

## MARKSHEFFEL CROSSING SKETCH PLAN

### NOXIOUS WEED MANAGEMENT PLAN

JUNE 2026

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#### **SITE DETAILS:**

**TSN:** 5405001004, 5405000055, 5405000033, 5405000050

**ADDRESS:** N MARKSHEFFEL RD, 1816 N MARKSHEFFEL RD, 7765 VENTURE ST

**ACREAGE:** 57.28 ACRES

**CURRENT ZONING:** I-3 CAD-O/ I-2 CAD-0

**CURRENT USE:** LIGHT INDUSTRIAL, TRAILER AND CONEX STORAGE, VACANT

**PROPOSE USE:** INDUSTRIAL, COMMERCIAL, RESIDENTIAL

Preparation of a detailed Noxious Weed Management Plan will be deferred to future submittals, as the Sketch Plan stage does not establish final grading limits, disturbance areas, construction phasing, landscaping, or long-term maintenance responsibilities. Effective weed management planning relies on site-specific information such as soil disturbance extents, drainage improvements, revegetation areas, access routes, and the timing and sequencing of construction activities, which will be defined with future submittals. Developing a detailed plan at this preliminary stage would require assumptions that may change as the project design is refined. Deferral of the Noxious Weed Management Plan is consistent with El Paso County's phased land development review process and ensures that weed control measures are coordinated with approved grading, drainage, erosion control, and landscape plans.

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