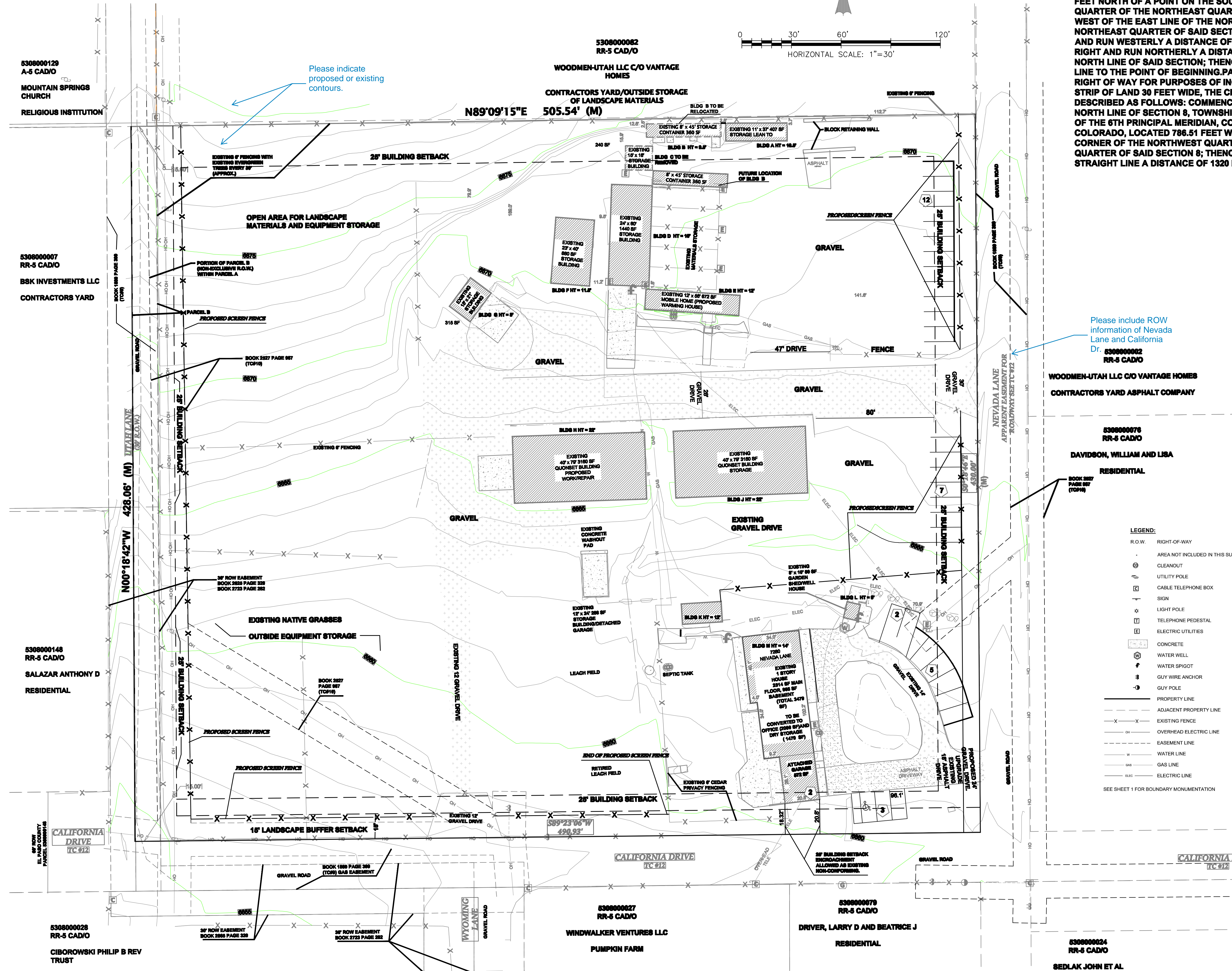


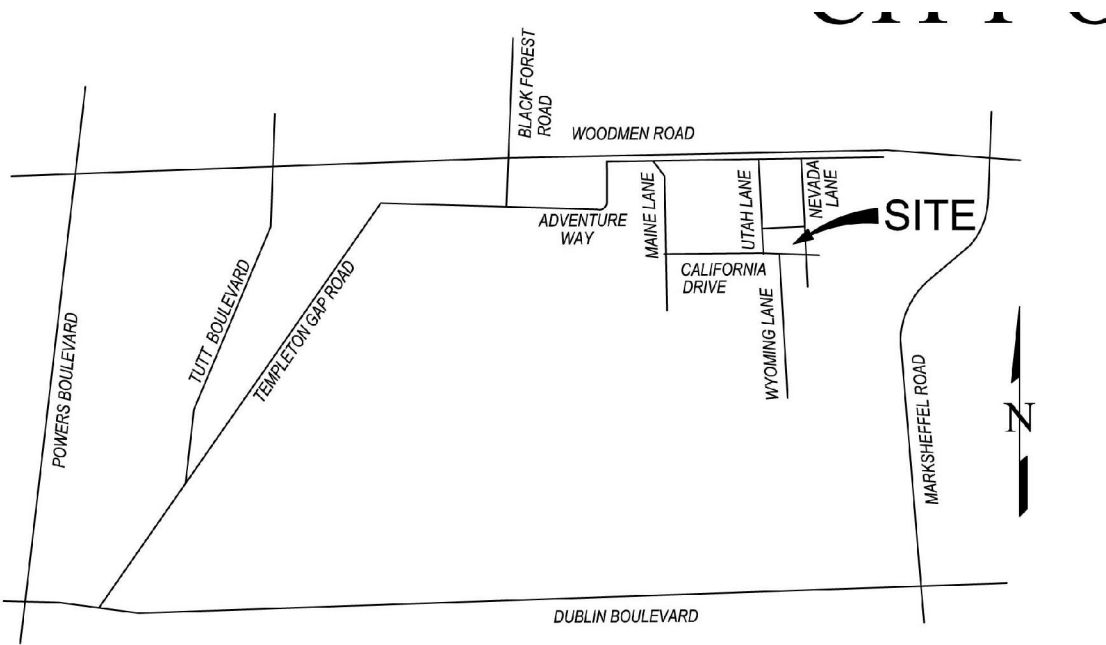
Depending on how comments are addressed on the Drainage Letter, this Plan may need to be modified: example being the potential addition of a PBMP or to show revegetation of unstabilized areas.

**DRAWING INDEX**

**SITE DEVELOPMENT PLAN AND PARKING PLAN  
BUILDING ELEVATIONS  
LANDSCAPE PLAN  
LIGHTING PLAN**



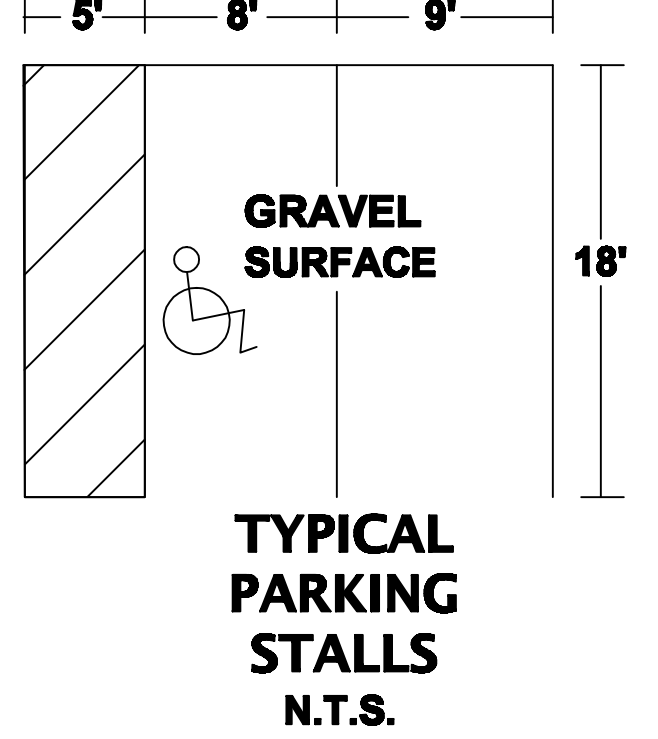
**PROPERTY DESCRIPTION**  
 PARCEL A: PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8N TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: THE SOUTHERLY 430 FEET OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT 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.



**LEGEND**  
 PROPERTY TAX ID: 53080-00-0074  
 ZONE RR-5 CAD-O  
 USE VARIANCE APPROVED 6/2022 TO ALLOW FOR CONTRACTORS YARD IN RR-5 CAD-AO (PCD FILE NO. VA-21-002)  
 PROPERTY ADDRESS: 7280 NEVADA LANE  
 LOT AREA: 5.4 AC  
 APPROVED LAND USE: CONTRACTORS YARD WITH OUTSIDE STORAGE OF LANDSCAPE MATERIALS AND EQUIPMENT, OFFICE  
 STRUCTURAL LOT COVERAGE: 6% (14,088 S.F.)  
 TOTAL GROSS BUILDING SQUARE FOOTAGE: 14,660 S.F.

**NOTES:**  
 1. ALL SITE DEVELOPMENT SHOWN IS EXISTING, EXCEPT FOR CERTAIN MATERIALS NOTED IN THE LANDSCAPE PLAN.  
 2. NO NEW CONSTRUCTION OR GRADING IS PLANNED FOR THIS SITE.  
 4. ATTACHED GARAGE ON THE SOUTH BOUNDARY IS IN THE BUILDING SETBACK. ALLOWED AS EXISTING NON CONFORMING.

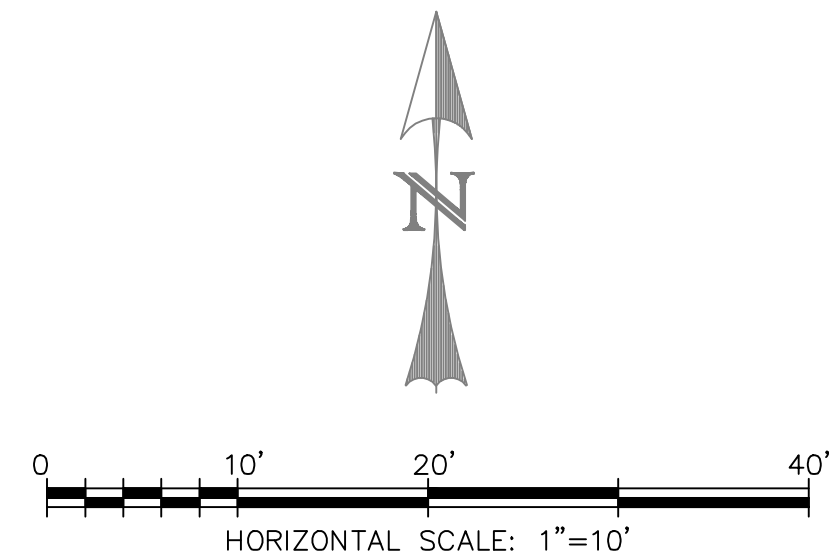
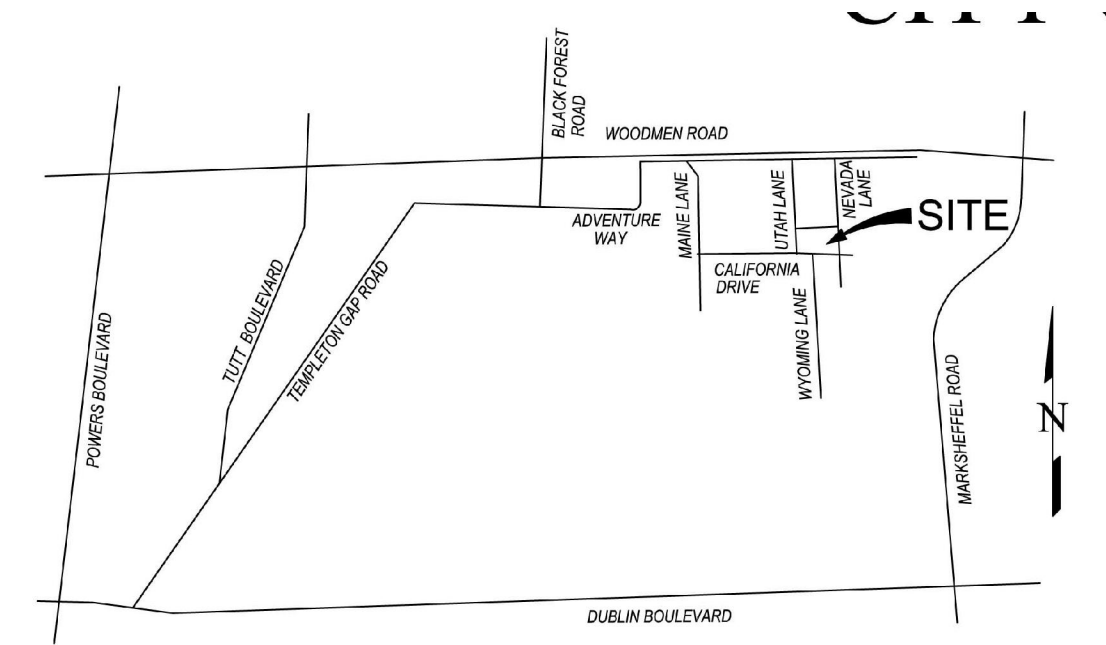
**PARKING TABLE:**  
 PROPOSED OFFICE: 2000 SF @ 1 / 200 SF = 10 REQ.  
 STORAGE WAREHOUSE: 7882 SF @ 1 / 1000 = 8  
 WORK BUILDING (CONTRACTOR'S YARD) 3160 SF @ 1 / 750 SF = 4  
 TOTAL REQ = 22  
 ACCESSIBLE (HC) : 1 REQ.  
 PARKING PROVIDED: 31 INCLUDING 1 HC  
**NOTES:**  
 1. EXCESS PARKING IS PROVIDED FOR FLEET VEHICLES.  
 2. PARKING AND VEHICLE MANEUVERING AREAS EXCEPT AS NOTED ARE GRAVEL SURFACES.



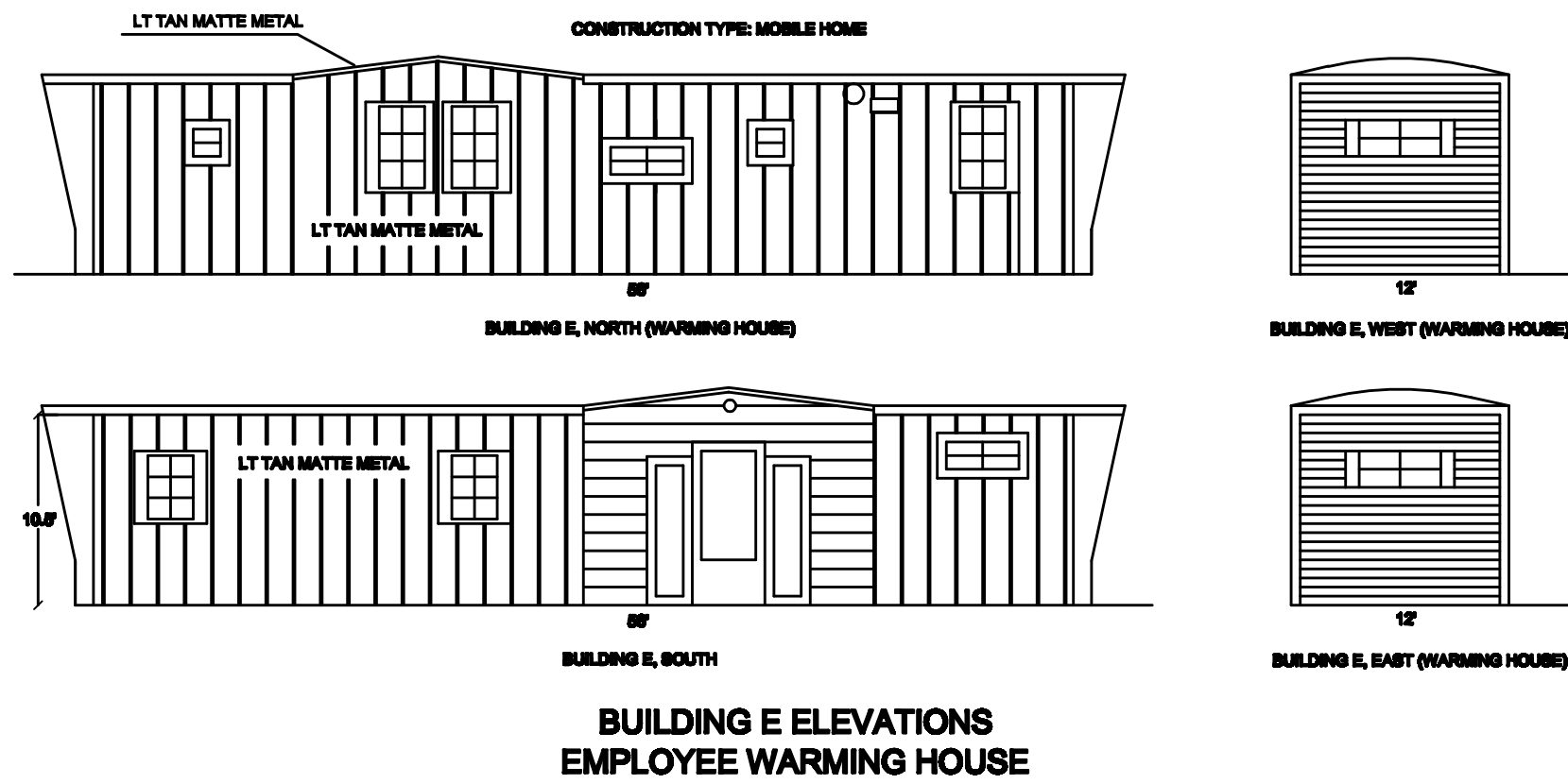
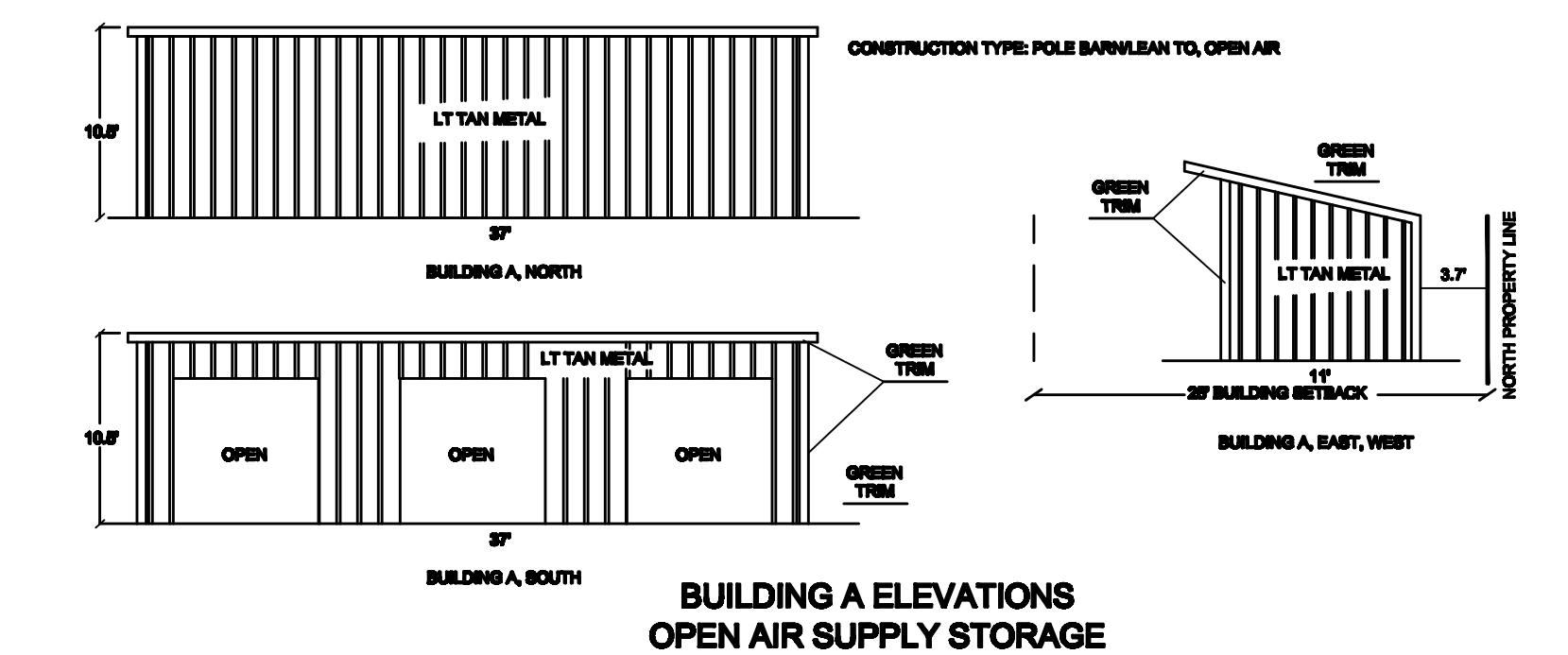
- LEGEND:**
- R.O.W. RIGHT-OF-WAY
  - AREA NOT INCLUDED IN THIS SURVEY
  - CLEANOUT
  - UTILITY POLE
  - CABLE TELEPHONE BOX
  - SIGN
  - LIGHT POLE
  - TELEPHONE PEDESTAL
  - ELECTRIC UTILITIES
  - CONCRETE
  - WATER WELL
  - WATER SPIGOT
  - GUY WIRE ANCHOR
  - GUY POLE
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EXISTING FENCE
  - OVERHEAD ELECTRIC LINE
  - EASEMENT LINE
  - WATER LINE
  - GAS LINE
  - ELECTRIC LINE
- SEE SHEET 1 FOR BOUNDARY MONUMENTATION

**GREENER PASTEURS, LLC**  
 7280 NEVADA LANE  
 SITE DEVELOPMENT PLAN AND PARKING PLAN

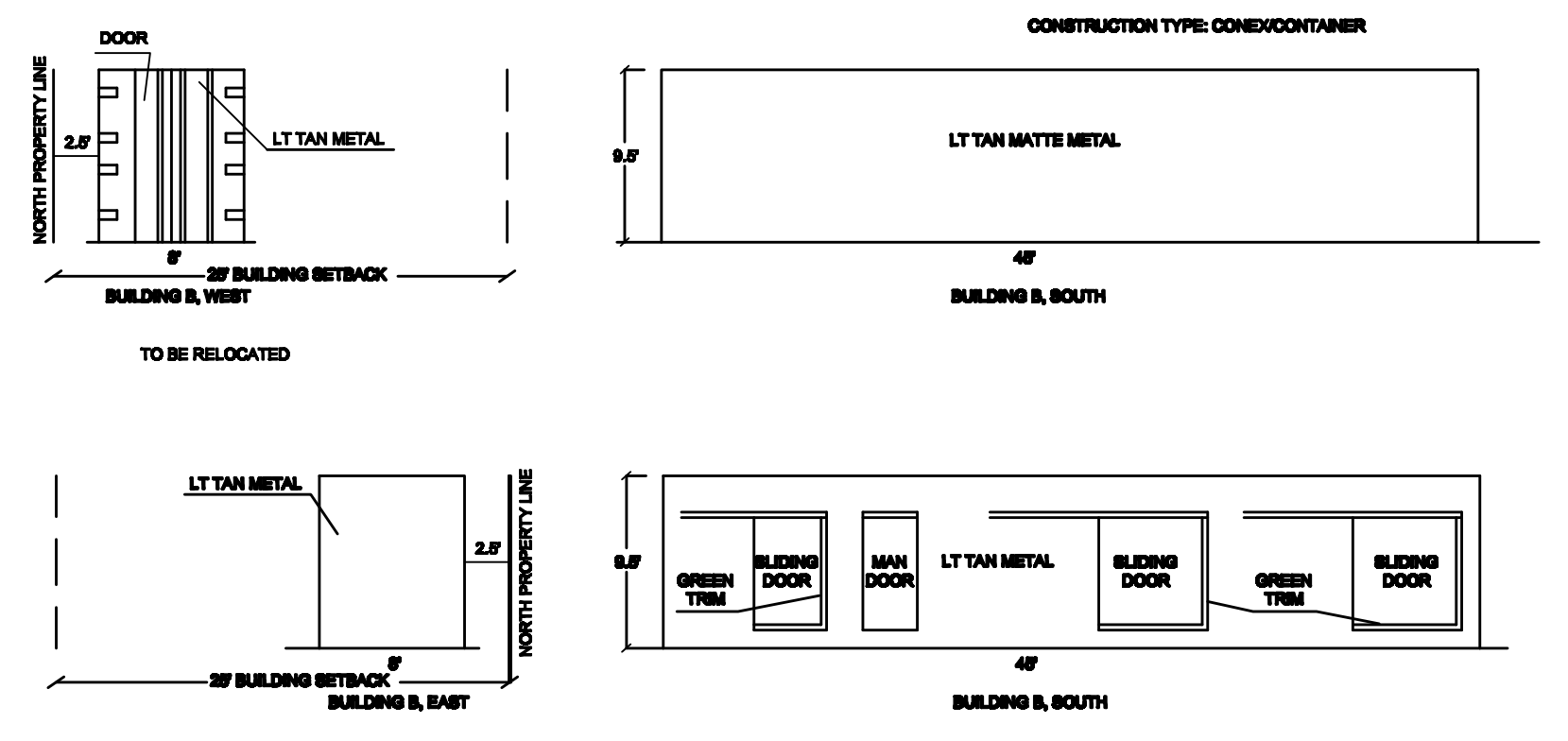
OWNER/APPLICANT:  
 GREENER PASTEURS LLC  
 JEFF WEISBURG  
 4450 MARK DABLING BLVD  
 COLORADO SPRINGS, CO 80907-4210  
 719-291-0291  
 jeff.weisburg@gmail.com



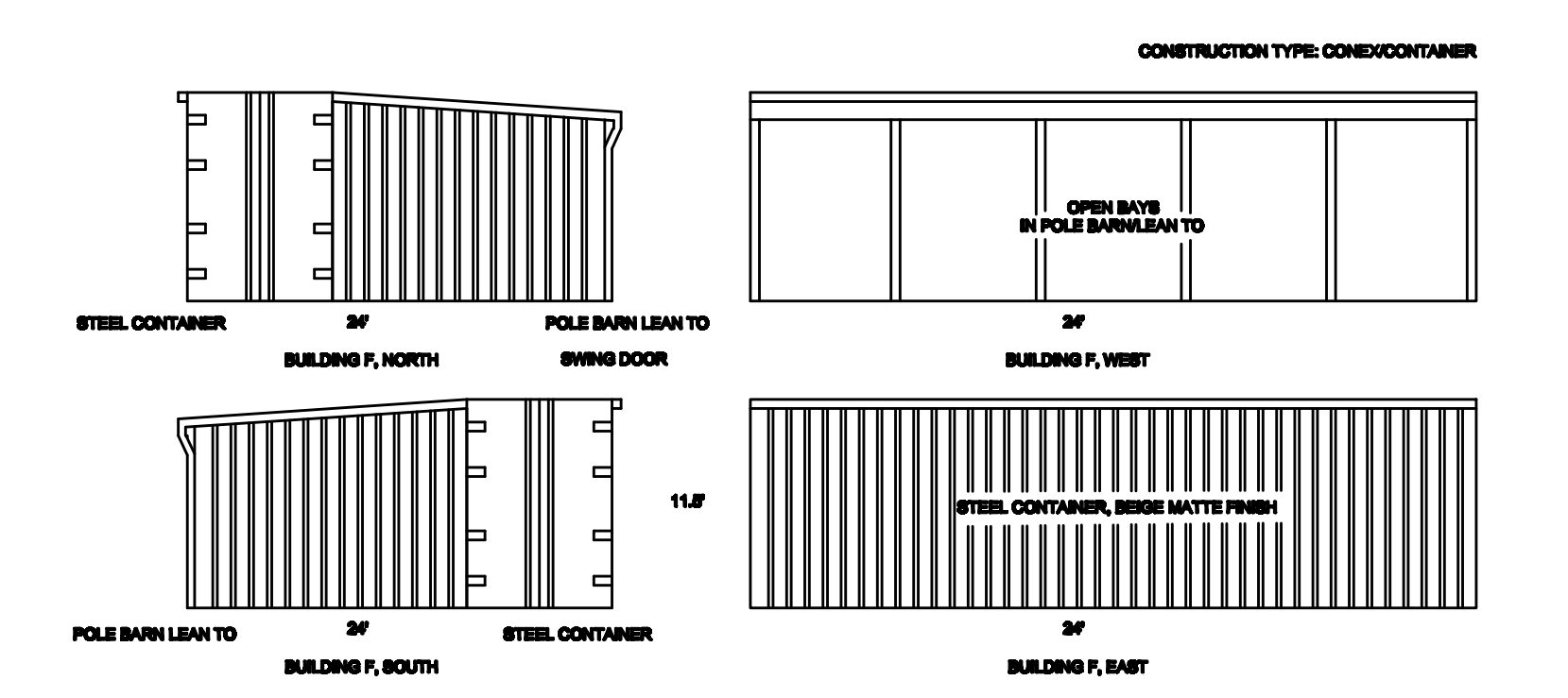
VICINITY MAP  
NOT TO SCALE



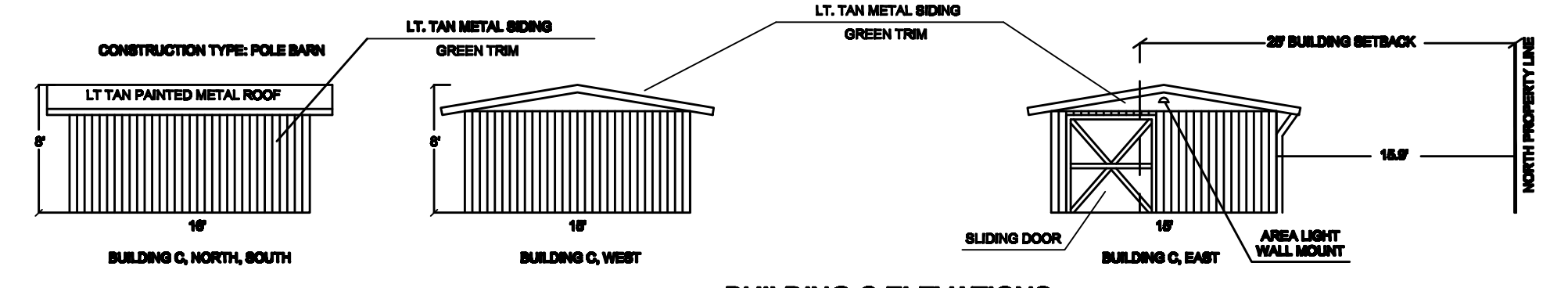
BUILDING E ELEVATIONS  
EMPLOYEE WARMING HOUSE



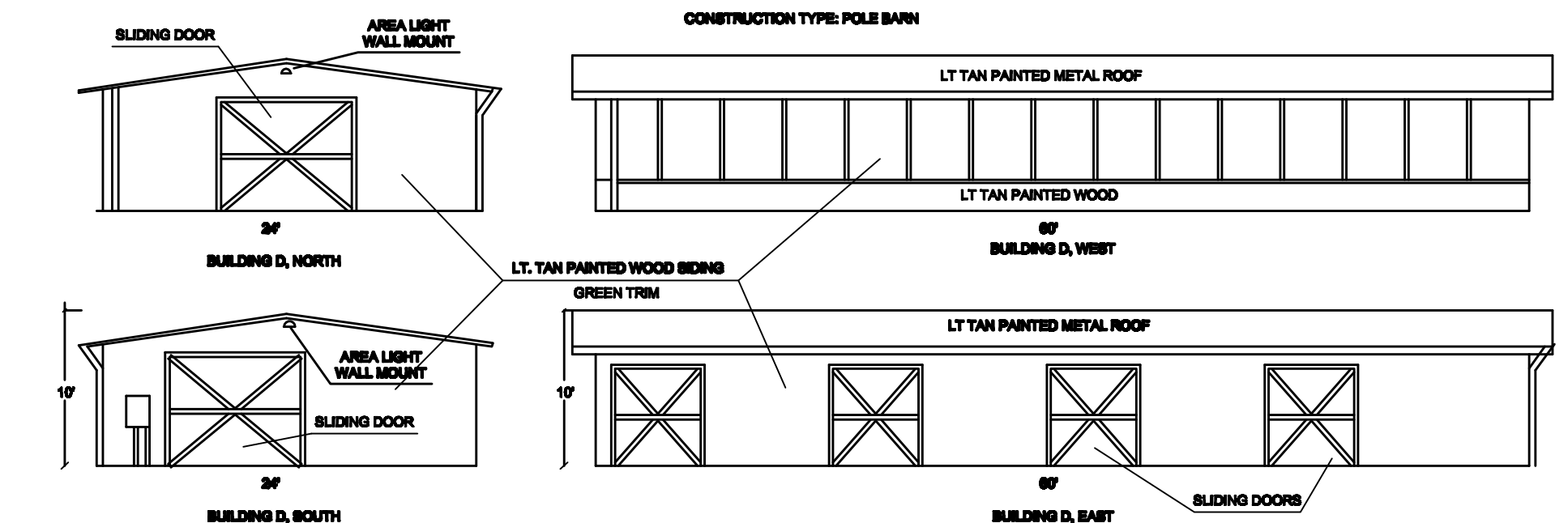
BUILDING B ELEVATIONS  
SUPPLY STORAGE CONTAINER TO BE RELOCATED



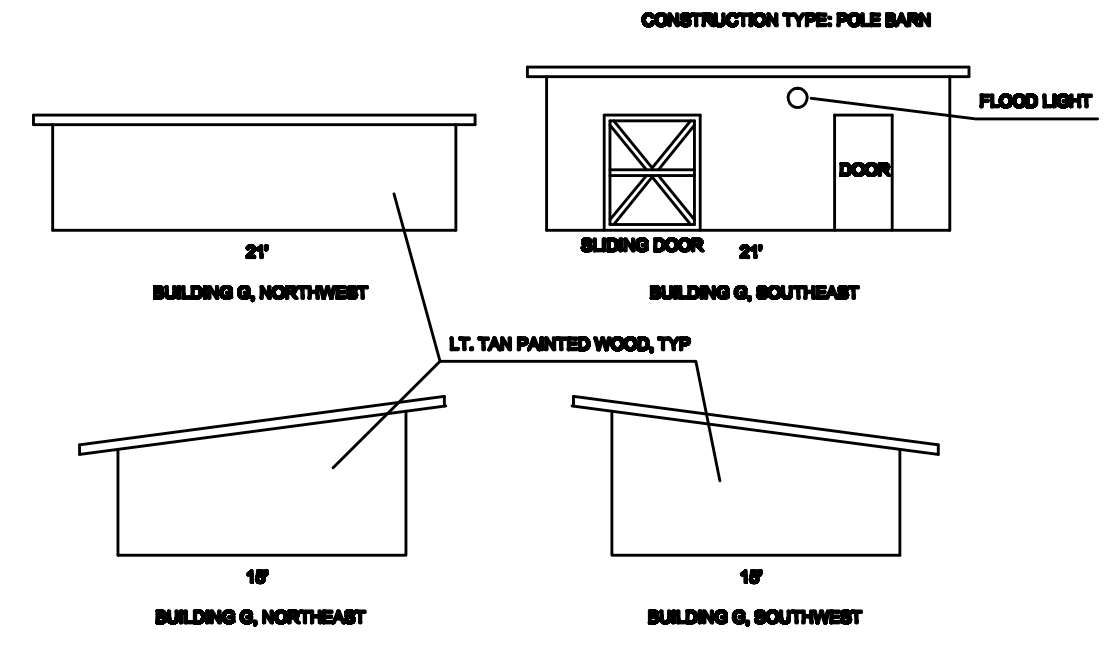
BUILDING F ELEVATIONS  
SUPPLY STORAGE



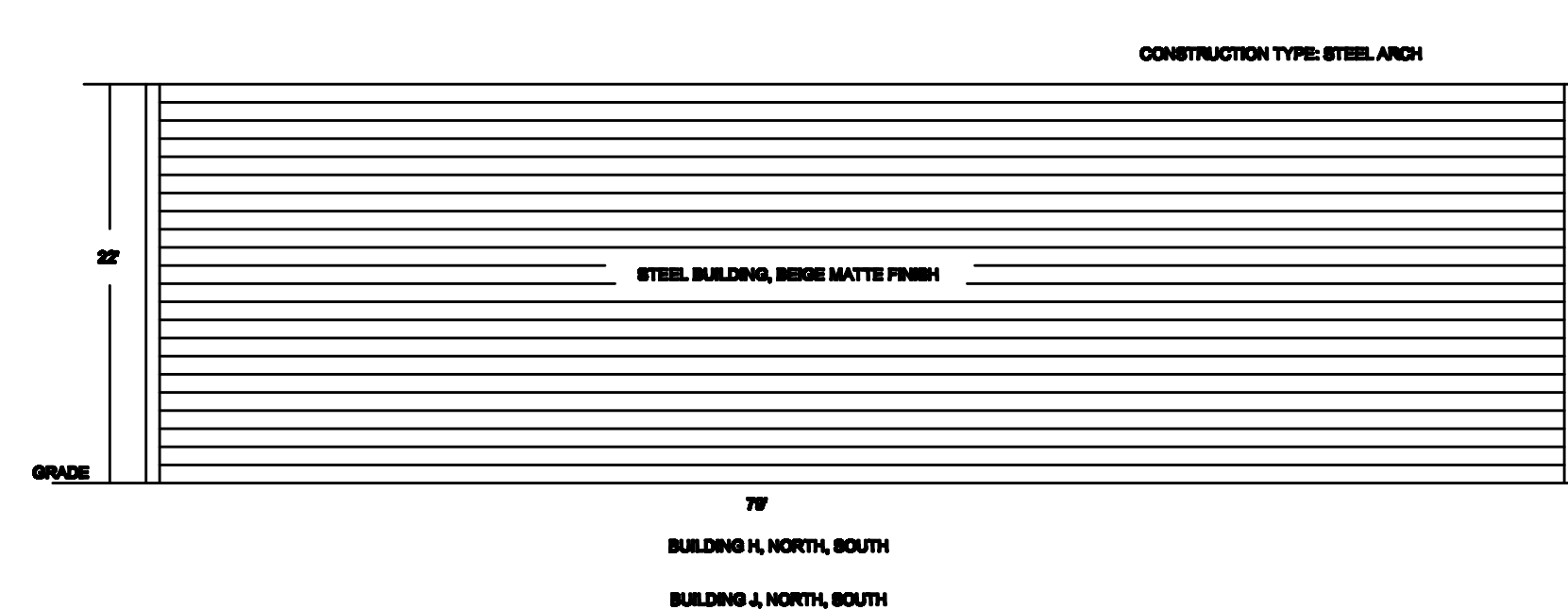
BUILDING C ELEVATIONS  
SUPPLY STORAGE (TO BE DEMOLISHED)



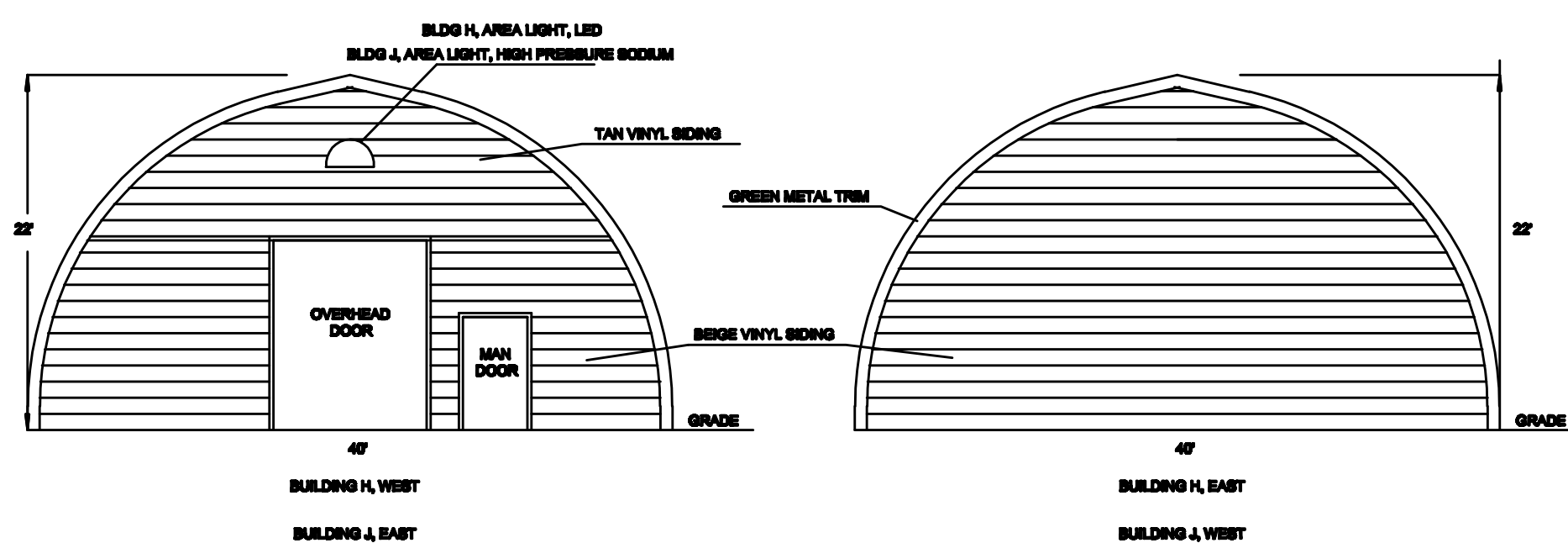
BUILDING D ELEVATIONS  
SUPPLY STORAGE



BUILDING G ELEVATIONS  
SUPPLY STORAGE



BUILDING J ELEVATIONS  
SUPPLY STORAGE, EQUIPMENT STORAGE AND MAINTENANCE



BLDG.	STRUCTURAL FOOTPRINT	TOTAL	HEIGHT	USE	CONSTRUCTION TYPE
A	407 SF	407 SF	10.5'	STORAGE	POLE BARN
B	360 SF	360 SF	9.5'	STORAGE	CONEX/CONTAINER
C**	240 SF	240 SF	8'	TO BE DEMOLISHED	POLE BARN**
D	1440 SF	1440 SF	10'	STORAGE	POLE BARN
E	672 SF	672 SF	12'	STORAGE	MOBILE HOME
F	880 SF	880 SF	11.5'	STORAGE	CONEX/CONTAINER
G	315 SF	315 SF	8'	STORAGE	POLE BARN
H	3160 SF	3160 SF	22'	STORAGE	STEEL QUONSET
J	3160 SF	3160 SF	22'	STORAGE	STEEL QUONSET
K	288 SF	288 SF	13'	GARAGE	FRAME
L	80 SF	80 SF	9'	GARDEN SHED	FRAME
M	2514 SF	3479 SF	14'	OFFICE/STORAGE	FRAME
	572 SF	572 SF	13'	ATTACHED GARAGE	FRAME

- NOTES:
- ALL STRUCTURES ON SITE ARE EXISTING. NO NEW CONSTRUCTION IS REQUESTED.
  - BLDG. M IS THE ORIGINAL HOUSE WITH 965 SF BASEMENT, CONSTRUCTED ON THIS PROPERTY PRE-1970.
  - BLDG M HAS AN ATTACHED 572 S.F. GARAGE, ADDED TO THE HOUSE PRE-1970. THIS GARAGE ENCROACHES INTO THE CURRENT 25' BUILDING SET BACK ON THE SOUTH PROPERTY LINE. THE GARAGE WAS CONSTRUCTED PRIOR TO A RIGHT OF WAY AGREEMENT FOR CALIFORNIA DRIVE, WHICH ADJUSTED THE PROPERTY LINE NORTHERLY. BLDG M ALLOWED AS EXISTING NON CONFORMING.
  - BLDG A AND B ARE LOCATED ENTIRELY WITHIN THE 25' BUILDING SETBACK ON THE NORTH PROPERTY LINE.  
BLDG A IS AN OPEN AIR POLE BARN/LEAN TO USED FOR STORAGE.  
BLDG B IS A STEEL CONEX USED FOR SUPPLY STORAGE. BLDG B SHALL BE RELOCATED TO A POSITION OUTSIDE OF THE 25' BUILDING SETBACK, AS SHOWN ON THE PLAN.
  - \*\* BLDG C IS PARTIALLY WITHIN THE 25' BUILDING SETBACK ON THE NORTH PROPERTY LINE, IT SHALL BE REMOVED.
  - BLDG B'S FUTURE LOCATION IS ROUGHLY IN BLDG C'S CURRENT LOCATION, OUTSIDE OF THE SETBACK. SEE PLAN.

**GREENER  
PASTEURS, LLC**  
7280 NEVADA LANE

SITE DEVELOPMENT PLAN  
BUILDING ELEVATIONS

