



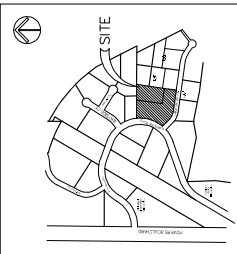
YERGENSEN, OBERING & WHITTAKER  
 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING  
 115 S. Weber Colorado Springs, Colorado 475-8133

Structure:  
 Elevation:  
 Mechanical:  
 Plumbing:  
 Electrical:

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

DATE: 09/05/2019  
 TIME: 10:00 AM  
 DRAWN BY: J. RANGEL  
 CHECKED BY: J. RANGEL  
 PROJECT NO: 190017

SHEET NO. SP1  
 SITE PLAN  
 SHEET 1 OF 1



4 VICINITY MAP

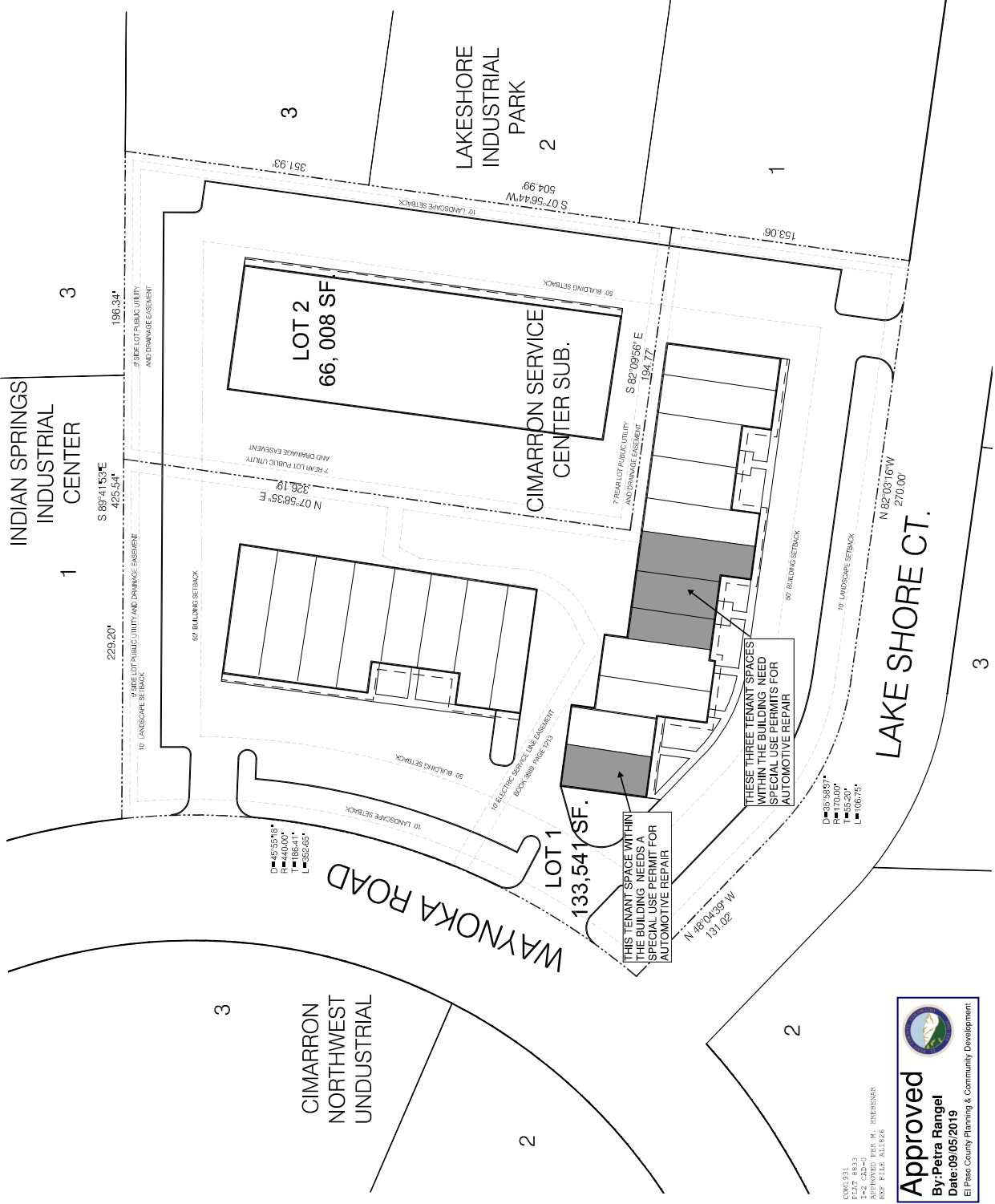
LEGAL DESCRIPTION:  
 LOTS 1 AND 2, CIMARRON SERVICE CENTER SUB. LOCATED IN EL PASO COUNTY, COLORADO

LAND USE	AREA	%
BUILDING COVERAGE	50,895 SF	25%
PAVING (PERMISSIBLE SURFACES)	111,691 SF	55%
LANDSCAPE/OPEN SPACE (NON-PERMISSIBLE)	36,595 SF	18%
TOTAL	199,181 SF	100%

EXISTING ZONING: P2  
 PROPOSED USE: WAREHOUSE STORAGE

PROPERTY OWNER:  
 INVESTMENTS LLC  
 4735 CENTER BLVD. BOULDER, COLORADO  
 SPRINGS CO. 80919

3 SITE DATA



SCALE: 1" = 30'  
 PCD File No. AL18926

2 SITE PLAN



Approved  
 By: Petra Rangel  
 Date: 09/05/2019  
 El Paso County Planning & Community Development

COMPLIANT:  
 F.D.A.C. #B33  
 I-2, C.A.B.-O  
 APPROVED BY: J. RIEBERER  
 RES. FILE# 462624



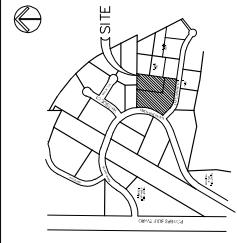
**YOW ARCHITECTS**  
 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING  
 115 S. Weber Colorado Springs, Colorado 475-8133

Structure: \_\_\_\_\_  
 Elevation: \_\_\_\_\_  
 Mechanical: \_\_\_\_\_  
 Plumbing: \_\_\_\_\_  
 Electrical: \_\_\_\_\_

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

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

**SP1**  
 SITE PLAN  
 Sheet 1 of 1



**4 VICINITY MAP**

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

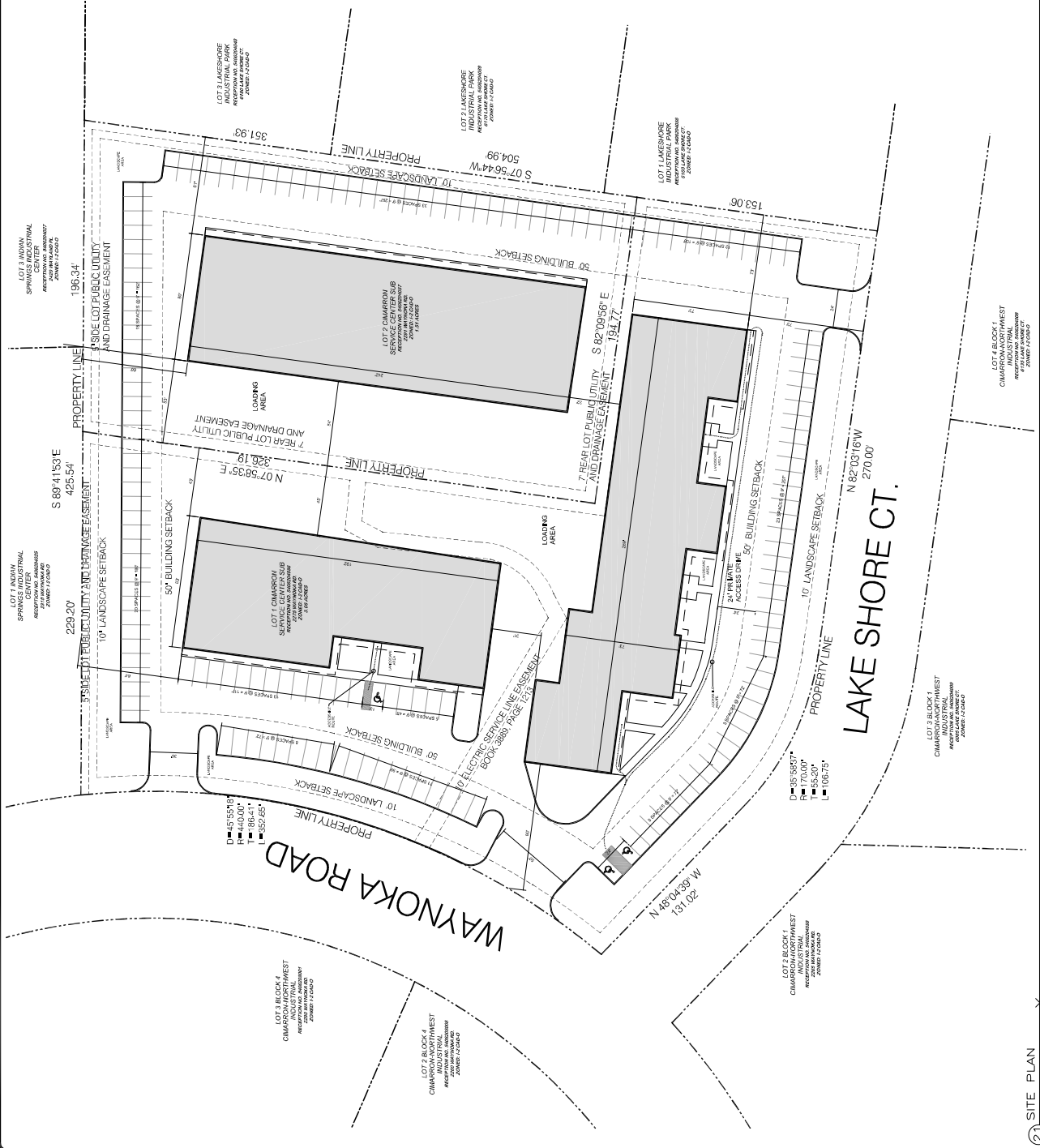
LANDUSE	AREA	%
BUILDING COVERAGE	50,893 SF	25%
PAVING (PERVIOUS SURFACES)	111,681 SF	55%
LANDSCAPE/OPEN SPACE (NON-PERVIOUS)	36,965 SF	18%
TOTAL	199,539 SF	100%

**EXISTING ZONING:** P-CAPO  
**PROPOSED USE:** OFFICE /WAREHOUSE/RETAIL  
**PROPERTY OWNER:** INVESTMENTS, LLC  
 4733 CENTER BLVD, SUITE 1000, COLORADO SPRINGS, CO 80919

**3 SITE DATA**

**PARKING**  
 100 spaces (40 required)  
 100 required  
 100 provided

The architect responsible for this plan has provided information with all current information known to him or her. It is the responsibility of the client to verify the accuracy of the information provided. The architect is not responsible for any errors or omissions that may occur in the construction of the project.



**2) SITE PLAN**



SCALE: 1" = 30'

File No. COM-19-031