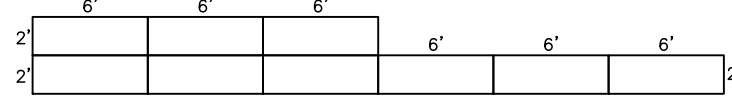


# VARIANCE OF USE MAP

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

### MODULAR BLOCK RETAINING WALL DETAIL:

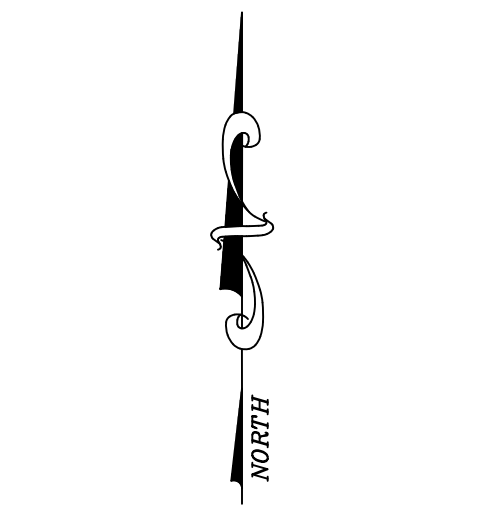
SCALE: 1"=10'



### WOOD PRIVACY FENCE NOTE:

THE WOOD PRIVACY FENCE DEPICTED ADJACENT TO TENT SITES 1-7 IS A CONSISTENT HEIGHT OF 5 FEET FROM THE TOP OF THE MODULAR BLOCK WALL. THE HEIGHT OF THE WALL TO THE FLOW LINE OF THE DITCH OR TO THE TOP OF THE BERM VARIES ANYWHERE FROM 1 FOOT TO 3 FEET.

WESTERN HILLS SUBDIVISION  
PLAT BOOK Y PAGE 21  
SINGLE FAMILY RESIDENCE  
ZONING R-1  
OWNER: KIMBERLY C. ROWND II



SCALE: 1" = 50'  
JOB NO.: 18384  
JULY 8, 2019

$\Delta = 01^{\circ}02'10''$   
 $R = 1567.10'$   
 $L = 28.34'$   
 $ChB = N55^{\circ}09'52'' W$   
 $CB = 28.34'$

### 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. 20190909  
POLITICAL SUBDIVISION  
ZONING R-1  
OWNER: CITY OF COLORADO  
SPRINGS

U.S. HIGHWAY NO. 24  
(BOOK 910 PAGE 473)

### 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, 805.3 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.

### CAMP SITES:

59 RV SITES  
7 TENT SITES  
67 TOTAL SITES

### AREA OF LAND DISTURBANCE:

THE TOTAL AREA OF LAND DISTURBANCE INCLUDES THE BLOCK RETAINING WALLS, THE TENT SITES, AND GRAVEL LOTS, AND ALL TOGETHER EXCEEDS ONE ACRE.

### 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)
- ⊗ WATER VALVE
- ⊗ 2.5' CONCRETE SEPTIC LID
- ⊗ 4" PVC CLEAN-OUT
- ⊗ WATER HOOK-UP
- ⊗ SEWER HOOK-UP
- ⊗ ELECTRIC HOOK-UP
- ⊗ UTILITY POLE
- ⊗ GUY WIRE
- ⊗ BRACE POLE
- ⊗ ELECTRIC METER
- ⊗ LIGHT POLE
- ⊗ TELEPHONE PEDESTAL
- ⊗ GAS METER
- ⊗ SIGN
- 4" DIA. BOLLARD
- NUMBERED POST
- TRASH RECEPTACLE
- EOA EDGE OF ASPHALT
- EOG EDGE OF GRAVEL
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD PRIVACY FENCE
- CONCRETE
- MODULAR BLOCK WALL (4' MAXIMUM HEIGHT)
- ROCK WALL (3' OR LESS IN HEIGHT)
- EXISTING AREA OF LAND DISTURBANCE

DATE OF REVISION (PER COUNTY COMMENTS): JANUARY 28, 2021

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

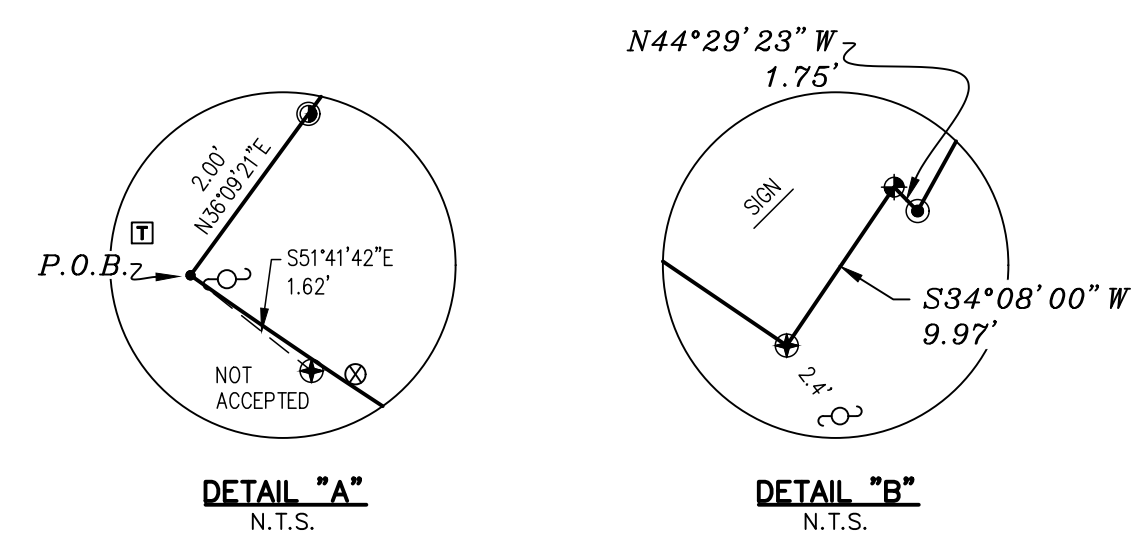
**RAMPART SURVEYS, LLC**

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

DRAWING: 18384VUM3.DWG

PAGE 1 OF 1

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