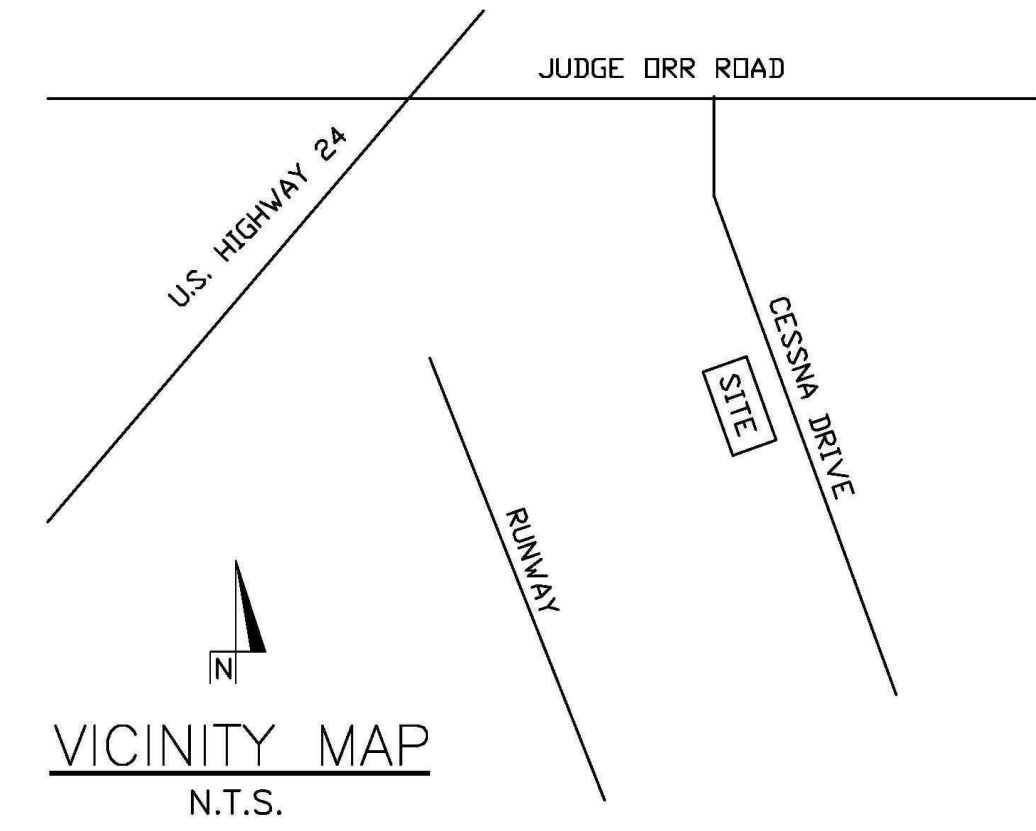
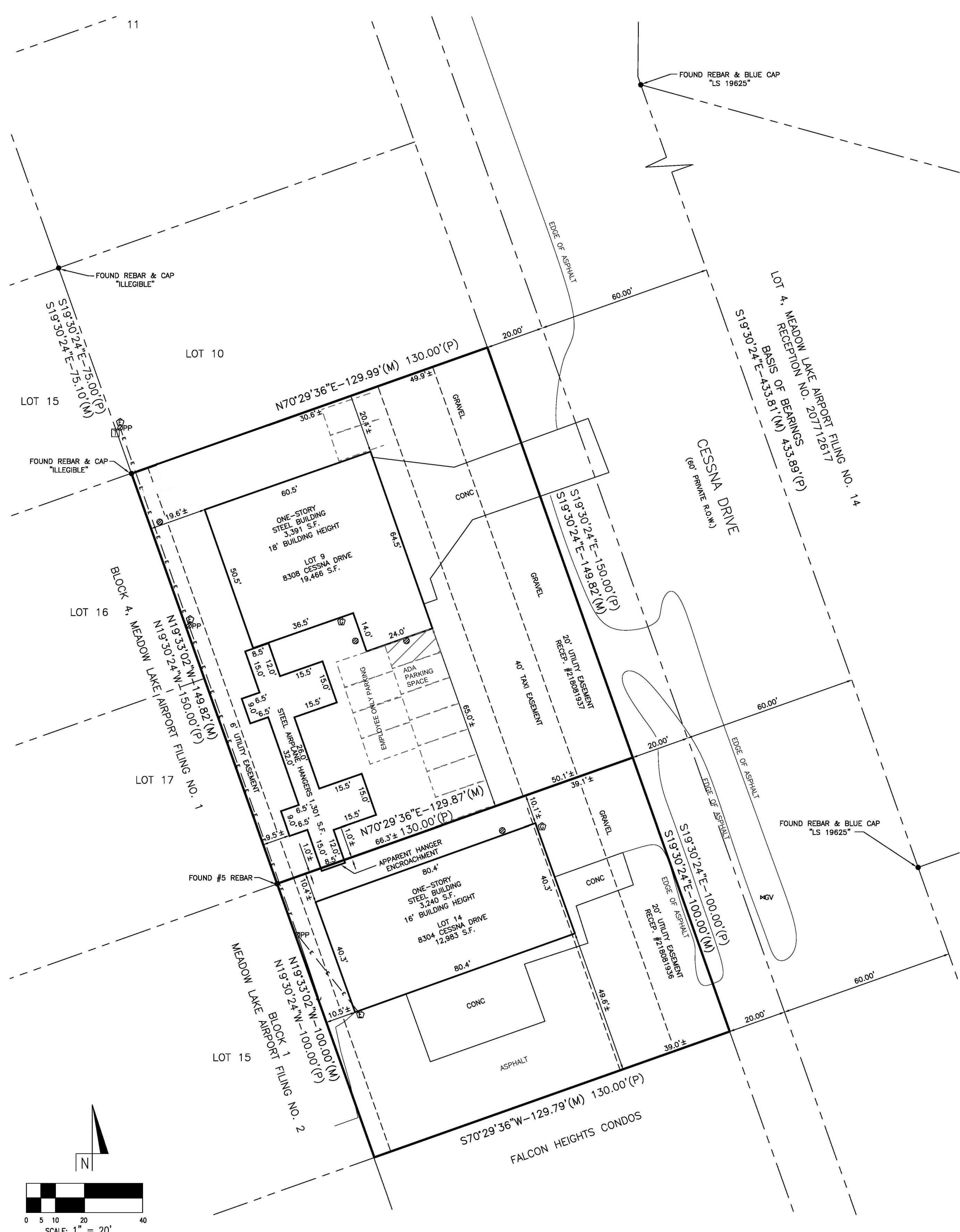


# 8308 CESSNA DRIVE VARIANCE OF USE SITE PLAN



**LEGEND**

—	BOUNDARY LINE
(P)	PLATTED LOT LINE
(M)	MEASURED LOT LINE
- - - -	EASEMENT LINE
- - - -	ADJACENT LOT LINE
●	FOUND AS SHOWN
□	TELEPHONE PEDESTAL
— e — e — e —	ELECTRIC LINES
⊕	ELECTRIC METER
⊕PP	POWER POLE
→	GUY WIRE
⊕	GAS METER
⊕GV	GAS VALVE
⊕	4" PVC CLEANOUT
□	18' X 9' PARKING SPACE

**LEGAL DESCRIPTION:**

A portion of the Northwest One-quarter (NW1/4), Section 4, Township 13 South (T13S), Range 64 West (R64W) of the 6TH P.M. Lot 9, Block 4, Meadow Lake Airport Filing No. 1 & Lot 14, Block 1, Meadow Lake Airport Filing No. 2 City of Colorado Springs, County of El Paso, State of Colorado.

**GENERAL INFORMATION**

PROPERTY ADDRESS: 8308 & 8304 Cessna Drive  
 PARCEL NUMBER: 4304002087, 4304002058  
 ZONING: R-4, GA-O  
 LOT COVERAGE: 24%

**PARKING REQUIREMENT:**  
 1 space per employee on maximum shift, plus 3 spaces per bay or stall  
 -Employees: 3  
 -Number of bays: 3  
 Total parking required: 12 spaces  
**PARKING PROVIDED:** 12 spaces

**REQUEST:**  
 1. Request approval of a variance of use to allow a "Commercial Vehicle Repair Garage" in the R-4, GA-O zone. Section 1.15 of the Land Development Code defines Commercial Vehicle Repair Garage as: "An establishment used for the care or repair of passenger vehicles and light trucks, including major or minor work such as paint, body and fender work or engine and transmission overhaul and incidental storage or parking of repaired vehicles, but excluding the dismantling of wrecked vehicles and the storage of junk vehicles."  
 2. Request to remove the following plat restriction: "The property shall be restricted to uses pertaining to hangars and aircraft."

NO.	REVISION/ISSUE	DATE

SUND ESTATE MANAGEMENT CORP  
 8308 CESSNA DRIVE  
 PEYTON, CO 80831  
 (719) 440-8189  
 essy@accufixco.com



PROJECT NO. VA24	SHEET 1 of 1
DATE 7/9/24	
PREPARED NR	APPROVED CAD

