

PROPERTY DESCRIPTION:
PARCEL A: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 IN 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 279.67 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.

5308000129
A-5 CAD-O

MOUNTAIN SPRINGS CHURCH

RELIGIOUS INSTITUTION

5308000007
RR-5 CAD/O

BSK INVESTMENTS LLC

CONTRACTORS YARD

5308000148
RR-5 CAD/O

SALAZAR ANTHONY D

RESIDENTIAL

5308000028
RR-5 CAD/O

CIBOROWSKI PHILIP B REV TRUST

RESIDENTIAL

5308000082
RR-5 CAD/O

WOODMEN-UTAH LLC C/O VANTAGE HOMES

5308000027
RR-5 CAD/O

WINDWALKER VENTURES LLC

RESIDENTIAL

5308000079
RR-5 CAD-O

DRIVER, LARRY D AND BEATRICE J

RESIDENTIAL

5308000024
RR-5 CAD/O

SEDLAK, JOHN ET AL

RESIDENTIAL

5308000002
RR-5 CAD/O

WOODMEN-UTAH LLC C/O VANTAGE HOMES

CONTRACTOR'S YARD ASPHALT COMPANY

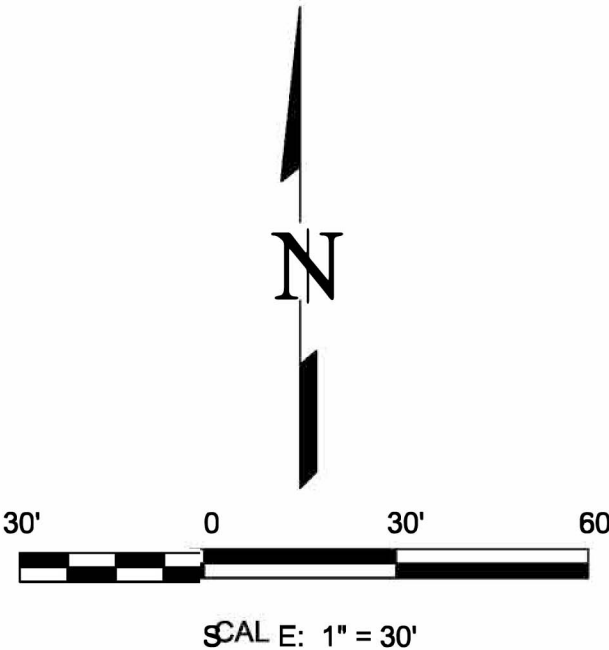
Please initiate a driveway access application to obtain a driveway access waiver for both driveways. Please contact Petra Rangel at petrangel@elpasoco.com for more assistance if necessary.

Please delineate gravel areas that are existing and proposed.

check criteria for parking in chapter 6 (alternative parking ratio) per # of the LDC the PDC director can approve
please provide reasoning for needing alternative parking plan in letter of intent

add legend to site plan

VICINITY MAP
NOT TO SCALE



LEGEND

PROPERTY TAX ID: 53080-00-0074
ZONE: RR-5 CAD-AO
PROPERT ADDRESS: 7280 NEVADA LANE
LOT AREA: 5.4 AC
CURRENT LAND USE: RESIDENTIAL AND LANDSCAP MATERIALS AND EQUIPMENT YARD (CONTRACTOR'S YARD)
PROPOSED LAND USE: CONTRACTOR'S YARD WITH OUTSIDE STORAGE OF LANDSCAPE MATERIALS AND EQUIPMENT, OFFICE

REQUEST: VARIANCE TO ALLOW FOR CONTRACTOR'S YARD IN RR-5 CAD-AO

OWNER:
GREENER PASTEURS LLC
7280 NEVADA LN
4450 MARK DABLING BLVD
COLORADO SPRINGS CO 80907-4210

PROJECT NAME
WEISBURG LANDSCAPE MAINTENANCE EAST
7280 NEVADA LANE

PRESENTED BY:
D.D. Greer Design Studio
Urban Planning and Landscape design
13075 Sunny Slope Rd., Peyton, CO 80831
(719) 499-3874 deb.j.greer@gmail.com

Please add the following:
"PCD File No. VA-21-002".

Drawn By: DebG
Chkd by: DebG
Date: 04-17-2021