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### Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name David Smallidge 719.660.3522 david.smallidge@gmail.com  
Cindy Smallidge 719.351.3570 movnon7@hotmail.com

Contractor Name Josh Peek J&B Const. 719.214.2383 joshpeekrodeo@gmail.com

Property Address 6275 N. Meridian Road Peyton Co 80831

Zoning RR-5 Parcel Number 4318000028 Legal Description Attached

Proposed Structure & Use 60x40 Steel Bldg - Events Center New Structure sq. ft. 2400

Lot sq. ft. 122,500 Existing + new structure sq. ft. 2400 % Lot coverage 2% New Structure height 25'6"

All Site Plans **MUST** include the following **LEGIBLE** minimum standards and drawn to a scale determined by applicant:

- Lot configuration and boundary measurements
- All streets, roads, or highways adjoining the property
- Dimensions & square footage of existing and proposed structures
- Building location with reference to distance from property lines
- Location of NO-BUILD areas, watercourses, drainage facilities
- Building setbacks, highways or rights-of-way
- Location of easements, driveway(s), well and septic system
- Contours if slope is greater than 10%
- Building coverage calculation (% of lot coverage)

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any Driveway onto a County road, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

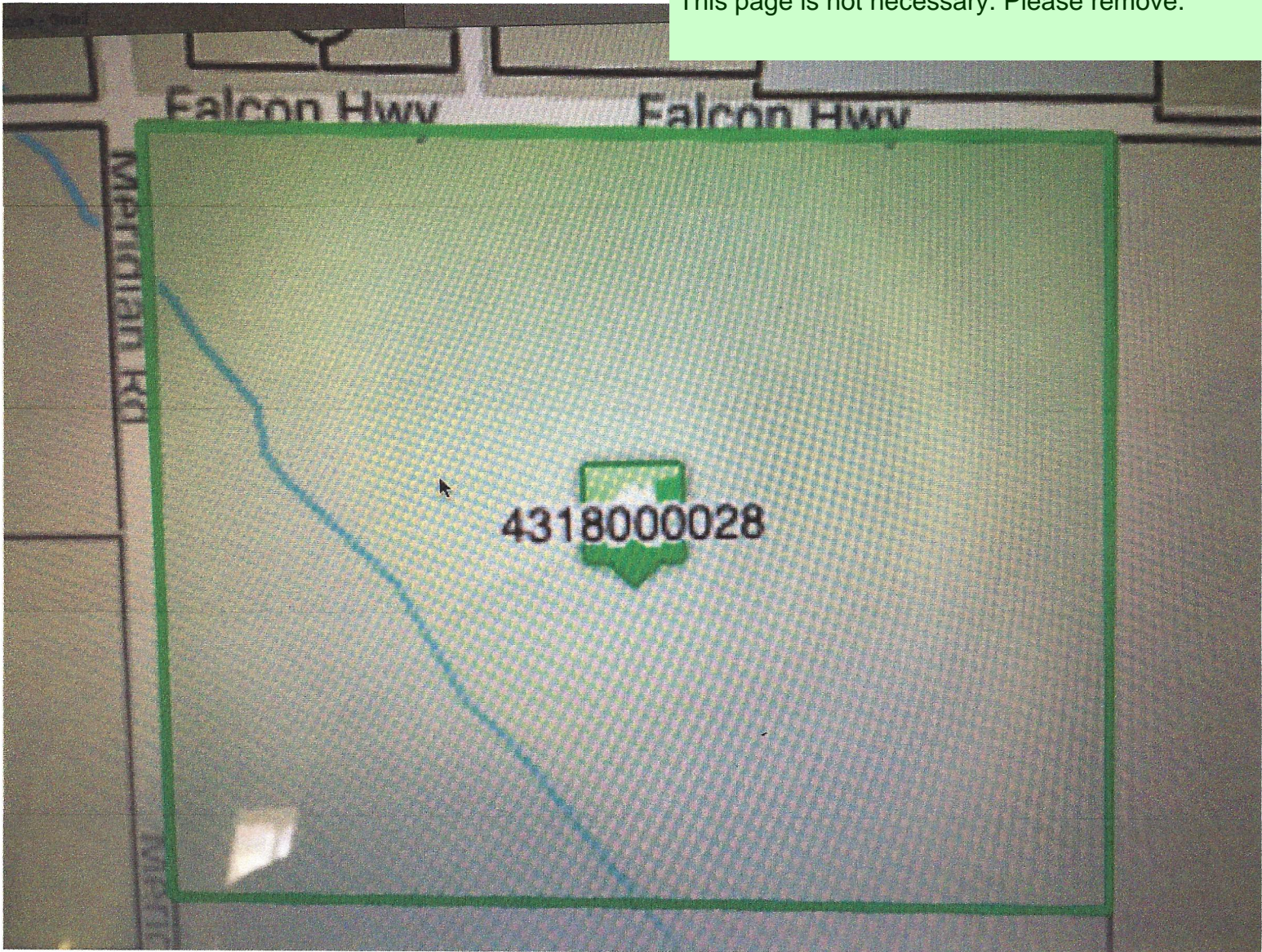
Fees are payable at the time of submittal and are **NON-REFUNDABLE**, regardless of approval or denial  
Site Plans may be **delayed or denied** if information is omitted. **APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Signature David/Cindy Smallidge Date 6.30.2020

Office Use

Plat No. \_\_\_\_\_ Note: \_\_\_\_\_







STILL WATERS RANCH, LLC  
EVENTS CENTER  
11955 FALCON HWY  
PEYTON CO 80831-8161

MARCH 4, 2020

PARCEL 4318000028  
6275 N MERIDIAN RD  
LOCATED ON THE SE CORNER OF FALCON HWY AND MERIDIAN RD

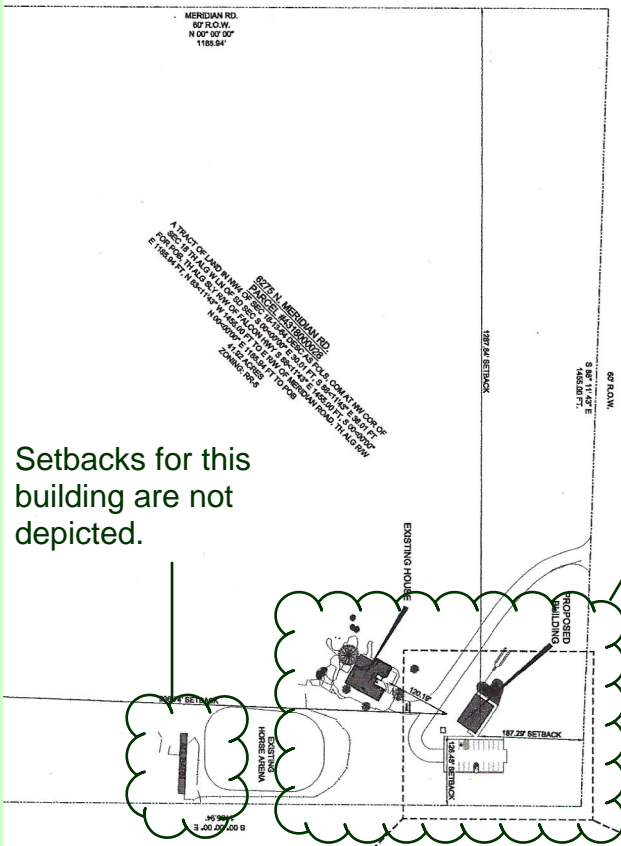
LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF SAID SECTION 18, THE BEARING OF WHICH IS ASSUMED TO BE S 0 DEGREES 00 MINUTES 00 SECONDS E, 30.01 FEET; THENCE DEPARTING SAID WEST LINE S 88 DEGREES 11 MINUTES 43 SECONDS E, 30.01 FEET TO THE POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE FALCON HIGHWAY AND PARALLEL TO THE NORTH LINE OF SAID SECTION 18, S 88 DEGREES 11 MINUTES 43 SECONDS E 1455.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, S 0 DEGREES 00 MINUTES 00 SECONDS E, 1185.94 FEET; THENCE N 83 DEGREES 11 MINUTES 43 SECONDS W, 1455.00 FEET TO THE EAST RIGHT OF WAY LINE OF MERIDIAN ROAD, THENCE ALONG SAID RIGHT OF WAY N 0 DEGREES 00 MINUTES 00 SECONDS E, 1185.94 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO

Please include the following elements:

- Existing land uses and zoning on the property and within 500 feet of the boundary.
- Adjoining property ownership.
- Existing easements.
- Location, height, and dimensions of each existing and proposed structure within the development and the uses to be contained therein.
- Proper building setbacks and building area with reference to property lines, highways, or street rights-of-way.
- Location of watercourses and other natural and historic features.
- General locations of existing and proposed landscaping.
- Locations of all components of outside storage (if any).
- Location of all proposed uses, structures, and other natural or man made features and relationship of uses, structures, and features to internal and adjoining uses, structures, features, landscaping and transportation facilities.

The scale of this drawing is inadequate to properly evaluate. Please either provide a larger page size or a closer scale.

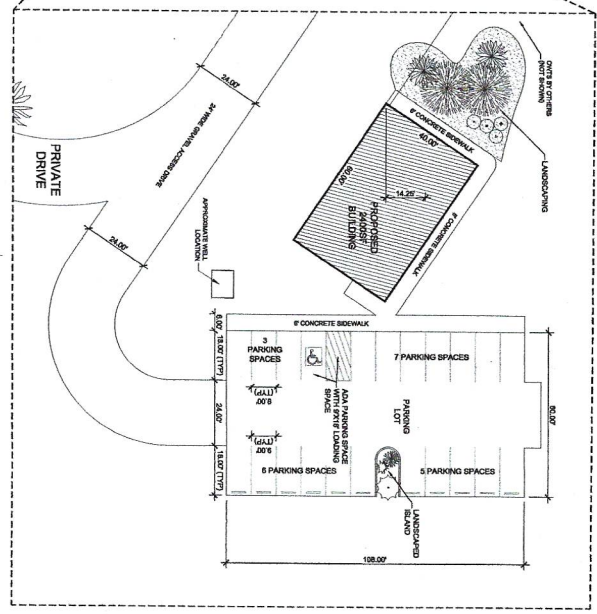
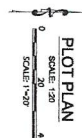
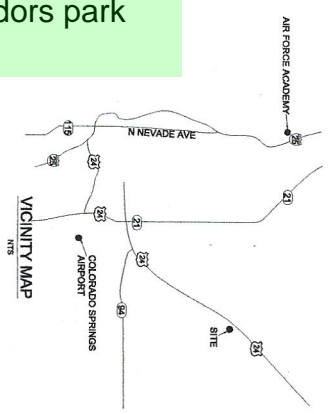


Setbacks for this building are not depicted.

Existing and proposed setbacks need to be clearly depicted from the closest corner of building to the property line

**WEDDING VENUE**  
**FOR DAVID AND CINDY SMALLIDGE**  
 6275 N. MERIDIAN ROAD  
 CITY OF PEYTON  
 EL PASO COUNTY, COLORADO

Where will vendors park and locate?



SITE PLAN  
 C1

PROJECT NUMBER:	2020-0009-A
DRAWN BY:	
REVIEWED BY:	
DATE:	
ISSUE RECORD:	

**WEDDING VENUE FOR DAVID & CINDY SMALLIDGE**  
 6275 N MERIDIAN RD, PEYTON, CO 80831

**CONCEPTUAL NOT FOR CONSTRUCTION**

1910 ASPEN CIRCLE  
 PUEBLO, CO 81008  
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 DKRENE@DKENGINE.COM



