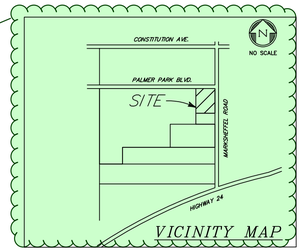
MARKSHEFFEL BUSINESS CENTER FILING NO. 1

A PART OF SECTION 5 IN TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

Please update to reflect current site.



FUTURE PALMER PARK BOULEVARD RIGHT-OF-WAY
(60' ROW)

Please identify the floodplain linetype a little more clearly as it blends in with the other lines.

2'35"W 320.73'

20' PUBLIC UTILITY ESMT.

10' PUBLIC UTILITY EASEMENT (PLATTED)

LANDSCAPE AREA

25' ARTERIAL LANDSCAPE SETBACK

FEMA 100-YEAR FLOODPLAIN

18.5

~~20' MINOR ARTERIAL~~
LANDSCAPE SETBACK

22.0

This line appears to be the 100-yr floodplain, but is not clearly labeled. Please update.

10' PUBLIC UTILITY ESMT.

10' PUBLIC UTILITY AND DRAINAGE EASEMENT (PLATTED)

N36°51'24"W 133.12'

ASPHALT AREA TO REMAIN
41,772 SF

163'

TSN #54050-00-045
MARKSHEFFEL BUSINESS CENTER LLC
22.9-AC
UNPLATTED (ZONED PUD)

NEW CONCRETE CURB

EXISTING FENCE TO REMAIN

OUTDOOR STORAGE AREA USE

EX. CONC. PAD

30'

TSN #54050-01-001
RBNB VENTURE LLC
LOT 1, MARKSHEFFEL BUSINESS CENTER FIL. NO. 1
2.09-AC
EXISTING WAREHOUSE/STORAGE

Please label.

40' PUBLIC UTILITY & DRAINAGE EASEMENT

The existing drainage easement does not appear to be sufficient for channel improvements. Please provide an additional non-exclusive permanent drainage easement as a part of this application to allow the County and/or other entities to be able to complete channel improvements in the future. Please address additional easement in the drainage letter. Recorded easement shall be uploaded into EDARP prior to the approval of this application.

Please make the storage area a little more prominent on the SDP, maybe add it here as well even if it is the same as the 41,772 SF

EAST FORK SAND CREEK

183.64'

N00°32'41"E

239'

LOT 2, MARKSHEFFEL BUSINESS CENTER FILING NO. 1
72,504.37 SF
1.664 ACRES

ASPHALT AREA TO REMAIN
41,772 SF

EX. CONC. PAD

10' NON-ARTERIAL LANDSCAPE SETBACK

N00°32'25"E
290.01'

30'

Please label.

A Joint access easement and maintenance agreement is required as the proposed access of Lot 2 is through Lot 1. Although the lots are under the same ownership and used together, Lot 1 could still be sold in the future and Lot 2 would no longer have legal access here.

THIS AREA TO REMAIN UNDISTURBED
18,636 SF

NEW CONCRETE CURB

EXISTING FENCE TO REMAIN

Please identify all fencing height and opacity.

10' NON-ARTERIAL LANDSCAPE SETBACK

10' PUBLIC UTILITY ESMT.

LANDSCAPE AREA

GATE

10' NON-ARTERIAL LANDSCAPE SETBACK

21.76'

S89°53'34"E 112.49'

S89°53'34"E

Please label. This extends into the ROW. Please verify with DPW if this is permitted and/or if a License Agreement is needed.

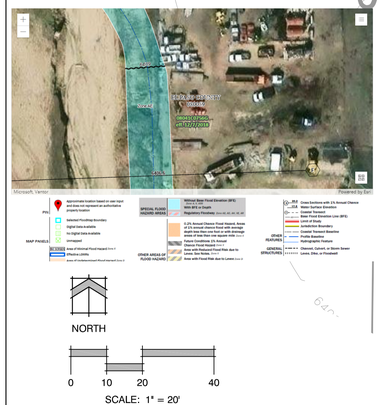
VENTURE STREET
(EXISTING PUBLIC STREET)

ASPHALT

40' SANITARY SEWER EASEMENT

Please include Label: Local 80' ROW

Corresponding note added to the drainage letter. Please contact the regional floodplain administrator, Keith Curtis, regarding this application as the FEMA mapping shows the floodplain outside of the defined channel. Please ask him how to document this in the drainage report and how the FEMA map vs. contour-based floodplain limits should be shown on the SDP and whether there needs to be any clarifying notes in the SDP or drainage letter. Please include any relevant documentation from Keith Curtis in the next submittal.



NORTH

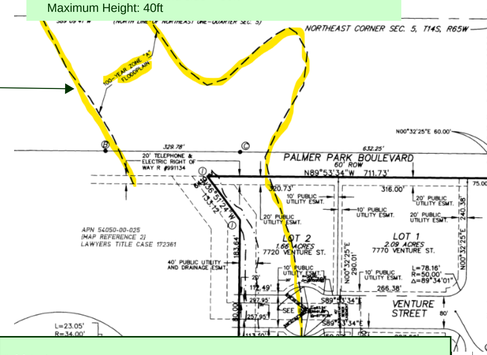
0 10 20 40

SCALE: 1" = 20'

LEGAL DESCRIPTION:

Lot 2 Marksheffel Business Center Filing No. 1

Please add to your summary table:
Current owner w/ contact info.
Business name.
Parcel Number/Tax ID
Zoning District: I-3, CAD-O
Setbacks: front, rear, and side = 30ft
Maximum Height: 40ft



Add Notes:
This Site Development Plan is for Outside Storage associated with the adjacent business (*enter name)* located on Lot 1 of Marksheffel Business Center Fil. No. 1. The associated Site Development Plan approval is PCD File No. PPR05010.

No structures are proposed as part of this Site Development Plan.

No parking is located on this Site Development Plan due to the association with the adjacent business and Site Development Plan (PPR05010). All parking shall be located on the business property. No off-site parking shall be permitted.

- There will be no storage of inoperable vehicles or equipment.

- Storage will not be stacked or stored in a way that will exceed the height of the fence. (Not including *operable* vehicles/equip.)

- No lighting is proposed as part of this Site Development Plan.

- There will be no tire recycling or disposal on site.

- Prior to commencing earthwork in the 100-yr floodplain, there shall be coordination with the Regional Floodplain Management Office for a floodplain development permit.

- Compliance with the International Fire Code regarding "Tire Rebuilding and Tire Storage" shall be adhered to at all times. Verification of this compliance shall be obtained from the Falcon Fire Protection District, as required.

- THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 203232448, OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.

Please review Falcon Fire Protection District's EDARP comment. Provide internal access road/route turning radius verification. I think this would be best addressed with a "Page 2" that shows the access path from Venture St, through Lot 1, and then within Lot 2.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*. *33' inside and 53' outside radius. Resubmit the site plan showing the turning radius.*

For questions:

Lieutenant/Fire Marshal
Email: ckauffman@falconfirepd.org

Curtis L. Kauffman
Cell #: 719-641-2139

PPR2627

El Paso County File # PPR????

Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

MARKSHEFFEL BUSINESS CENTER
7720 VENTRUE STREET
COLORADO SPRINGS, CO 80951

Project Number
26.205

Date
9/16/2026

Drawn By
DBN

Checked By
YOW

1 of 1
SITE PLAN