACREAGE: 5.01 ACRES
EXISTING LAND USE: CONTRACTOR'S EQUIPMENT YARD
PROPOSED LAND USE: CONTRACTOR'S EQUIPMENT YARD W/ ACCESSORY RETAIL SALES (LANDSCAPING/GROUNDSKEEPING BUSINESS)

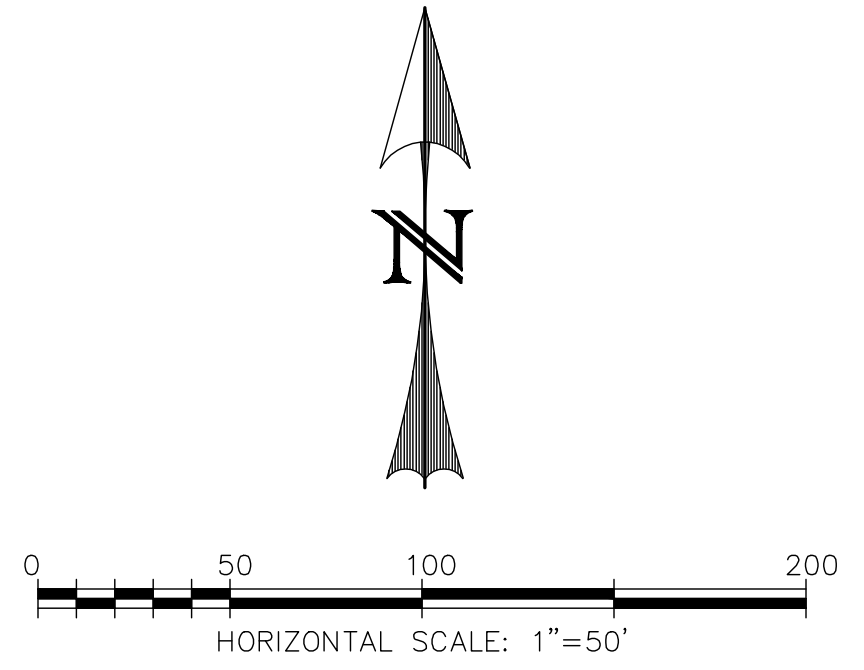
ZONE: RR-5-CAD-0
BUILDING LAND USE: -WAREHOUSE/SHOP - 6,000 S.F. PARKING REQ.: 1/1000 = 6
-OFFICE ADMIN. - 1,456 S.F. PARKING REQ.: 1/200 = 7
-PROPOSED ACCESSORY RETAIL SALES - 464 S.F.
PARKING: -PARKING REQ.: 1/250 = 2
-NO. OF EMPLOYEES: 12-14
TOTALS: 15 REQ'D, 28 PROVIDED

SITE COVERAGE:

DESCRIPTION	AREA [SF]	% SITE
BUILDING	7,920	3.6%
GRAVEL/ASPHALT LOT	33,109	15.2%
NATIVE FRONTAGE, SIDEYARD & PLDs/SEPTIC AREAS	42,094	19.3%
FENCED STORAGE YARD	82,600	38.0%
PASTURE/OPEN SPACE	52,077	23.9%
TOTAL	217,800	100.0%

NOTES:

- VARIANCE OF USE TO ALLOW CONTRACTOR'S EQUIPMENT YARD IN RR-5 DISTRICT APPROVED MAY 14, 2009 (VA-08-010) AND PREVIOUSLY ON 11/13/03 (VA-03-011).
- CURRENT VARIANCE OF USE REQUEST VA-19-004 (RENEWAL AND MODIFICATION) TO ALLOW CONTRACTOR'S EQUIPMENT YARD AND ACCESSORY RETAIL SALES IN RR-5 DISTRICT AS PREVIOUSLY APPROVED AND HAVE THE LAND USE RUN WITH THE PROPERTY DEED.
- NO PARKING ALLOWED ON UTAH LANE.
- THIS PLAN DOES NOT REPRESENT A BOUNDARY, TOPOGRAPHIC, OR IMPROVEMENT SURVEY.
- 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.



PCD FILE #: PPR 19-024

REV 07-09-2019
COUNTY COMMENTS DEBG

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deb.j.greer@gmail.com

11/08
DebG
revised
03-14-2019
DebG