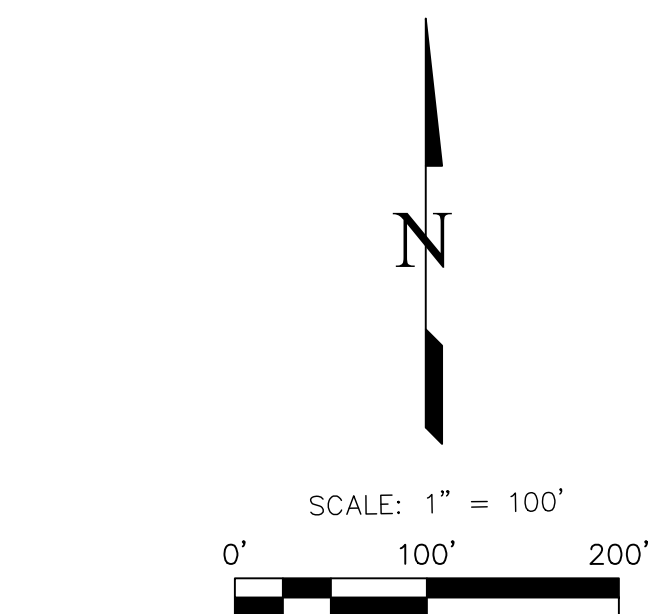


SITE DEVELOPMENT PLAN
A PORTION OF SOUTHWEST QUARTER OF SECTION 33, AND SOUTHEAST QUARTER
SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST, 6TH P.M.
IN EL PASO CNTY, COLORADO

NTS
VICINITY MAP



	TRAFFIC SIGN
	TELEPHONE PEDESTAL
	FOUND SURVEY MONUMENT
	YARD WATER SPICKET
	UTILITY POLE
	OVERHEAD ELECTRIC LINE
	WOOD PRIVACY FENCE
	WIRE FENCE

OWNER:
DISTINCTIVE MARINE CO.
P.O. BOX 9732, COLORADO SPRINGS CO 80932-0732
4233000004
ZONING: A-35

AARON L. AND TANISHA R. SMITH
13925 E. U.S. HIGHWAY 24, FALCON, CO, 80831-8407
4233001001

Lot 1, SUN PRAIRE SUBDIVISION FILING NO. 1 (Reception no. 207712704 El Paso County, Colorado records). Contains 26.74 Acres +/-

EXISTING ZONE: PUD

PROPOSED ZONE: CS – COMMERCIAL SERVICES

OWNER:
STORE MASTER FUNDING VIII LLC
100 BIG R ST., PUEBLO CO 81001
4233001002
ZONING: A-5, A-35

OWNER:
MAHNCKE FAMILY PARTNERSHIP, NO. 3 LTD
126 W. CARAMILLO ST., COLORADO SPRINGS,
CO 80907-7316
42330000012
ZONING: A-35

OWNER:
DANIEL S. FERGUSON
13202JUDGE ORR RD., FALCON CO, 80831-8401
42000000264
ZONING: A-35

FND. 2.5"O.D.
ALUM CAP MON

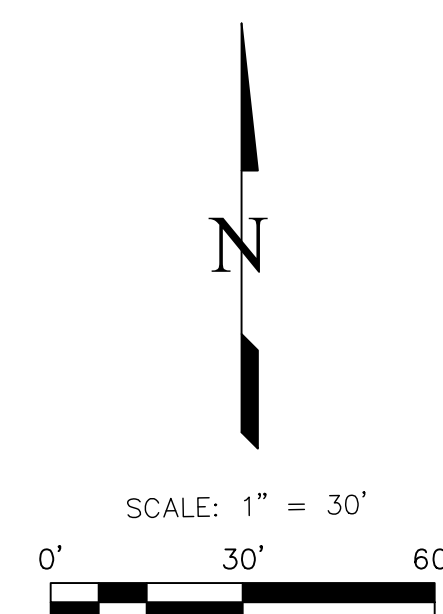
ZONE A
PER F.E.M.A.
F.I.R.M. MAP 08041C05545
EFFECTIVE DATE 12/07/2018

OWNER: PHILS BOYS FALCON LLC
6547 N. ACADEMY BLVD STE. 69, COLORADO SPRINGS CO 80918
42330000027
ZONING: RVP

OWNER:
PHILS BOYS FALCON LLC
6547 N. ACADEMY BLVD, COLORADO SPRINGS CO 80918-8342
4200000249
ZONING: PUD

OWNER:
FAITH PROPERTIES LLC
P.O. BOX 282, MANITOU SPRINGS CO 80829
42330000028
ZONING: A-35

CESSNA DRIVE
(PRIVATE) —



CALL BEFORE YOU DIG . . .

811



DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND WASTEWATER

[illegible]

H Scale:	XX
V Scale:	XX
Designed By:	N/A
Drawn By:	HFV
Checked By:	DLK
Date:	12/12/2025



**BRANDING IRON TRAILERS
SITE DEVELOPMENT PLAN**
Lot 1, SUN PRAIRIE SUBDIVISION FILING NO. 1 (Reception
No. 207712704, El Paso County, Colorado records),
in El Paso County, Colorado

Project No.:	25044
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1 of 1