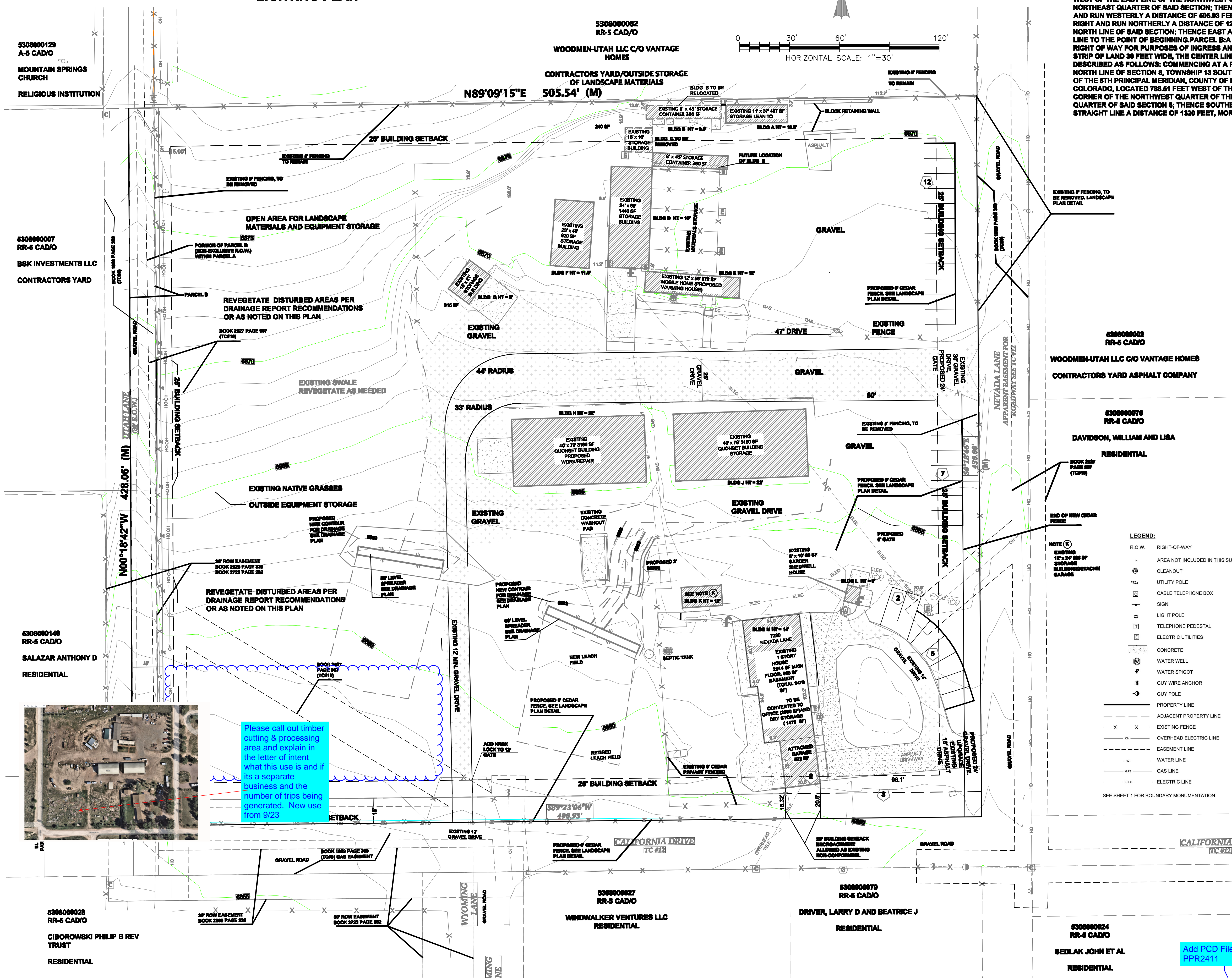
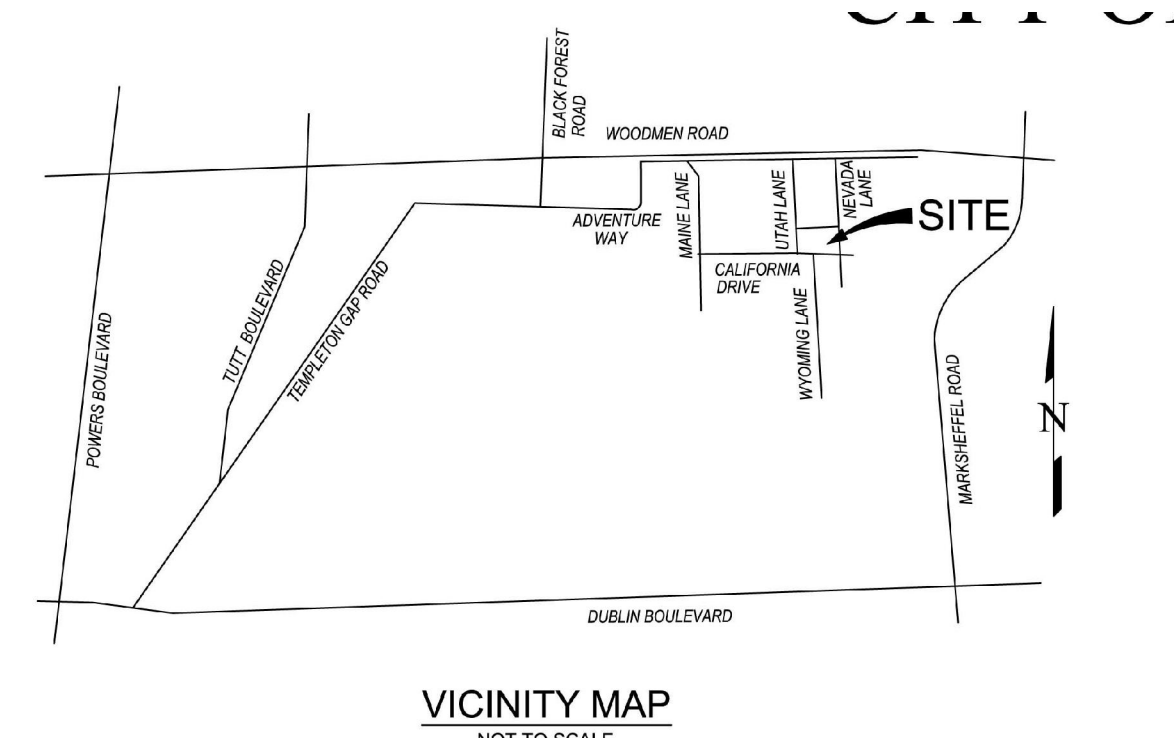


**DRAWING INDEX**

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

**PROPERTY DESCRIPTION**

PARCEL A: PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8N TOWNSHIP 13 SOUTH, RANGE 66 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 NORTHWEST 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 NORTHWEST QUARTER WHICH IS 279.87 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST 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 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, LOCATED 786.51 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTHERLY ON A STRAIGHT LINE A DISTANCE OF 1320 FEET, MORE OR LESS.



**LEGEND**

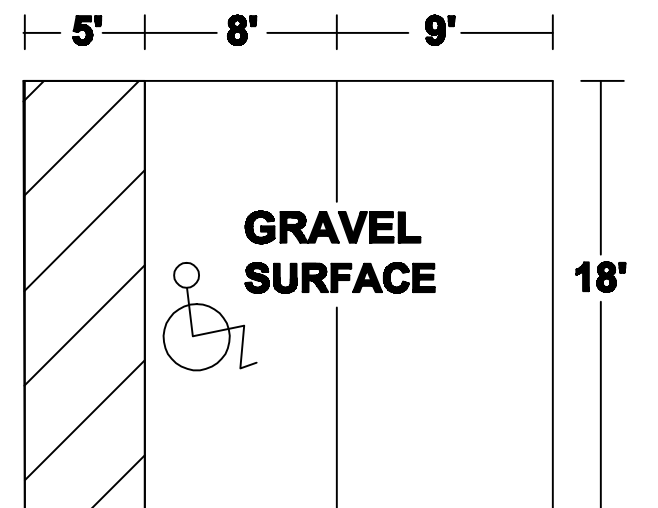
PROPERTY TAX ID: 53080-00-0074  
 ZONE RR-5 CAD-O  
 USE VARIANCE APPROVED 6/2022 TO ALLOW FOR CONTRACTORS YARD IN RR-5 CAD-O (PCD FILE NO. VA-21-002)  
 PROPERTY ADDRESS: 7280 NEVADA LANE  
 LOT AREA: 5.4 AC  
 APPROVED LAND USE: CONTRACTORS YARD WITH OUTSIDE STORAGE OF LANDSCAPE MATERIALS AND EQUIPMENT, OFFICE  
 STRUCTURAL LOT COVERAGE: 8% (14,128 S.F.)  
 TOTAL GROSS BUILDING SQUARE FOOTAGE: 14,700 S.F.

**NOTES:**

- ALL SITE DEVELOPMENT SHOWN IS EXISTING, EXCEPT FOR CERTAIN MATERIALS NOTED IN THE LANDSCAPE PLAN.
- NO CONSTRUCTION OR GRADING IS PLANNED FOR THIS SITE EXCEPT FOR A DETENTION POND ON THE SOUTHEAST CORNER PER THE APPROVED DRAINAGE REPORT.
- ALL EXISTING BUILDINGS SHALL BE BROUGHT INTO COMPLIANCE WITH PPRBD REQUIREMENTS FOR COMMERCIAL USE.
- ANY EXISTING BUILDING TO BE REMOVED SHALL OBTAIN A DEMOLITION PERMIT FROM PPRBD.
- SEPARATE ADDRESSES FOR EACH BUILDING SHALL BE OBTAINED FROM ENUMERATIONS AND ADDRESSES SUBSEQUENTLY DISPLAYED PER FALCON PD SPECIFICATIONS, FALCON PD SHALL INSPECT BUILDING SIGNAGES FOR ACCEPTABILITY.
- 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.
- ALL CONTOURS SHOWN ARE EXISTING, EXCEPT IN THE PROPOSED DETENTION POND, WHICH IS THE PROPOSED OVERLAID ON EXISTING.
- 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: 7822 SF @ 1 / 1000 = 8  
 WORK BUILDING (CONTRACTOR'S YARD) 3100 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.



The subdivider(s) agree on behalf of him/herself and any developer of 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 No. 19-471), 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

**TYPICAL PARKING STALLS**  
N.T.S.

**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

Please call out timber cutting & processing area and explain in the letter of intent what this use is and if its a separate business and the number of trips being generated. New use from 9/23



Add PCD File # PPR2411

REV: 11-12-2024 REV: 06-11-2024 REV: 05-13-2024 REV: 03-25-2024  
 REV: 08-20-2024 REV: 06-05-2024 REV: 03-27-2024