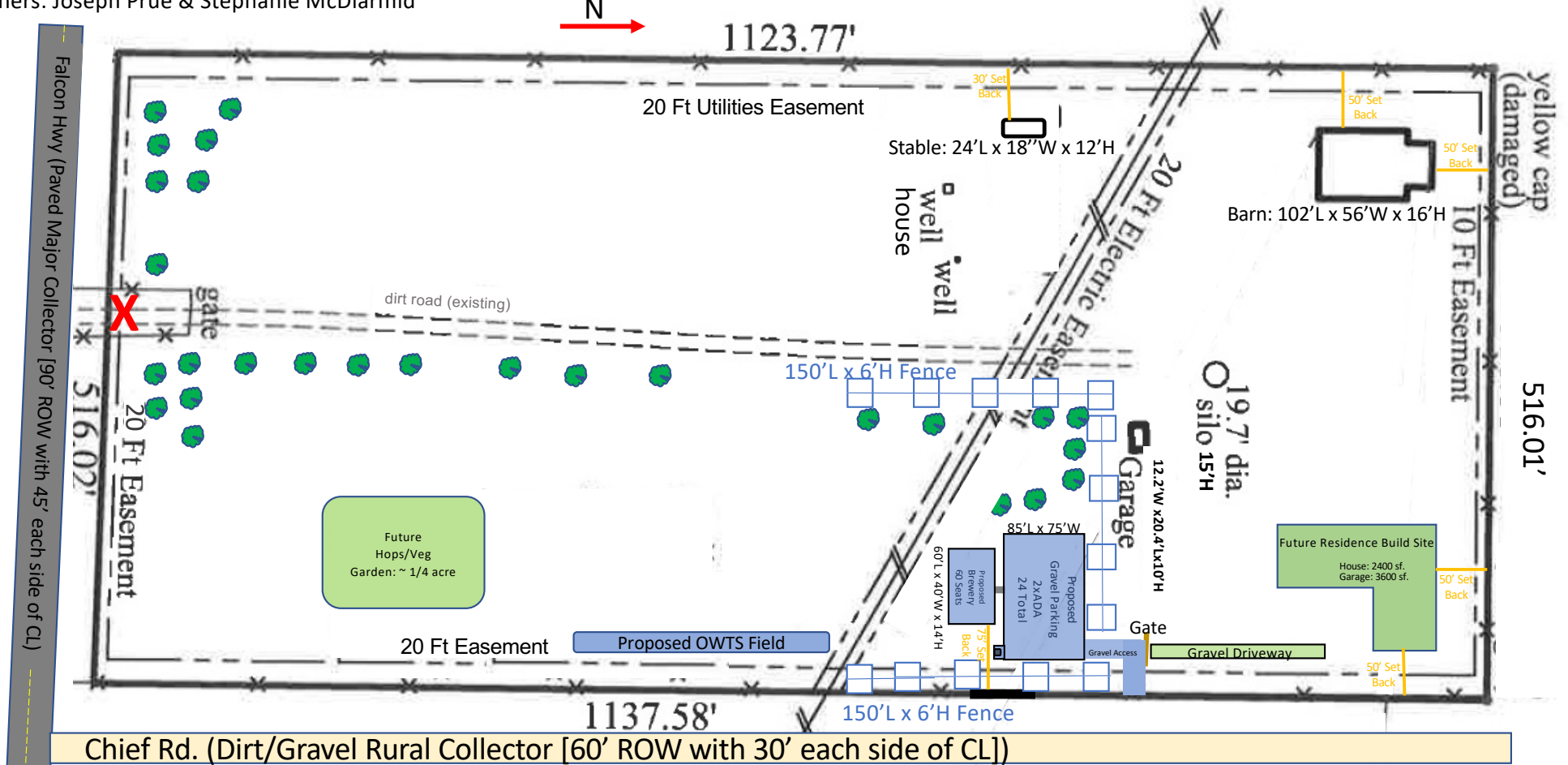
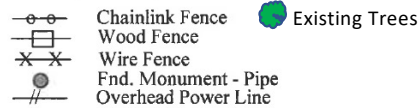


Owners: Joseph Prue & Stephanie McDiarmid



6550 Chief Road (A-5)
Lot 19 Arrowhead Estates
(4307004005)
13.4 Acres
Not in a flood zone.

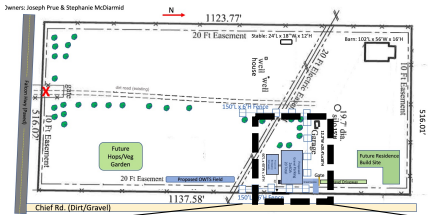
Page 1 of 3









- Proposed: part of Variance of Use Request
- Intended (Future): **NOT** part of Variance Request
- Existing Structures

Drawing is not to scale.
PCD File No. VA-22-001
Current as of: 10 Mar 22


Owners: Joseph Prue & Stephanie McDiarmid




6550 Chief Road (A-5)
Lot 19 Arrowhead Estates
(4307004005)
13.4 Acres
Not in a flood zone.



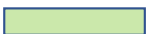
Chainlink Fence
Wood Fence
Wire Fence
Fnd. Monument - Pipe
Overhead Power Line
Light Pole $\leq 10'$ & < 1800 lumens/light



Existing Trees



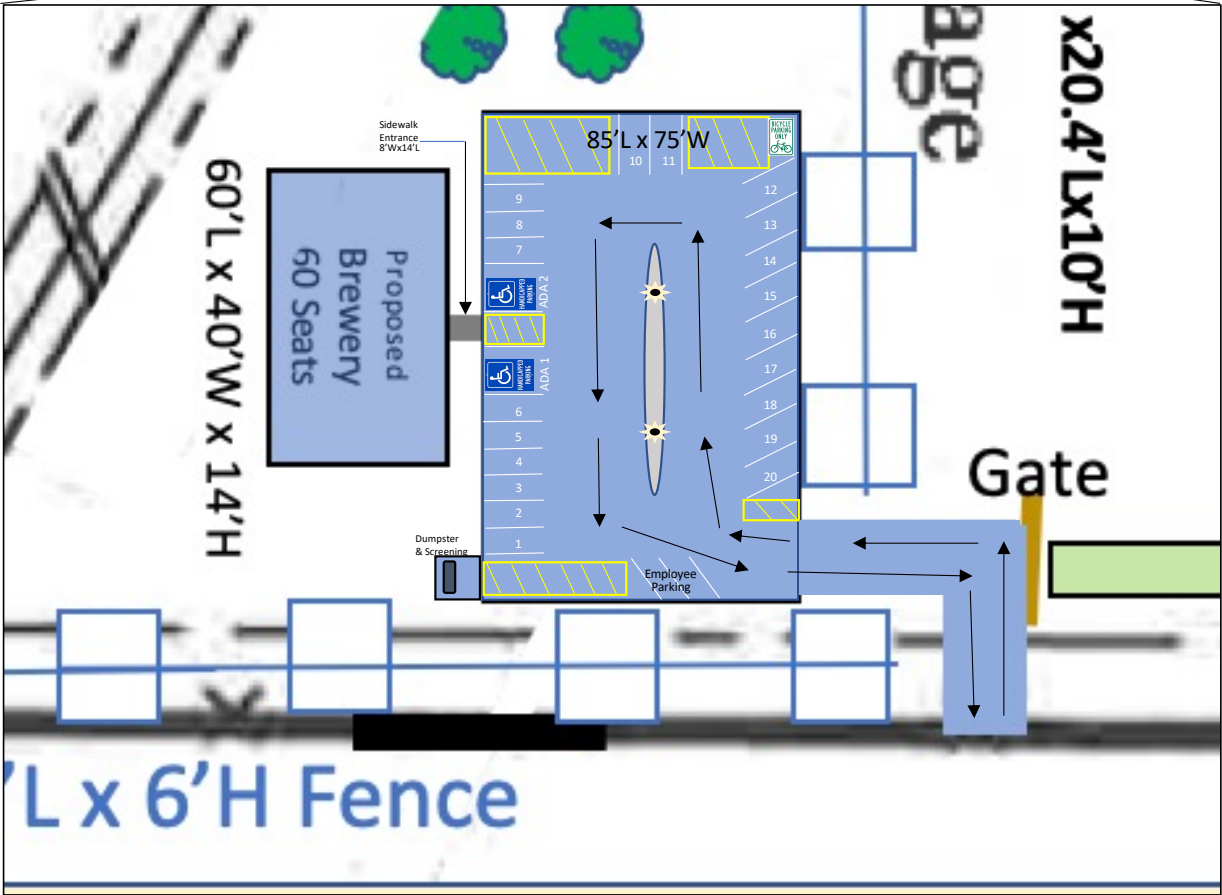
Proposed: part of
Variance of Use Request



Intended: **NOT** part
of Variance of Use Request

Parking Computation:

- 60 Brewery Seating Area w/ 24 Parking spaces
- Code Requires: 1 Space per 3 Seats
- 60/3 = 20 Parking Spaces (Min)
- Parking spaces 1-20: Typical Size
- Employee parking (2): Typical Size
- ADA Parking Spaces Req: 1 (2 Provided)
- Bike rack parking: 3

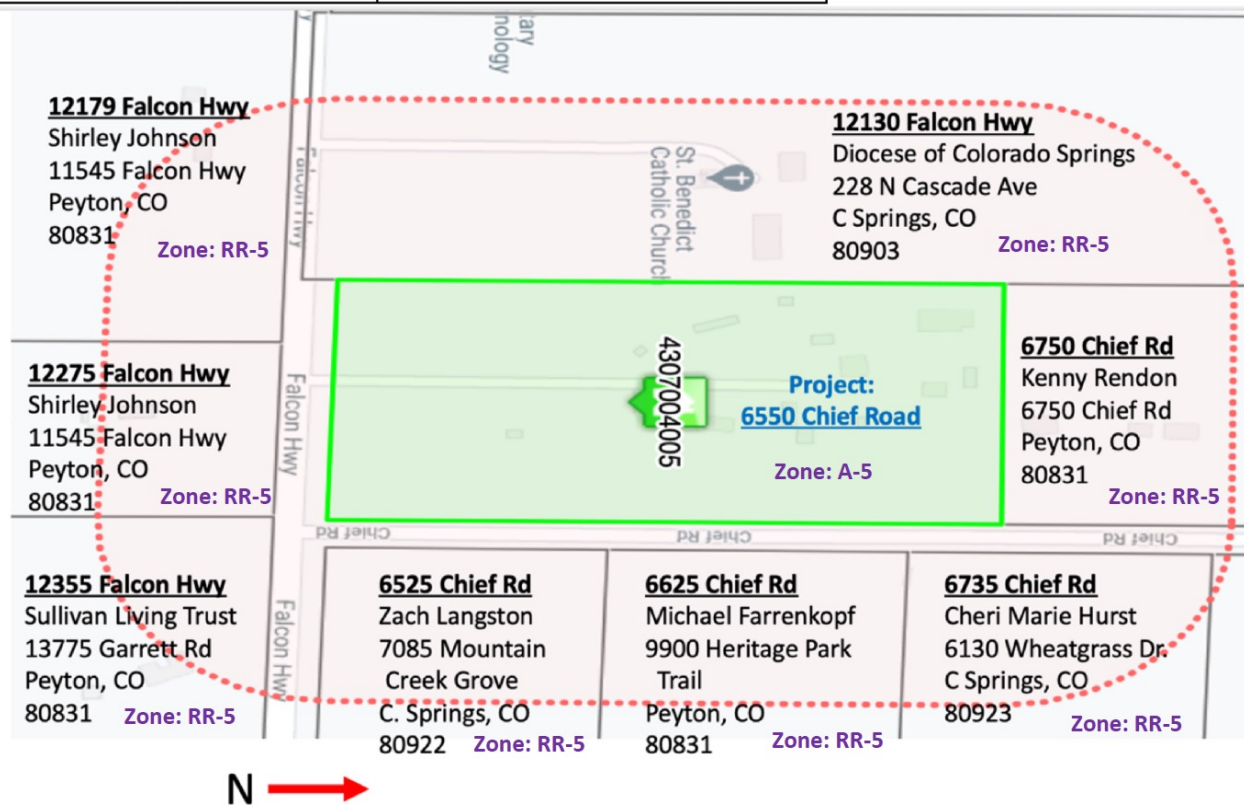


Drawing is not to scale.
PCD File No.: VA-331
Current as of: 10 Mar 22

Project: 6550 Chief Road, Peyton CO 80831 Parcel# 4307004005

Vicinity map showing the adjacent neighbors

St Benedict Catholic Church	12355 Falcon Highway	6735 Chief Rd
12179 Falcon Highway	6525 Chief Rd	6750 Chief Rd
12275 Falcon Highway	6625 Chief Rd	



Drawing is not to scale.
PCD File No.: VA-331
Current as of: 10 Mar 22