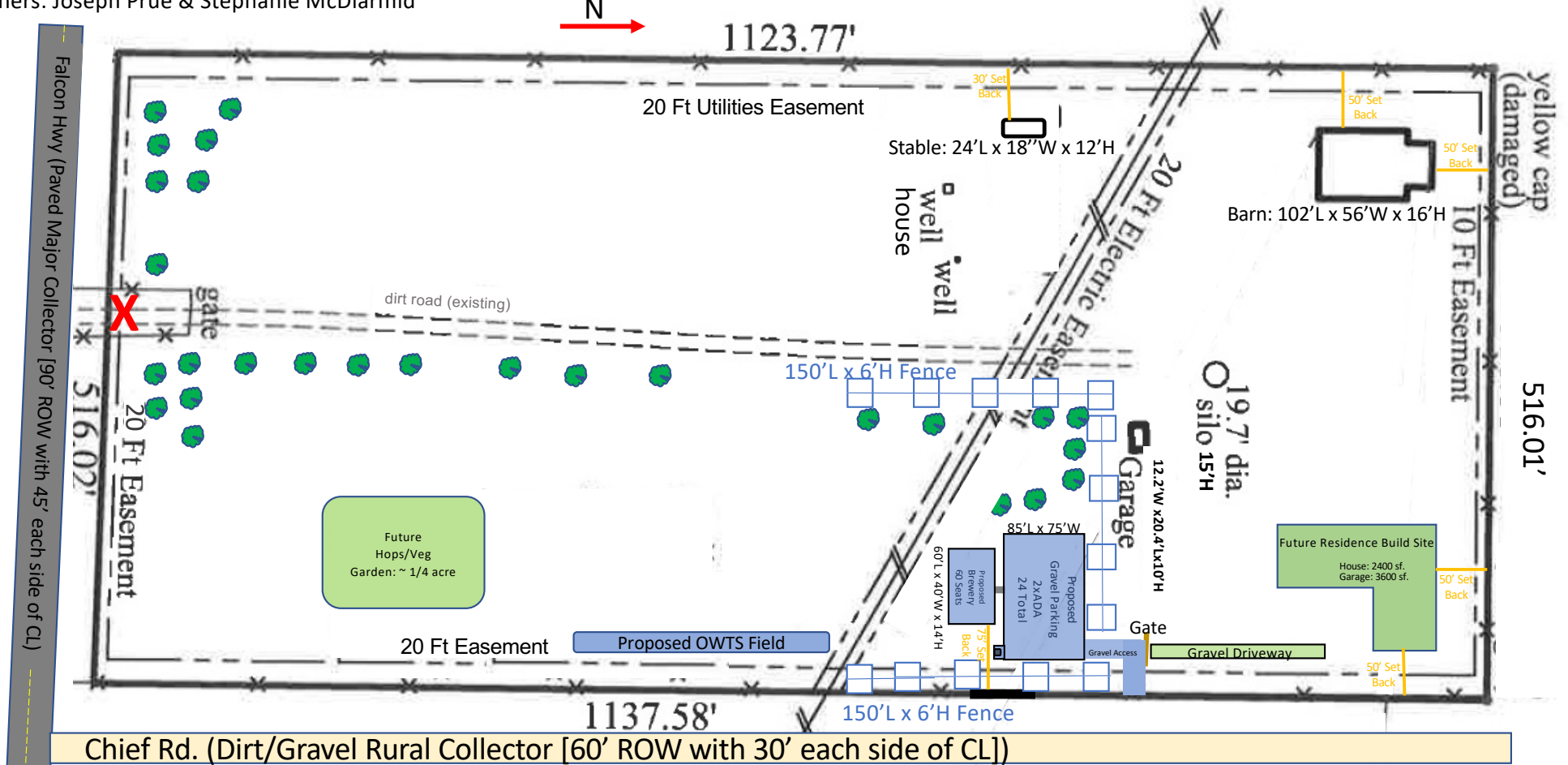


Owners: Joseph Prue & Stephanie McDiarmid



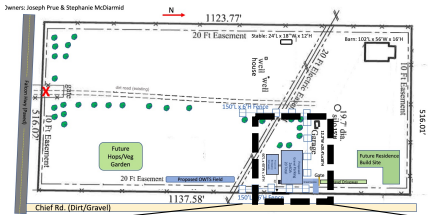
6550 Chief Road (A-5)  
 Lot 19 Arrowhead Estates  
 (4307004005)  
 13.4 Acres  
 Not in a flood zone.

- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument - Pipe
- Overhead Power Line
- Existing Trees

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

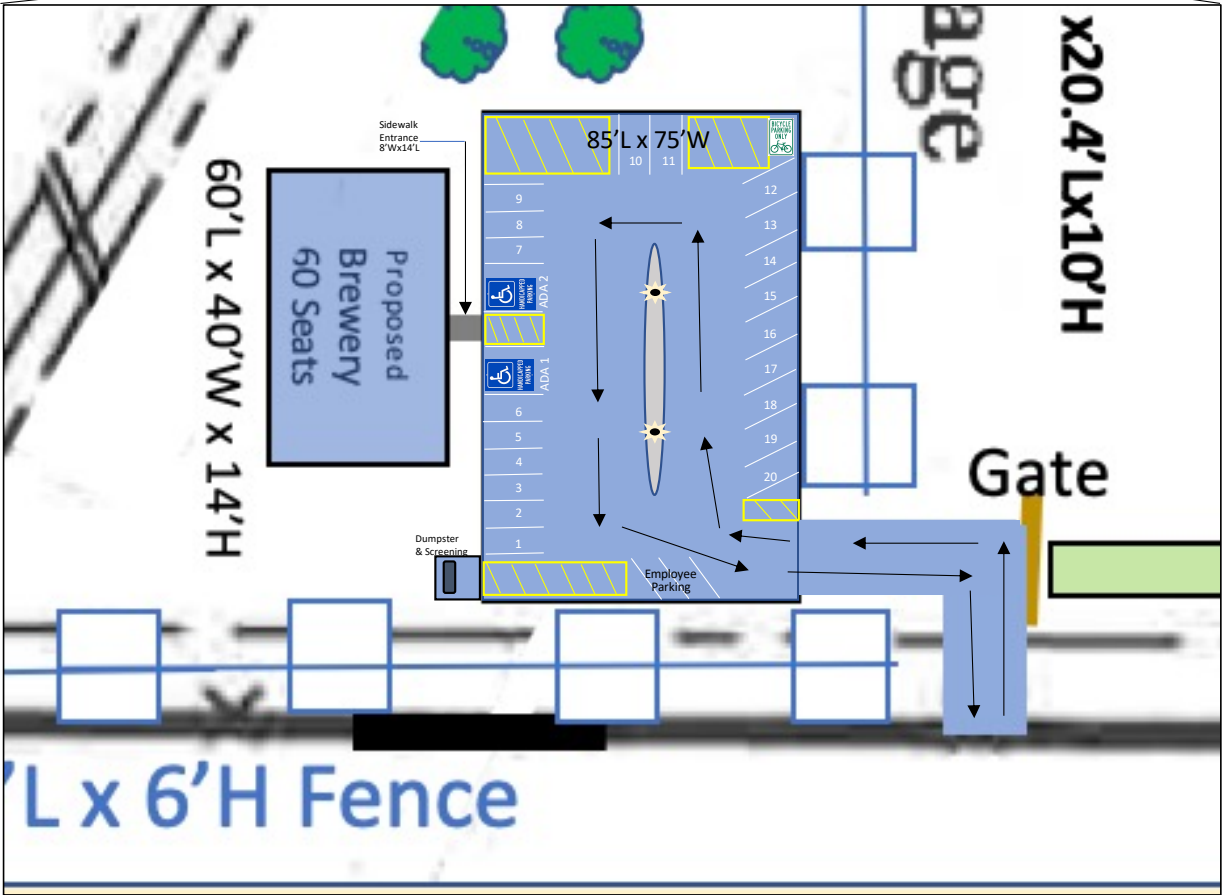
Drawing is not to scale.  
 PCD File No.: VA-331  
 Current as of: 10 Mar 22

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
- Existing Trees
- Light Pole  $\leq 10'$  &  $< 1800$  lumens/light
- Proposed: part of Variance of Use Request
- Intended: **NOT** part of Variance Request



Parking Computation:

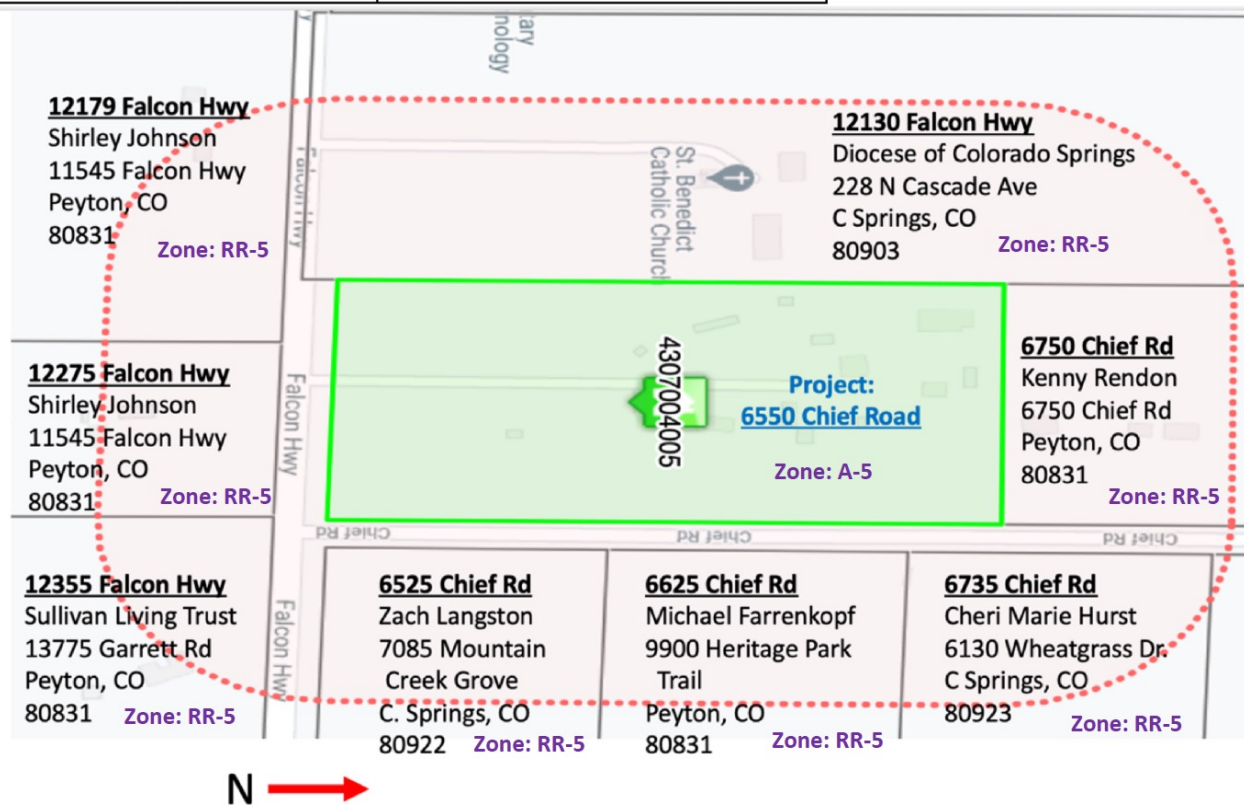
- 60 Brewery Seating Area w/ 24 Parking spaces
- Code Requires: 1 Space per 3 Seats
- 60/3 = 20 Parking Spaces (Min)
- Parking spaces 1-20: Typical Size
- Employee parking (2): Typical Size
- ADA Parking Spaces Req: 1 (2 Provided)
- Bike rack parking: 3

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