

Owner: Miguel Topete Torres  
(719) 217-4581  
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Property Address: 5805 N Meridian Rd  
Parcel ID: 4318000006

Legal: trace in S2 sec 18-13-64 as follows  
com at W4 cor of sd sec, th sly alg  
W in 680 ft for POB, cont sly 346.34 ft  
to a pt that is 2559.52 ft Ely POB, th  
Wly 2559.52 ft, th Wly 2559.52 ft to POB

Parcel Size: 20.01 acres  
Zoned: R-5  
lot area calculation: 0.65%

This number does not match the Letter of Intent's calculation - 20.66. 20.01 is on the assessor's site.

Not sure what this is calculating. Is it how big the proposed construction yard is? is that 0.65% or is it 0.05%?

Please refer to site plan checklist to ensure all applicable information is annotated on site plan. Several items are missing as it relates to dimensions. Recommend enlarging site plan.

Provide profile view (example) of screening fence (height and type of fence construction) and provide/explain details in LOI

Add dimension of yard on all 4 sides

Planning Comments for AL2212 - V1 - 7/11/22  
- Please include close up (zoomed in view) for the proposed contractor's yard.  
Outside Storage and Work Areas Allowed.  
- Outside storage, parking and work areas are allowed provided these are set-back a minimum of **50 feet** from all property lines  
- the size is limited in combination to one acre or 5% of the total lot or parcel area, whichever is less.  
- The screening standards of Chapter 6 of this Code shall apply to all outside storage areas.  
Propose a landscape or opaque fencing option for screening the yard.  
- Include the following note: *There shall not result in any generation of solid waste or hazardous substances or petroleum or excessive noise, vibration, dust, glare, drainage, erosion or other environmental impacts to surrounding lot or parcel owners.*  
- indicate that the special use permit will expire and need to be renewed every 5 years.  
- indicate internal vehicle circulation  
- Are there any easements?  
-

Denote 60ft ROW along Meridian Rd

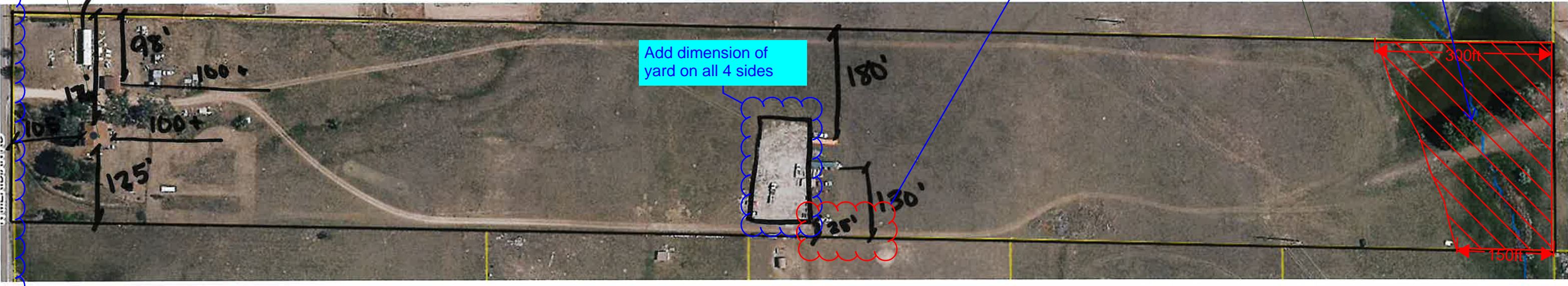
Label residents

25ft setback <50ft required

Include lot dimensions

Indicate 100yr Floodplain area with shading or outline

No longer exists



W N  
E S