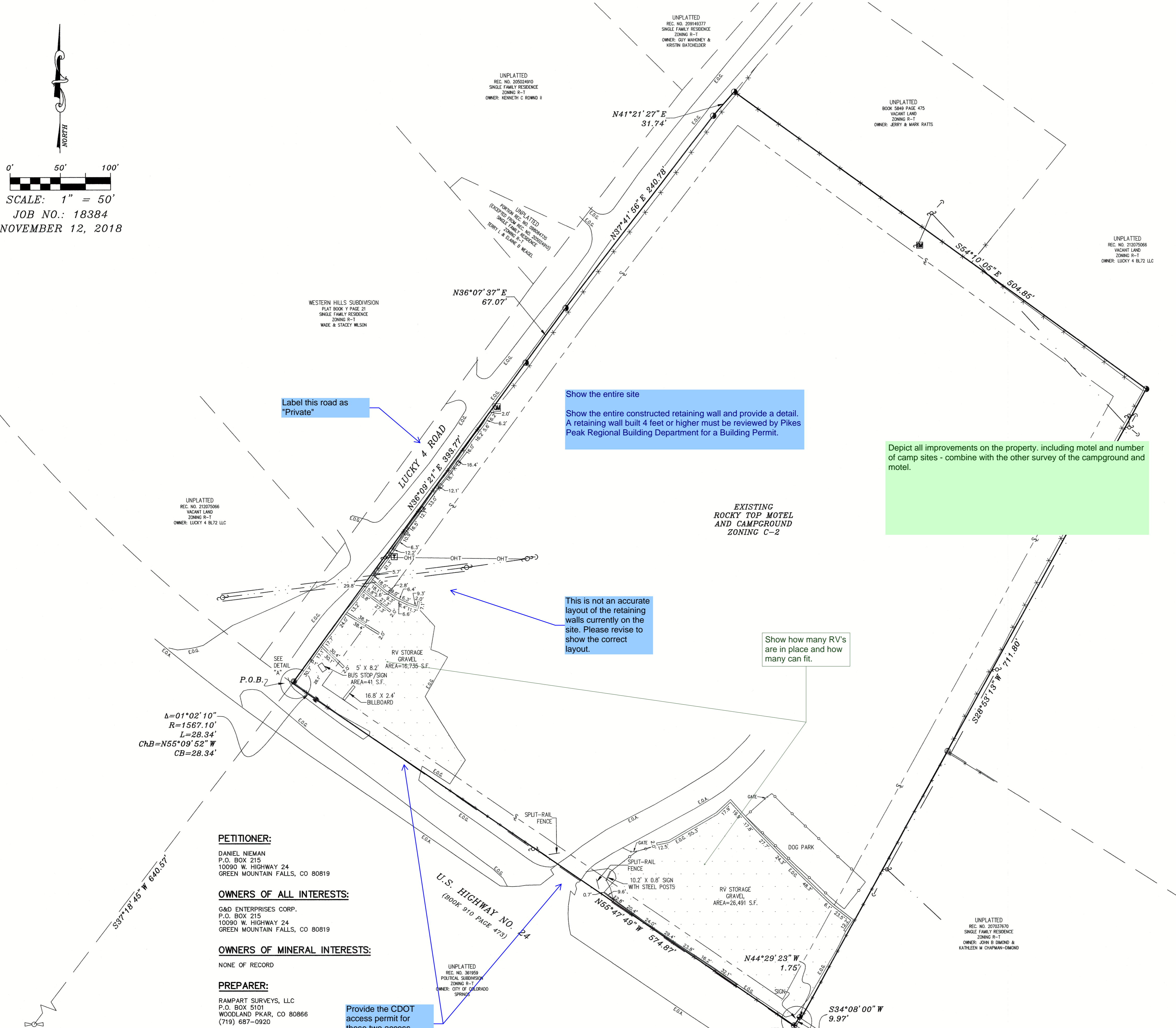
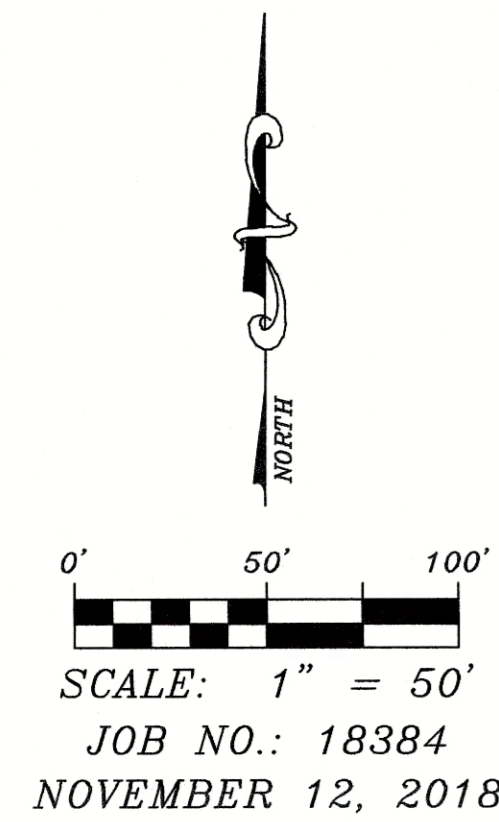


# PLOT PLAN

## G&D ENTERPRISES RV STORAGE – EL PASO COUNTY, COLORADO



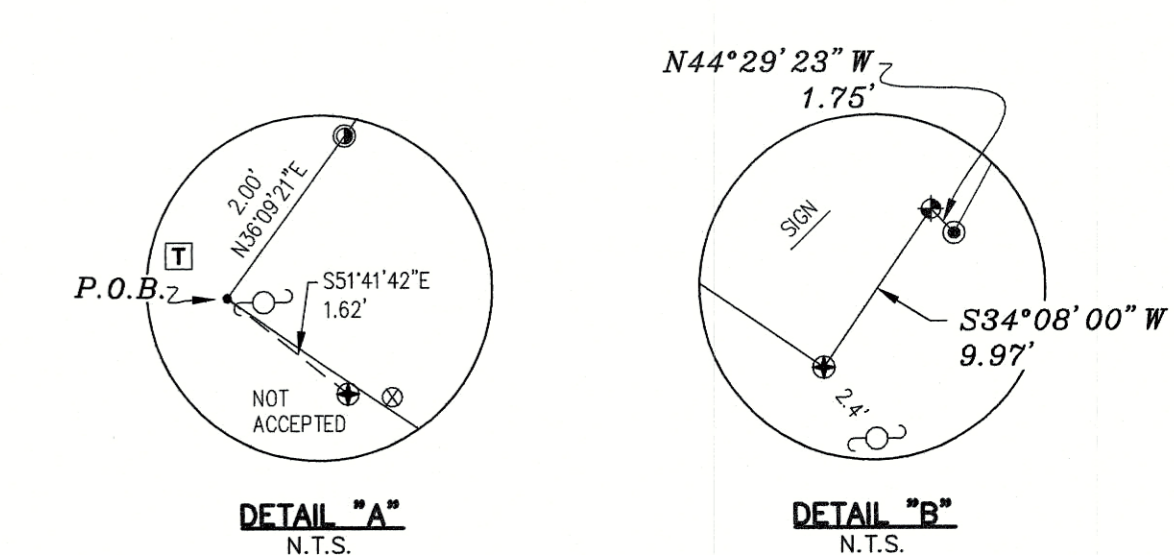
- LEGEND:**
- ① FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
  - ② FOUND 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965 WC"
  - ③ SET 1/2" REBAR (NO CAP)
  - ④ SET 1-1/4" O.D. IRON PIPE
  - ⑤ FOUND REBAR AND YELLOW CAP STAMPED "RMLS 19625"
  - ⑥ FOUND 6" DIA. CONCRETE PEDESTAL AND 3-1/4" C.D.O.T BRASS CAP (HWY MARKER)
  - ⑦ FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED "PLS 26965" (1/4 CORNER)
  - UTILITY POLE
  - GUY WIRE
  - ⊕ BRACE POLE
  - ⊞ ELECTRIC METER
  - ⊞ TELEPHONE PEDESTAL
  - ⊞ GAS METER
  - SIGN
  - E.O.A. EDGE OF ASPHALT
  - E.O.G. EDGE OF GRAVEL
  - § SETBACK LINE
  - OVERHEAD ELECTRIC LINE
  - OVERHEAD TELEPHONE LINE
  - CHAIN LINK FENCE
  - WIRE FENCE
  - WOOD FENCE
  - CONCRETE
  - MODULAR BLOCK WALL

**LEGAL DESCRIPTION:**  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 24, WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9 BEARS SOUTH 36 DEGREES 08 MINUTES WEST, 635 FEET; THENCE SOUTH 55 DEGREES 22 MINUTES EAST ON SAID EASTERLY RIGHT OF WAY LINE, 605.3 FEET; THENCE NORTH 27 DEGREES 31 MINUTES EAST, 722 FEET; THENCE NORTH 55 DEGREES 08 MINUTES WEST, 513.8 FEET; THENCE SOUTH 35 DEGREES 18 MINUTES WEST, 723 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PORTION CONTAINED WITHIN U.S. HIGHWAY 24, COUNTY OF EL PASO, STATE OF COLORADO.  
SAID TRACT CONTAINS 9.30 ACRES OF LAND, MORE OR LESS.

**RV STORAGE AREA:**  
TOTAL AREA OF THE RV STORAGE AREAS IS 43,226 S.F. (0.99 ACRES).

**MINIMUM SETBACKS:**  
FRONT – 15'  
REAR – 25'  
SIDE – 25'

Identify the areas of the retaining wall construction as land disturbance.



**PETITIONER:**  
DANIEL NIEMAN  
P.O. BOX 215  
10090 W. HIGHWAY 24  
GREEN MOUNTAIN FALLS, CO 80819

**OWNERS OF ALL INTERESTS:**  
G&D ENTERPRISES CORP.  
P.O. BOX 215  
10090 W. HIGHWAY 24  
GREEN MOUNTAIN FALLS, CO 80819

**OWNERS OF MINERAL INTERESTS:**  
NONE OF RECORD

**PREPARER:**  
RAMPART SURVEYS, LLC  
P.O. BOX 5101  
WOODLAND PARK, CO 80866  
(719) 687-0920

PLOT PLAN – PORTION NW1/4 SEC. 9, T13S, R68W OF THE 6th P.M., EL PASO COUNTY, COLORADO

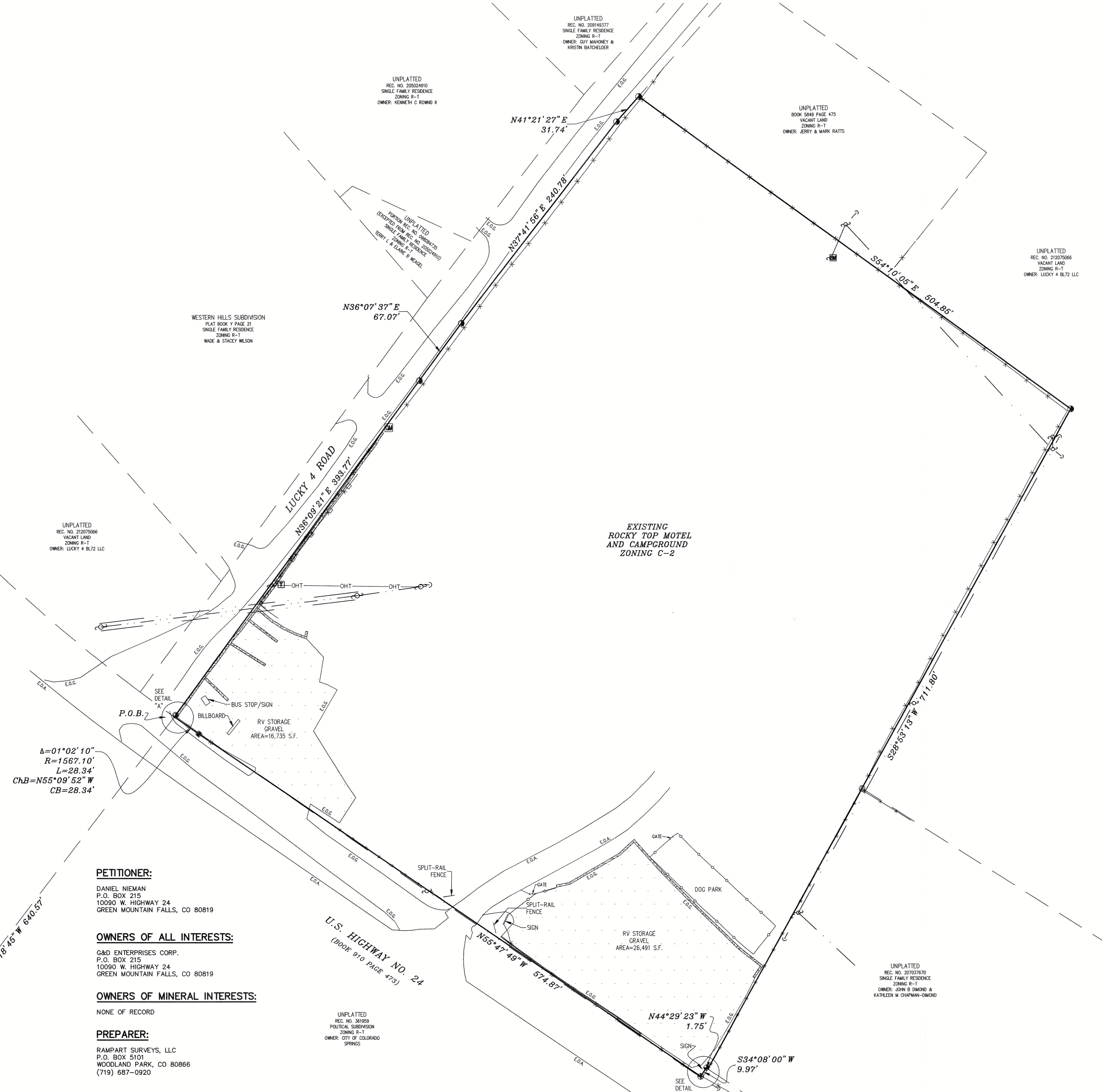
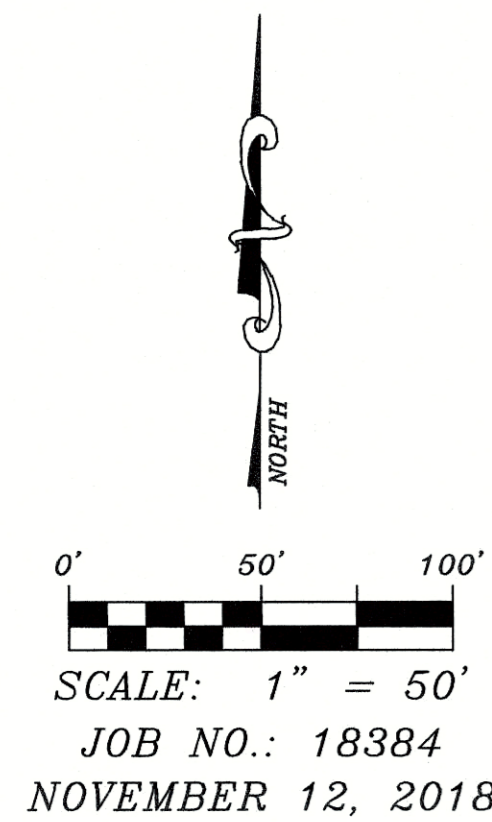
**RAMPART SURVEYS, LLC**

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18384 PP.DWG PAGE 1 OF 1

# VARIANCE OF USE MAP

## G&D ENTERPRISES RV STORAGE – EL PASO COUNTY, COLORADO



### LEGEND:

- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965 WC"
- SET 1/2" REBAR (NO CAP)
- SET 1-1/4" O.D. IRON PIPE
- FOUND REBAR AND YELLOW CAP STAMPED "RMLS 19625"
- FOUND 6" DIA. CONCRETE PEDESTAL AND 3-1/4" C.D.O.T BRASS CAP (HWY MARKER)
- FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED "PLS 26965" (1/4 CORNER)
- UTILITY POLE
- GUY WIRE
- BRACE POLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- GAS METER
- SIGN
- E.O.A. EDGE OF ASPHALT
- E.O.G. EDGE OF GRAVEL
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- MODULAR BLOCK WALL

### LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 24, WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9 BEARS SOUTH 36 DEGREES 08 MINUTES WEST, 635 FEET;  
THENCE SOUTH 55 DEGREES 22 MINUTES EAST ON SAID EASTERLY RIGHT OF WAY LINE, 605.3 FEET; THENCE NORTH 27 DEGREES 31 MINUTES EAST, 722 FEET; THENCE NORTH 55 DEGREES 08 MINUTES WEST, 513.8 FEET; THENCE SOUTH 35 DEGREES 18 MINUTES WEST, 723 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PORTION CONTAINED WITHIN U.S. HIGHWAY 24, COUNTY OF EL PASO, STATE OF COLORADO.  
SAID TRACT CONTAINS 9.30 ACRES OF LAND, MORE OR LESS.

### RV STORAGE AREA:

TOTAL AREA OF THE TWO RV STORAGE AREAS IS 43,226 S.F. (0.99 ACRES).

### PETITIONER:

DANIEL NIEMAN  
P.O. BOX 215  
10090 W. HIGHWAY 24  
GREEN MOUNTAIN FALLS, CO 80819

### OWNERS OF ALL INTERESTS:

G&D ENTERPRISES CORP.  
P.O. BOX 215  
10090 W. HIGHWAY 24  
GREEN MOUNTAIN FALLS, CO 80819

### OWNERS OF MINERAL INTERESTS:

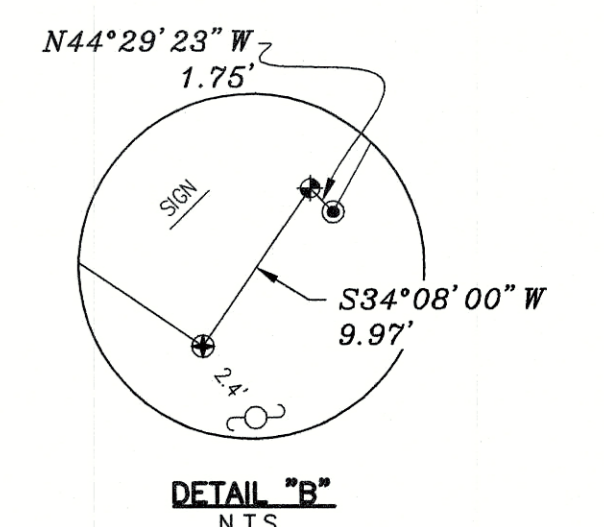
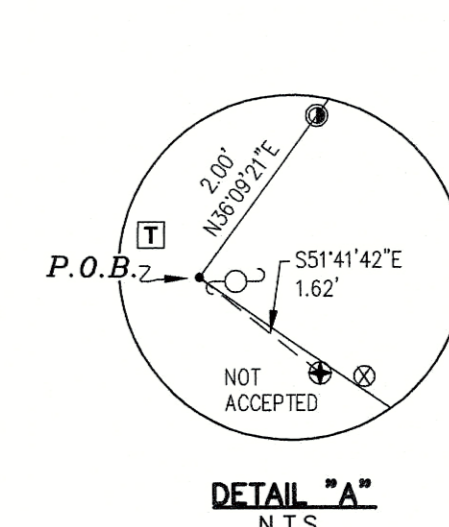
NONE OF RECORD

### PREPARER:

RAMPART SURVEYS, LLC  
P.O. BOX 5101  
WOODLAND PARK, CO 80866  
(719) 687-0920

UNPLATTED  
REC. NO. 361959  
POLITICAL SUBDIVISION  
ZONING R-T  
OWNER: CITY OF COLORADO  
SPRINGS

UNPLATTED  
REC. NO. 207037670  
SINGLE FAMILY RESIDENCE  
ZONING R-T  
OWNER: JOHN B. DIMOND &  
KATHLEEN W. CHAPMAN-DIMOND



VARIANCE OF USE MAP – PORTION NW1/4 SEC. 9, T13S  
R68W OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART**  
**SURVEYS, LLC**

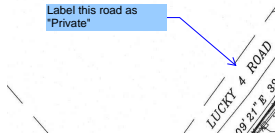
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18384 VUM.DWG

PAGE 1 OF 1

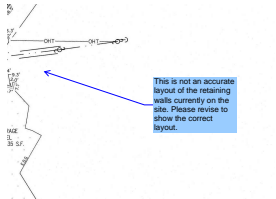
# Markup Summary

dsdgrimm (6)



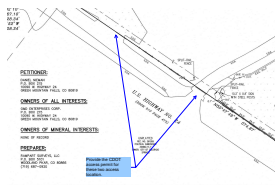
**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdgrimm  
**Date:** 12/12/2018 3:20:15 PM  
**Color:** ■

Label this road as "Private"



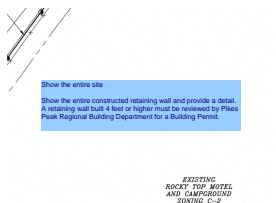
**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdgrimm  
**Date:** 12/12/2018 3:21:50 PM  
**Color:** ■

This is not an accurate layout of the retaining walls currently on the site. Please revise to show the correct layout.



**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdgrimm  
**Date:** 12/12/2018 3:36:20 PM  
**Color:** ■

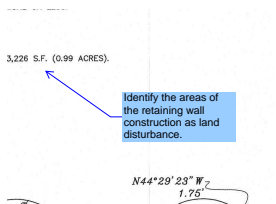
Provide the CDOT access permit for these two access location.



**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdgrimm  
**Date:** 12/12/2018 3:37:33 PM  
**Color:** ■

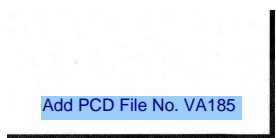
Show the entire site

Show the entire constructed retaining wall and provide a detail. A retaining wall built 4 feet or higher must be reviewed by Pikes Peak Regional Building Department for a Building Permit.



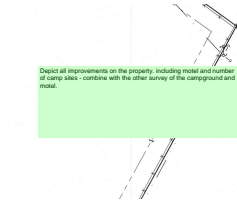
**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdgrimm  
**Date:** 12/12/2018 3:40:19 PM  
**Color:** ■

Identify the areas of the retaining wall construction as land disturbance.



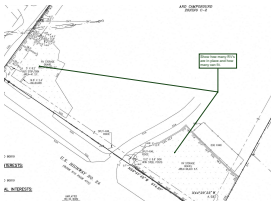
**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdgrimm  
**Date:** 12/12/2018 3:58:22 PM  
**Color:** ■

Add PCD File No. VA185



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdkendall  
**Date:** 12/14/2018 3:53:15 PM  
**Color:** █

Depict all improvements on the property.  
including motel and number of camp sites  
- combine with the other survey of the  
campground and motel.



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdkendall  
**Date:** 12/14/2018 4:07:06 PM  
**Color:** █

Show how many RV's are in place and  
how many can fit.