



# INDIAN SPRINGS INDUSTRIAL CENTER

1

3

S 89°41'53"E  
425.54'

229.20'

196.34'

5' SIDE LOT PUBLIC UTILITY AND DRAINAGE EASEMENT  
10' LANDSCAPE SETBACK

5' SIDE LOT PUBLIC UTILITY AND DRAINAGE EASEMENT

50' BUILDING SETBACK

D=45°55'18"  
R=440.00'  
T=186.41'  
L=352.65'

WAYNOKA ROAD

LOT 1  
133,541 SF.

LOT 2  
66,008 SF

CIMARRON SERVICE CENTER SUB.

LAKESHORE INDUSTRIAL PARK

THIS TENANT SPACE WITHIN THE BUILDING NEEDS A SPECIAL USE PERMIT FOR AUTOMOTIVE REPAIR

THESE THREE TENANT SPACES WITHIN THE BUILDING NEED SPECIAL USE PERMITS FOR AUTOMOTIVE REPAIR

D=35°58'37"  
R=170.00'  
T=55.20'  
L=106.75'

LAKE SHORE CT.

N 82°03'16"W  
270.00'



4 VICINITY MAP

LEGAL DESCRIPTION:  
LOTS 1 AND 2, CIMARRON SERVICE CENTER SUB. LOCATED IN EL PASO COUNTY, COLORADO

LAND USE	AREA	%
BUILDING COVERAGE	50,895 SF	25.5
PAVING (IMPERVIOUS SURFACES)	111,691 SF	60.0
LANDSCAPING/OPEN SPACE (NON-IMPERVIOUS)	36,963 SF	18.5
TOTAL	199,549 SF	100.0

EXISTING ZONING: I-2  
PROPOSED USE: WAREHOUSE/STORAGE  
PROPERTY OWNER:  
CRAIG REAL ESTATE INVESTMENTS LLC  
4735 CENTENNIAL BOULEVARD COLORADO  
SPRINGS CO 80919

3 SITE DATA

**YERGENSEN, OBERING & WHITTAKER**  
A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING  
115 S. Weber Colorado Springs, Colorado 475-8133

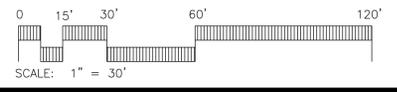
Structural: n/a  
Electrical: n/a  
Mechanical: n/a  
Plumbing: n/a

**Cimarron Service Center**  
**2283 Waynoka Rd.**  
El Paso County, Colorado

Site No.: 08.000  
Directory: Waynoka Rd.  
File: L-1  
Drawn By: otn  
Date: 5-23-2008  
Revised: 12-10-2018

DRAWING NO.  
**SP1**  
SITE PLAN  
Sheet 1 of 1

21 SITE PLAN



SCALE: 1" = 30'

PCD File No. AL1826