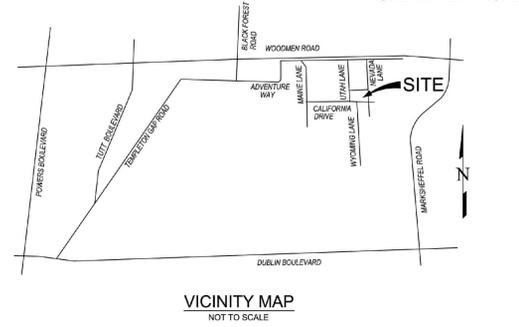


**PROPERTY DESCRIPTION**  
 PARCEL A: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: THE SOUTHERLY 430 FEET OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 8 LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1290 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.87 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1290 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. PARCEL B: A NON-EXCLUSIVE RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS OVER A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, LOCATED 786.51 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTHERLY ON A STRAIGHT LINE A DISTANCE OF 1320 FEET, MORE OR LESS.



**LEGEND**  
 PROPERTY TAX ID: 53080-00-0074  
 ZONE RR-5 CAD-O  
 PROPERTY ADDRESS: 7280 NEVADA LANE  
 LOT AREA: 5.4 AC  
 CURRENT LAND USE: RESIDENTIAL AND LANDSCAPE MATERIALS AND EQUIPMENT YARD (CONTRACTORS YARD)  
 PROPOSED LAND USE: CONTRACTORS YARD WITH OUTSIDE STORAGE OF LANDSCAPE MATERIALS AND EQUIPMENT, OFFICE

REQUEST: VARIANCE TO ALLOW FOR CONTRACTORS YARD IN RR-5 CAD-AO (PCD FILE NO. VA-21-002)

OWNER: GREENER PASTEURS LLC  
 4450 MARK DABLING BLVD  
 COLORADO SPRINGS, CO 80907-4210

- NOTES:**
1. OUTSIDE STORAGE SHALL BE SCREENED BY A SOLID FENCE 6 FEET IN HEIGHT OR ANY COMBINATION OF BERMING, SHRUBS, TREES, FENCING OR WALLS WHICH WILL PROVIDE AT MATURITY A MINIMUM OF 6 FEET OF HEIGHT AND 100% OPAQUE SCREENING. EXISTING FENCING, EXCEPT WHERE NOTED, IS WELDED PIPE FENCING, AND SHALL HAVE A FABRIC OR OTHER MATERIAL ATTACHED AS SCREENING MATERIAL IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDSCAPE CODE. OTHER FENCING ON SITE WHERE NOTED IS 6' OPAQUE CEDAR FENCE. SCREENING SHALL BE MAINTAINED ALONG THE ENTIRE PERIMETER OF THE SITE
  2. NO NOISE SHALL BE GENERATED AT ANY TIME THAT EXCEEDS FEDERAL, STATE OR LOCAL NOISE ORDINANCES.
  3. SITE LIGHTING SHALL BE DOWNWARD SHIELDED AND NO LIGHT BEAMS SHALL ESCAPE THE BOUNDARIES.
  4. A PARKING PLAN WHICH MEETS THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE IS SHOWN ON THIS PLAN AND MAY BE MODIFIED AT THE TIME OF THE SITE DEVELOPMENT PLAN REVIEW TO MEET ANY FURTHER REQUIREMENTS. ALL PARKING SHALL OCCUR ON SITE.
  5. A DRIVEWAY WAIVER FOR ALL 3 DRIVEWAYS SHOWN ON THIS PLAN HAS BEEN REQUESTED AND APPROVED BY EL PASO COUNTY.

**PARKING TABLE:**

PROPOSED OFFICE: 2000 SF @ 1 / 200 SF = 10 REQ.  
 STORAGE/WAREHOUSE: 7882 SF @ 1 / 1000 = 8  
 WORK BUILDING (CONTRACTOR'S YARD) 3160 SF @ 1 / 750 SF = 4  
 TOTAL REQ = 22  
 ACCESSIBLE (HC) : 1 REQ.  
 PARKING PROVIDED: 32 INCLUDING 1 HC

**NOTES:**

1. EXCESS PARKING IS PROVIDED FOR FLEET VEHICLES.
2. PARKING AND VEHICLE MANEUVERING AREAS EXCEPT AS NOTED ARE GRAVEL SURFACES.

**LEGEND:**

---	R.O.W. RIGHT-OF-WAY
---	AREA NOT INCLUDED IN THIS SURVEY
○	CLEANOUT
○	UTILITY POLE
□	CABLE TELEPHONE BOX
+	SIGN
○	LIGHT POLE
○	TELEPHONE PEDESTAL
⊕	ELECTRIC UTILITIES
▭	CONCRETE
○	WATER WELL
⊕	WATER SPIGOT
⊕	GUY WIRE ANCHOR
⊕	GUY POLE
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING FENCE
---	OVERHEAD ELECTRIC LINE
---	EASEMENT LINE
---	WATER LINE
---	GAS LINE
---	ELECTRIC LINE

SEE SHEET 1 FOR BOUNDARY MONUMENTATION

# WEISBURG LANDSCAPE MAINTENANCE EAST

7280 NEVADA LANE  
 PCD FILE NO. VA-21-002

*D.D. Greer Design Studio*  
 13075 Sunny Slope Rd. Falcon, CO 80831  
 (719) 499-3874 deb.j.greer@gmail.com

Revised 04-2022  
 Revised 03-2022  
 Revised 10-2021  
 County Comments DebG

Drawn By: Deb G  
 Checked By: Deb G  
 Date: 04-17-2021  
 Sheet 1 of 1