

**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 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 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  
CONTRACTOR'S 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

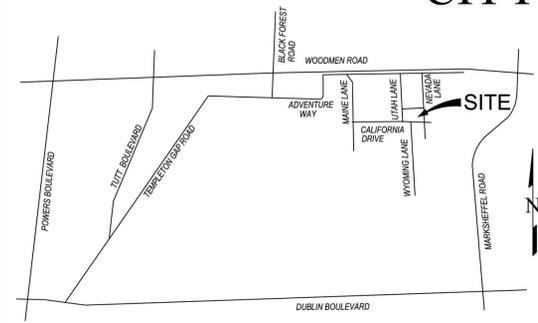
5308000002  
RR-5 CAD/O  
  
WOODMEN-UTAH LLC C/O VANTAGE HOMES  
CONTRACTOR'S YARD ASPHALT COMPANY

5308000076  
RR-5 CAD/O  
  
DAVIDSON, WILLIAM AND LISA  
RESIDENTIAL

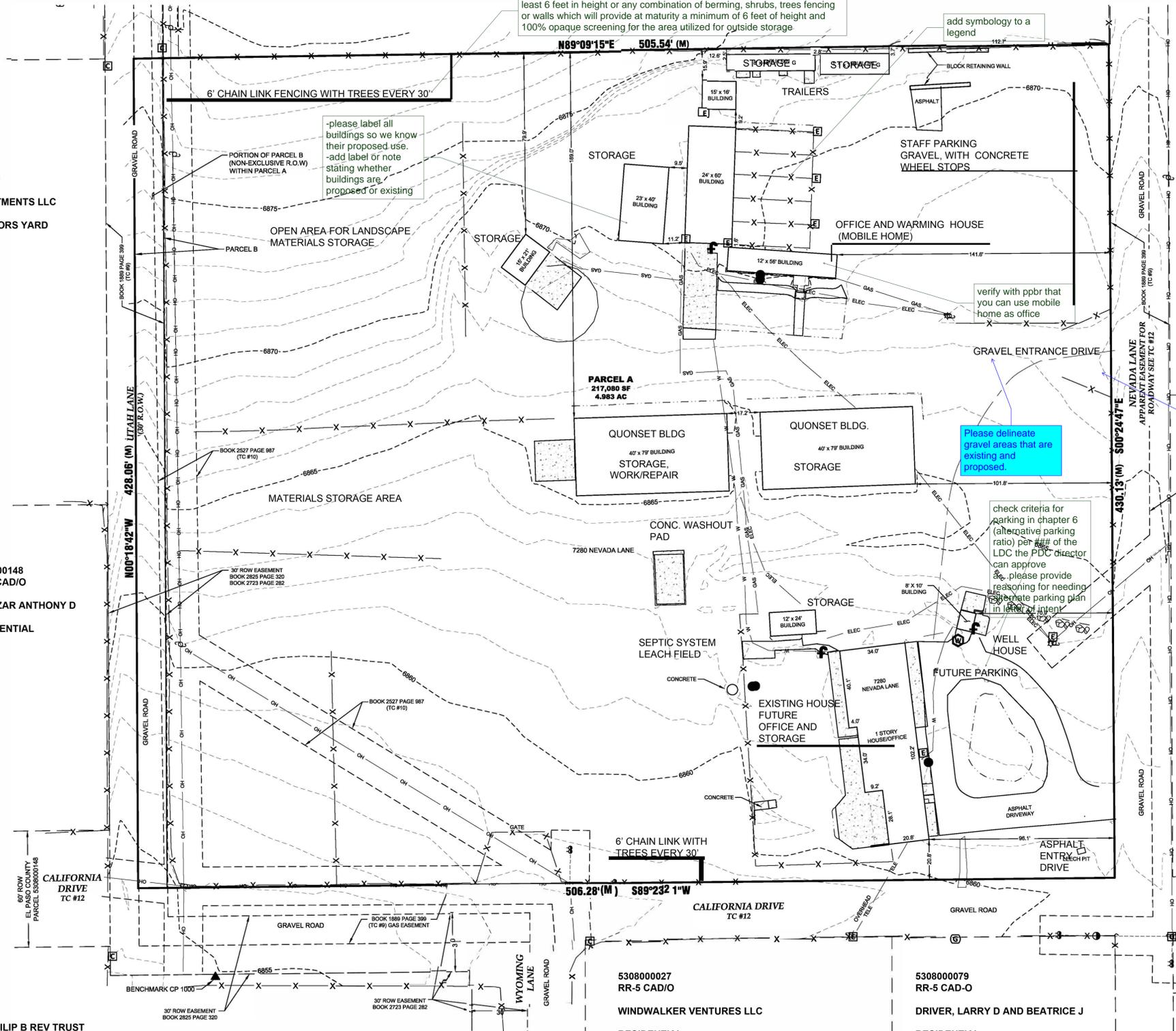
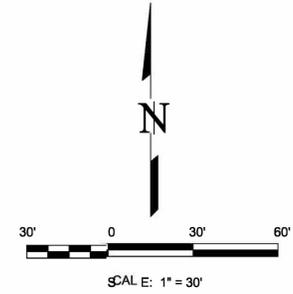
5308000027  
RR-5 CAD/O  
  
WINDWALKER VENTURES LLC  
RESIDENTIAL

5308000079  
RR-5 CAD-O  
  
DRIVER, LARRY D AND BEATRICE J  
RESIDENTIAL

5308000024  
RR-5 CAD/O  
  
SEDLAK, JOHN ET AL  
RESIDENTIAL



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 LANDSCAPE 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\*

NO.	REVISIONS	DESCRIPTION	DATE

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