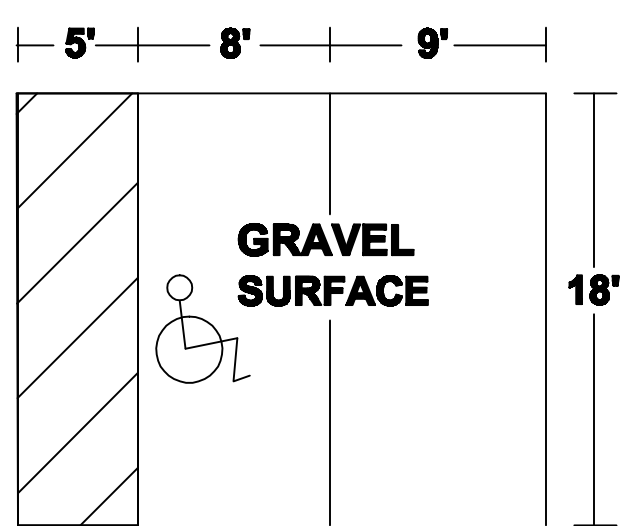


DRAWING INDEX

SITE DEVELOPMENT PLAN AND PARKING PLAN
BUILDING ELEVATIONS, 2 SHEETS
LANDSCAPE PLAN
LIGHTING PLAN

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.



TYPICAL PARKING STALLS
N.T.S.

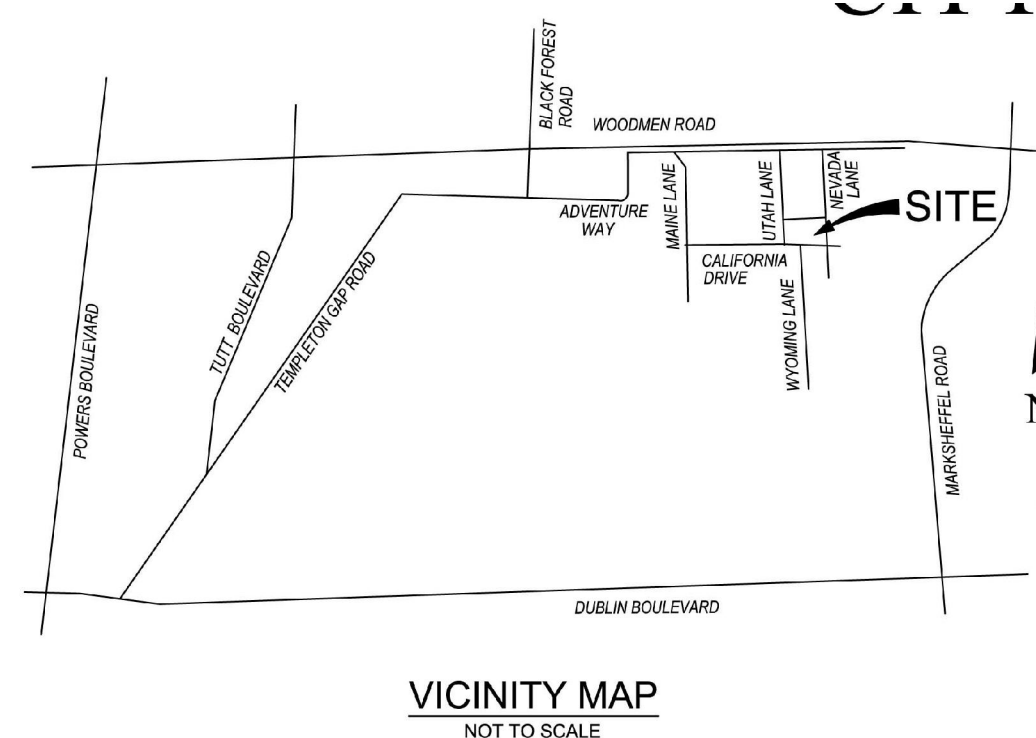
WOODMEN-UTAH LLC C/O VANTAGE HOMES
CONTRACTORS YARD/OUTSIDE STORAGE OF LANDSCAPE MATERIALS

5308000082
RR-5 CAD/O

HORIZONTAL SCALE: 1"=30'

PROPERTY DESCRIPTION

PARCEL A: PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, 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 1280 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 279.87 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 1280 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 788.51 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTHERLY ON A STRAIGHT LINE A DISTANCE OF 1320 FEET, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

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-O (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
EXISTING STRUCTURAL LOT COVERAGE: 6% (14,128 S.F.)
PROPOSED STRUCTURAL LOT COVERAGE: 6% (13,816 S.F.)
TOTAL PROPOSED GROSS BUILDING SQUARE FOOTAGE: 14,388 S.F.

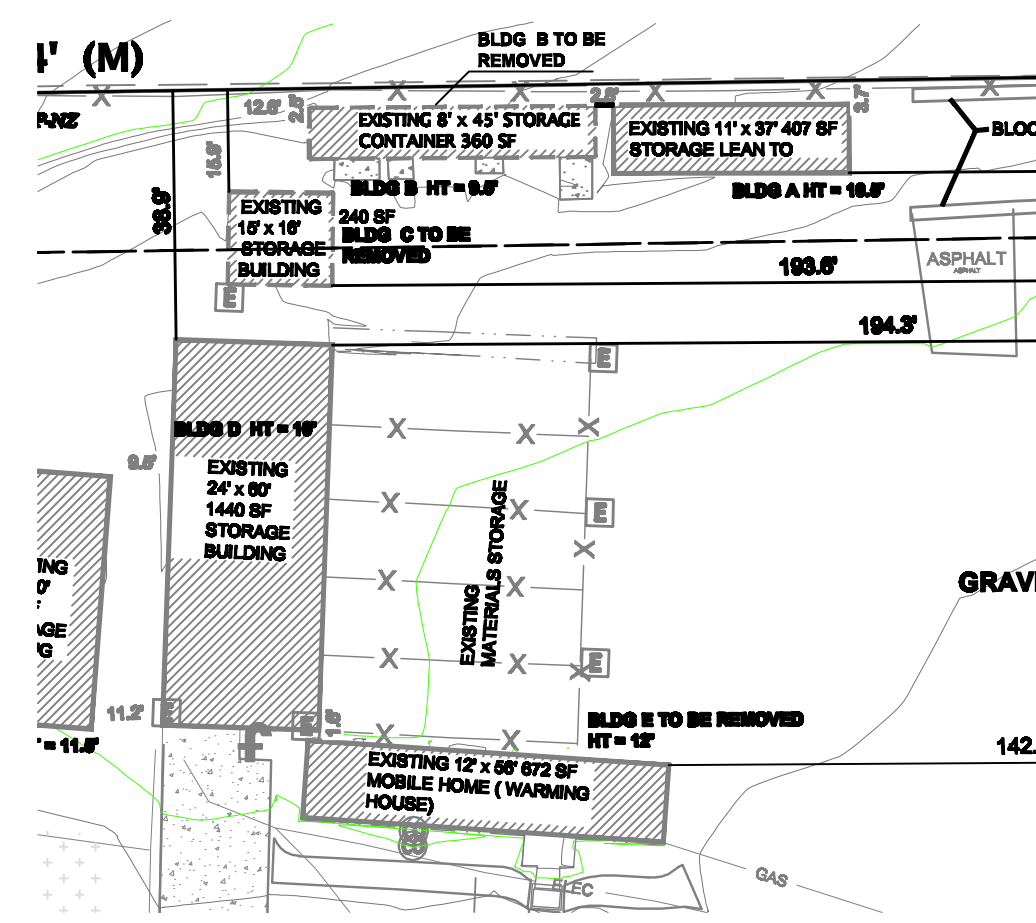
NOTES:

1. ALL EXISTING SITE DEVELOPMENT IS SHOWN.
2. BLDGS B, C AND E, SHOWN IN THE DETAIL BELOW, WILL BE REMOVED AND REPLACED BY NEW BLDGS B AND E AS SHOWN ON THE SITE PLAN.
3. ALL EXISTING BUILDINGS TO REMAIN ON SITE SHALL BE BROUGHT INTO COMPLIANCE WITH PPRBD REQUIREMENTS FOR COMMERCIAL USE.
4. ANY EXISTING BUILDING TO BE REMOVED SHALL OBTAIN A DEMOLITION PERMIT FROM PPRBD, EXCEPT FOR BLDG B OLD, WHICH IS A CONEX, AND WILL BE SOLD IN WORKING ORDER.
5. SEPARATE ADDRESSES FOR EACH BUILDING SHALL BE OBTAINED FROM ENUMERATIONS AND ADDRESSES SUBSEQUENTLY DISPLAYED PER FALCON FD SPECIFICATIONS. FALCON FD SHALL INSPECT BUILDING SIGNAGES FOR ACCEPTABILITY.
6. FIRE ACCESS:
 - A. KNOX LOCKS SHALL BE MAINTAINED ON THE NORTH YARD GATE AND THE SOUTH GATE.
 - B. MINIMUM INTERIOR TURNING RADIUS OF 33' AND OUTSIDE RADIUS OF 44' SHALL BE KEPT CLEAR AT ALL TIMES, AS SHOWN ON THIS PLAN.
 - C. VERTICAL CLEARANCE OF 13'-6" SHALL BE MAINTAINED AT ALL TIMES ON THE FIRE ACCESS LANES.
 - D. ROAD SURFACES IN ALL FIRE LANES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT APPARATUS LOADS OF AT LEAST 75,000 LBS. THIS IS ACCOMPLISHED WITH A MINIMUM SURFACE OF 4" DEEP GRAVEL OR ASPHALT MILLINGS.
7. ALL CONTOURS SHOWN ARE EXISTING, EXCEPT IN THE PROPOSED DRAINAGE AREA, WHICH IS THE PROPOSED OVERLAIN ON EXISTING.
8. ATTACHED GARAGE ON THE SOUTH BOUNDARY IS IN THE BUILDING SETBACK. ALLOWED AS EXISTING NON CONFORMING.

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

NOTE (C)
EXISTING 12' x 24' 300 SF STORAGE BUILDING DETACHMENT GARAGE



DETAIL OF EXISTING BUILDINGS TO BE REMOVED
SCALE 1"=30'

GREENER PASTEURS, LLC
7280 NEVADA LANE
PPR 2411
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

REV: 03-09-2025 REV: 11-12-2024 REV: 06-11-2024 REV: 05-13-2024 REV: 03-25-2024
REV: 01-07-2025 REV: 08-20-2024 REV: 06-05-2024 REV: 03-27-2024

Drawn By: Deb G
Checked By: Deb G
Date: 07-07-2025
Sheet 1 of 1