

Provide site plan with improved detail

Show the frontage access road.

Number all the storage yards

LOT 1
CLEARWAY NO. 1
OWNER: TORQUE ENTERPRISES

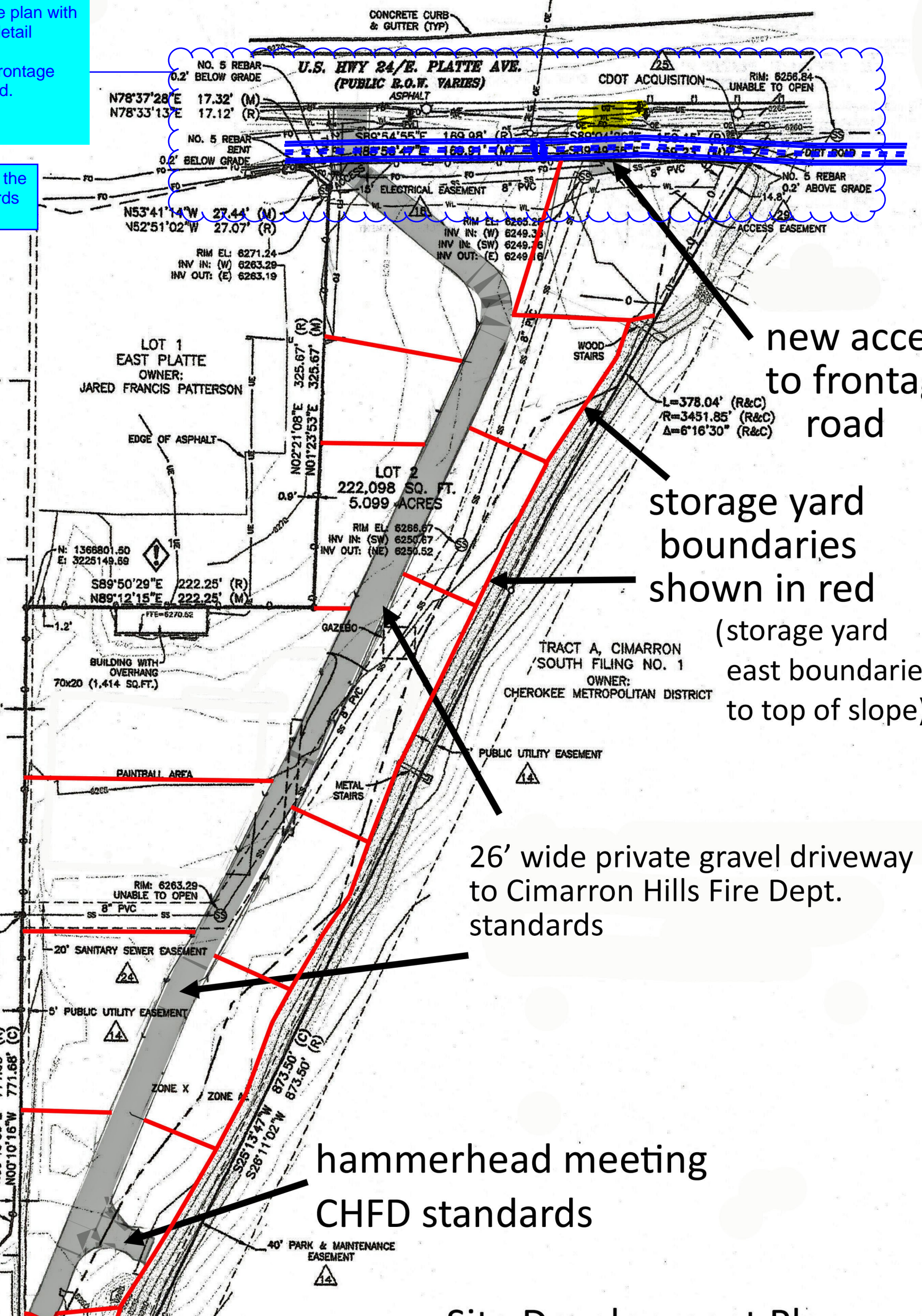
LOT 2
CLEARWAY NO. 3
OWNER: TORQUE ENTERPRISES LLC

LOT 3
CLEARWAY NO. 3
OWNER: TORQUE ENTERPRISES LLC

LOT 4
CLEARWAY NO. 3
OWNER: NIELSEN PROPERTIES LLC

LOT 4
CLEARWAY NO. 2
OWNER: URBAN PROPERTIES LLC

LOT 5
CLEARWAY NO. URBAN
OWNER: TRENTON B. URBAN



new access to frontage road

storage yard boundaries shown in red (storage yard east boundaries to top of slope)

26' wide private gravel driveway to Cimarron Hills Fire Dept. standards

hammerhead meeting CHFD standards

General notes:

A site development plan will be required after approval of the Special Use Permit and before initiating the Contractors Equipment Yard Use Type (Table 5-1) showing how the property will comply with the following standards.

- Section 6.2.1 - Fences, Walls, & Hedges
- Section 6.2.2 - Landscape Requirements
- Section 6.2.3 - Lighting
- Section 6.2.5 - Parking, Loading, & Maneuvering
- Section 6.2.10 - On-Premise Signs

These standards do not need to be included for the special use permit application but will need to be shown on the Site Development Plan.

Site Development Plan Special Use for Contractor's Equipment Yard Lot 2 E. Platte Subdivision

Map is based upon
TA/NSPS Land Title Survey
Clark Land Surveying, Inc.
20/22

July 2, 2023

Colorado Springs Steamboat Springs

PATTEN
associates, inc.
Development & Land Planning Consultants
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