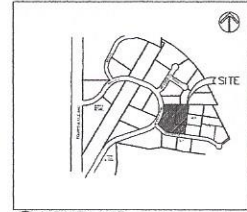


INDIAN SPRINGS INDUSTRIAL CENTER



4 VICINITY MAP

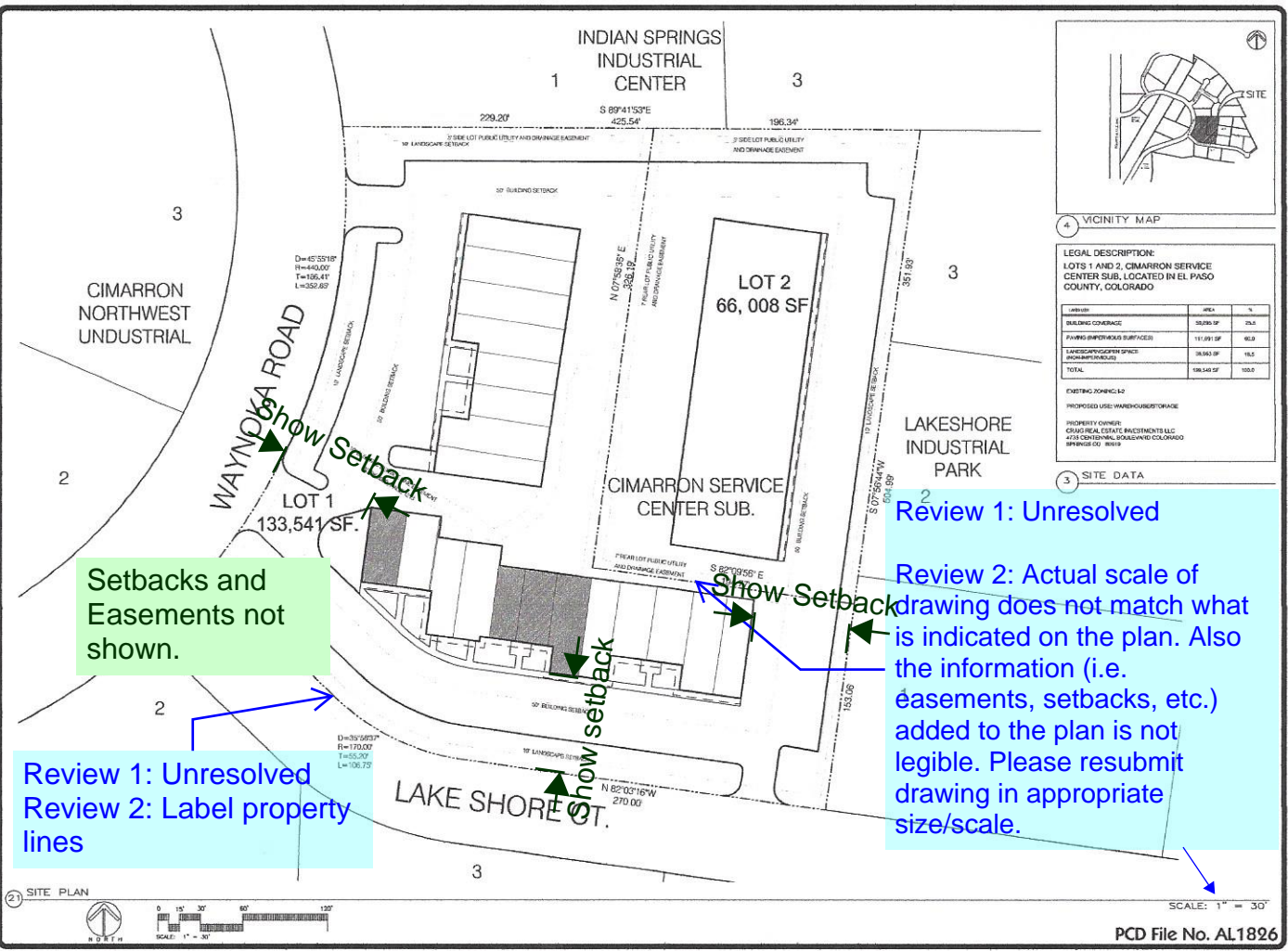
LEGAL DESCRIPTION:
 LOTS 1 AND 2, CIMARRON SERVICE CENTER SUB., LOCATED IN EL PASO COUNTY, COLORADO

LAND USE	AREA	%
BUILDING COVERAGE	50,266 SF	25.1
PAVING IMPERVIOUS SURFACES	111,091 SF	60.0
LANDSCAPE/OPEN SPACE (PERMEABLE)	36,963 SF	18.5
TOTAL	198,340 SF	100.0

EXISTING ZONING: I-1
 PROPOSED USE: WAREHOUSE/STORAGE

PROPERTY OWNER:
 CHAD REAL ESTATE INVESTMENTS LLC
 4718 CENTENNIAL, BOULDER, COLORADO
 SPRINGFIELD 80519

3 SITE DATA

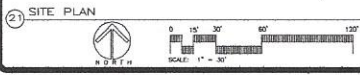


Setbacks and Easements not shown.

Review 1: Unresolved
 Review 2: Label property lines

Review 1: Unresolved

Review 2: Actual scale of drawing does not match what is indicated on the plan. Also the information (i.e. easements, setbacks, etc.) added to the plan is not legible. Please resubmit drawing in appropriate size/scale.



SCALE: 1" = 30'

PCD File No. AL1826

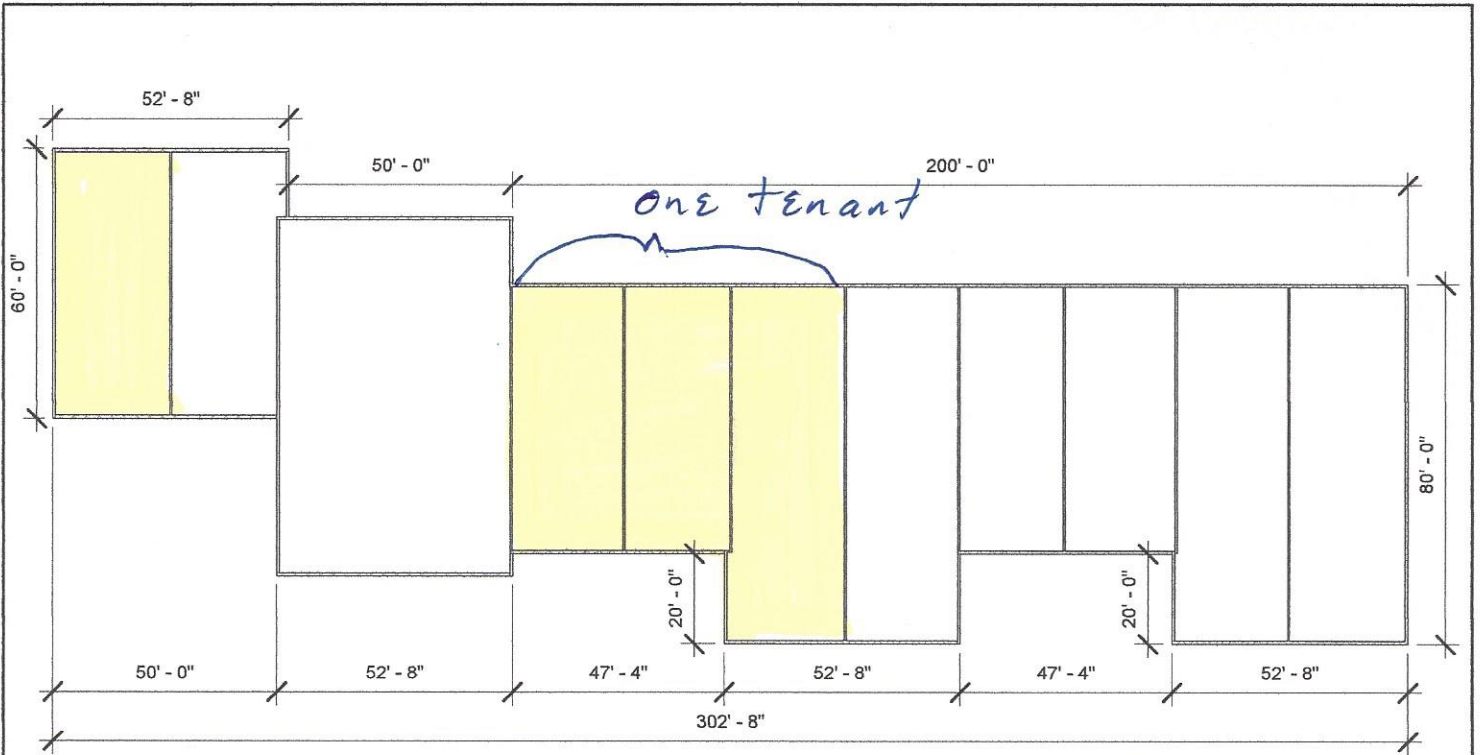
YERGENSEN, OBERING & WHITTAKER
 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 80903

Structural: _____
 Electrical: _____
 Mechanical: _____
 Plumbing: _____
 Fire: _____
 Civil: _____
 Survey: _____
 Landscape: _____
 Traffic: _____
 Other: _____

Cimarron Service Center
 2283 Waynoka Rd.
 El Paso County, Colorado

SP1
 SITE PLAN
 Sheet 1 of 1

11/1/2018 3:07:25 PM



① First Floor Plan - 2275
1/32" = 1'-0"

Handwritten signature or initials

WAYNOKA ROAD

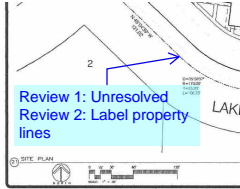
Units in yellow are affected by the Special Use request.

Markup Summary

Daniel Torres (3)

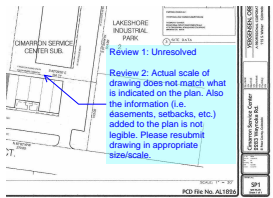


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Author: Daniel Torres
Date: 12/31/2018 11:48:26 AM
Color: ■



Subject: Callout
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Author: Daniel Torres
Date: 12/31/2018 11:48:26 AM
Color: ■

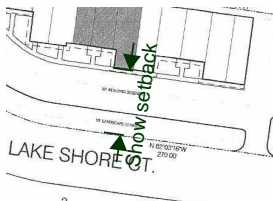
Review 1: Unresolved
Review 2: Label property lines



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Author: Daniel Torres
Date: 12/31/2018 11:48:31 AM
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Review 1: Unresolved
Review 2: Actual scale of drawing does not match what is indicated on the plan. Also the information (i.e. easements, setbacks, etc.) added to the plan is not legible. Please resubmit drawing in appropriate size/scale.

dskendall (4)



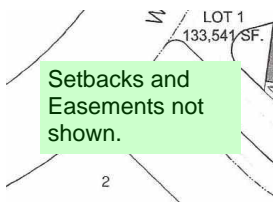
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Show setback



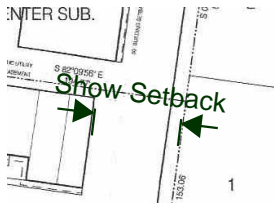
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Author: dskendall
Date: 12/31/2018 11:48:23 AM
Color: ■

Show Setback



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Author: dskendall
Date: 12/31/2018 11:48:24 AM
Color: ■

Setbacks and Easements not shown.



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Lock: Locked
Author: dsdkendall
Date: 12/31/2018 11:48:24 AM
Color: ■

Show Setback