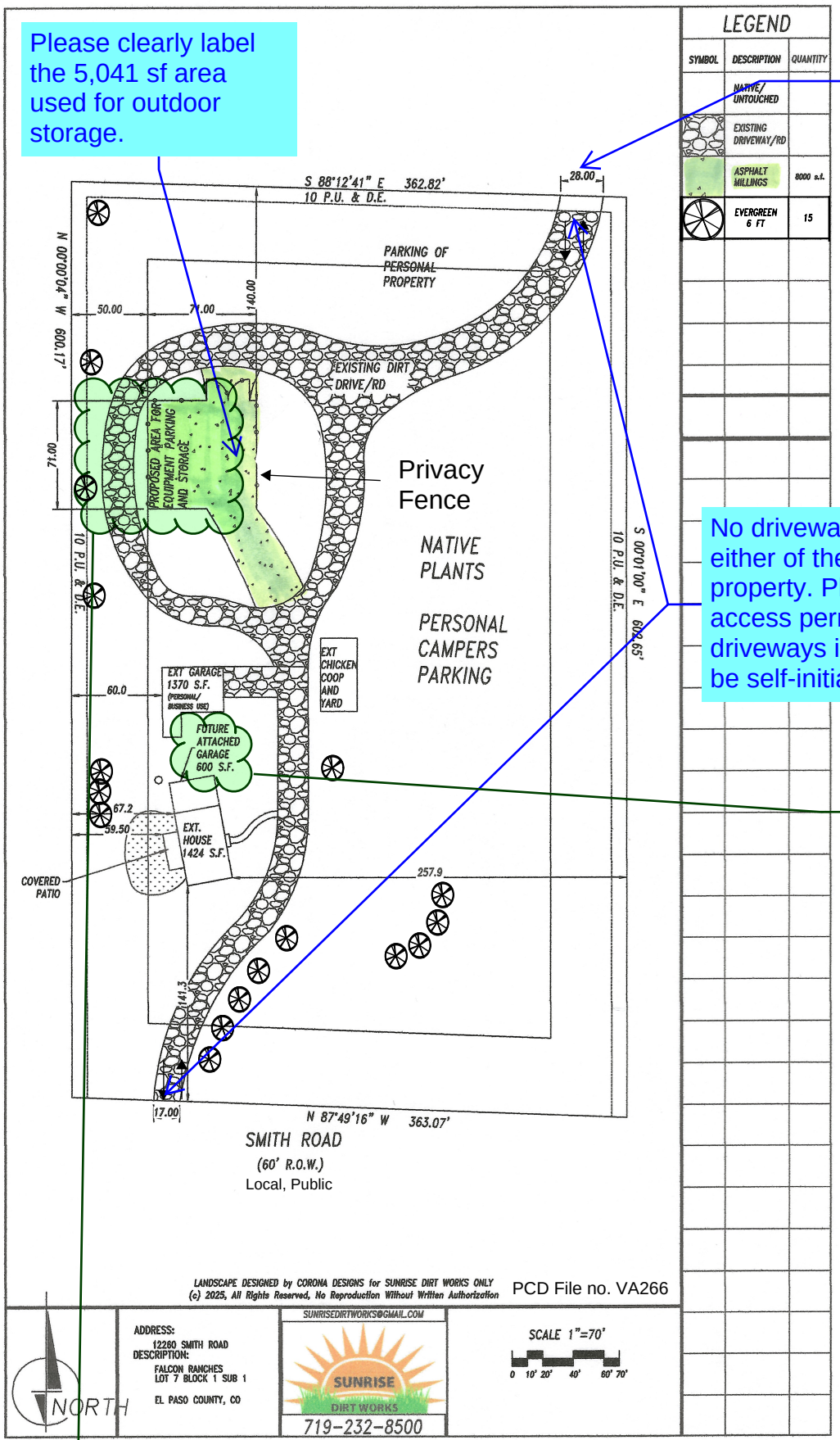


Please clearly label the 5,041 sf area used for outdoor storage.

The commercial driveway width information provided in the previous review was not applicable. The existing driveway may remain at its current width and does not need to be widened for this variance of use. Current width appears to be between 10-12 ft based off of aerial imagery. Please revise.

No driveway access permit is on file for either of the existing driveway serving this property. Please apply for a driveway access permit to bring the existing driveways into compliance. This permit can be self-initiated through EDARP.

Please label if commercial or personal.

The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

Please clearly identify the screening mechanism for this area. (V1 comment).

Please add the total square footage of the use including the outside storage area plus accessory structure area.

Please review the special use checklist for commercial uses and complete all missing items such as Location of existing and proposed water and wastewater infrastructure, including well(s) and septic system(s), lot size, landscaping, zoning, owners and applicants name etc.