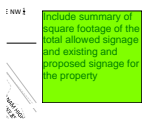


# Sign Plan\_V2.pdf Markup Summary

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7/11/2022 9:11:21 PM (1)

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**Subject:** Text Box  
**Page Label:** [1] SIGN PLAN  
**Author:** Rob Stauffacher  
**Date:** 7/11/2022 9:11:21 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Include summary of square footage of the total allowed signage and existing and proposed signage for the property

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(1)

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~~5710~~

**Subject:**  
**Page Label:** [1] SIGN PLAN  
**Author:** AutoCAD SHX Text  
**Date:**  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

5710



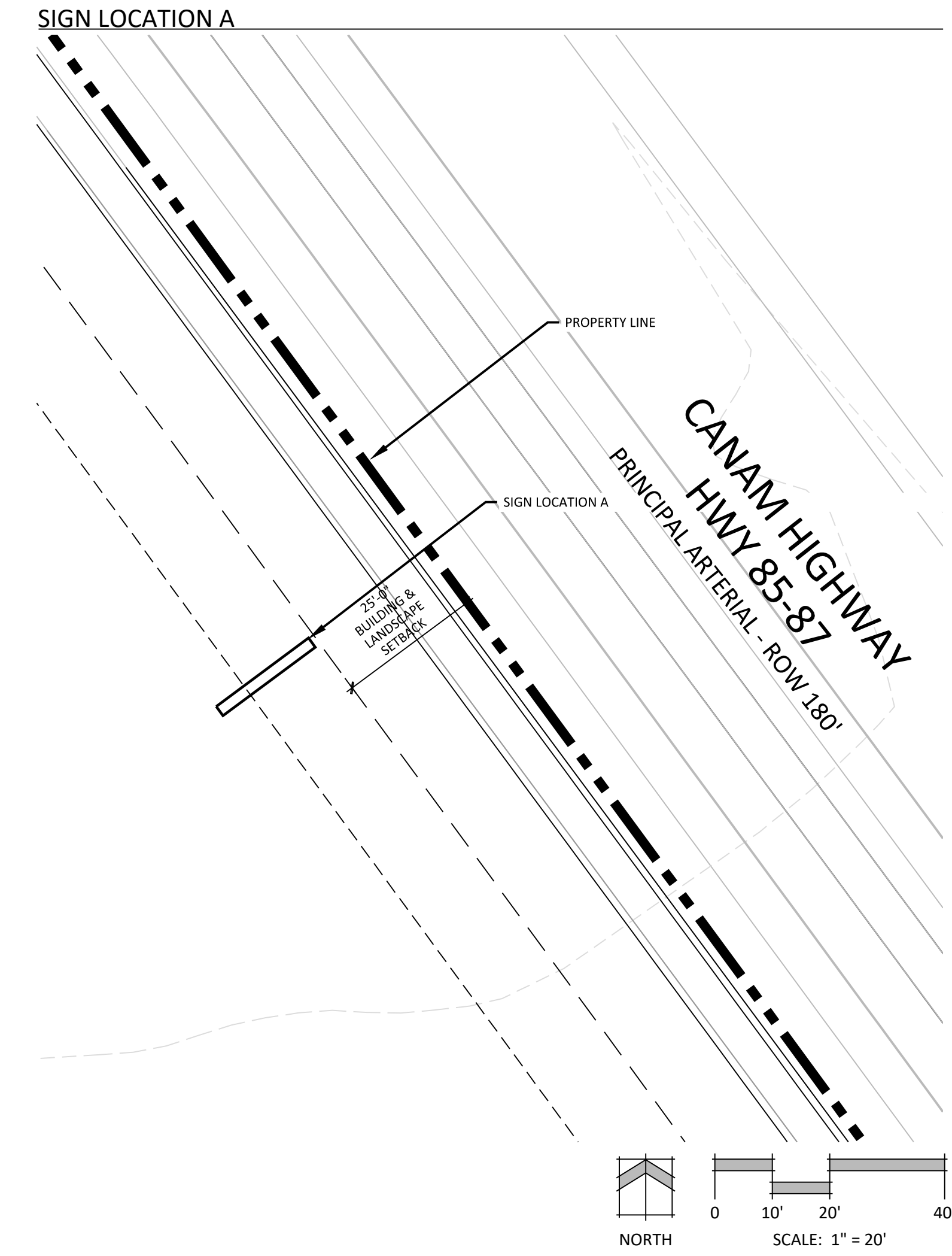
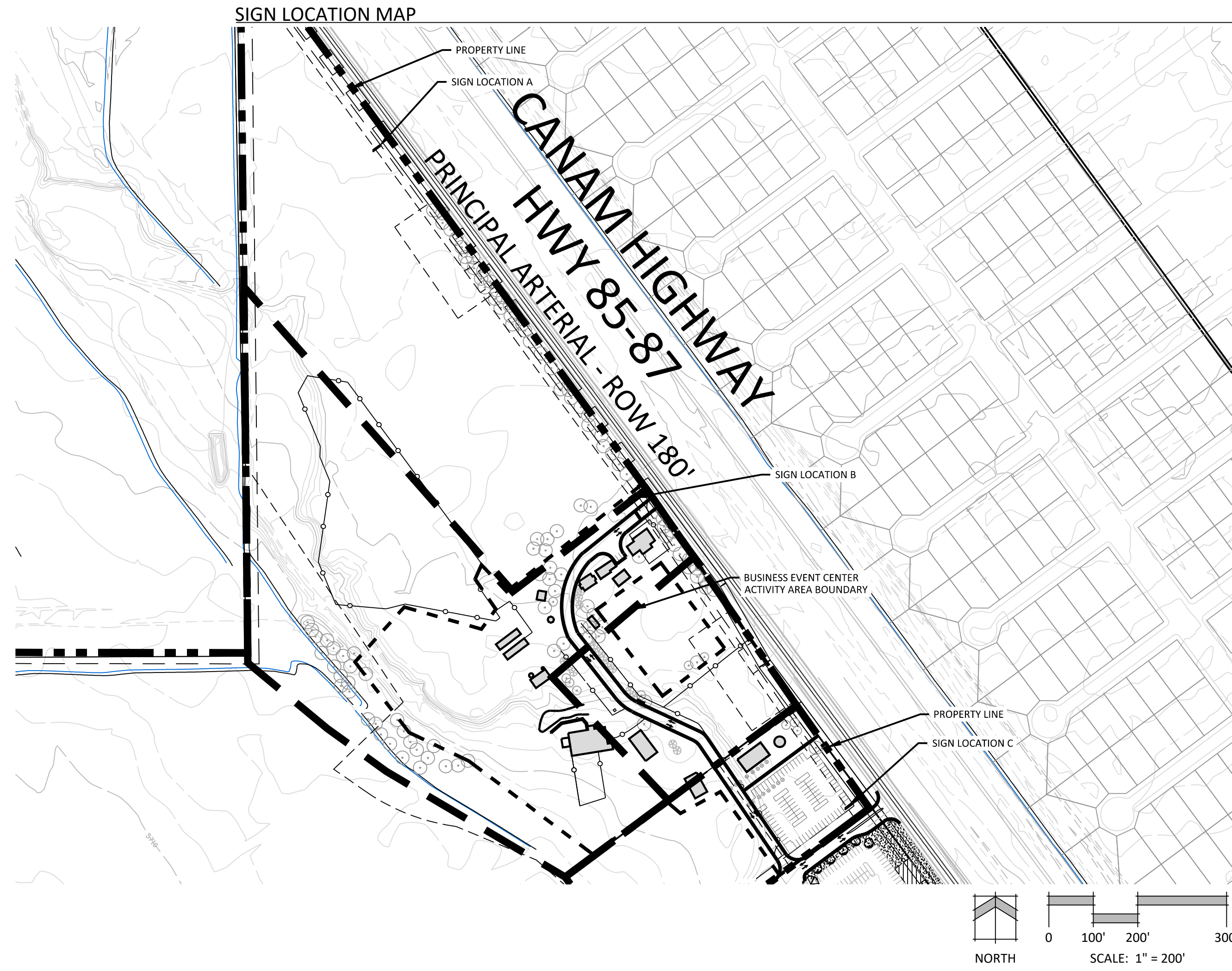
# VENETUCCI FARMS

A PORTION OF THE SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 11 AND A PORTION OF THE NW  $\frac{1}{4}$  OF SECTION 14, EL PASO, COUNTY  
 5202 HWY 85-87, 5210 HWY 85-87, 5304 HWY 85-87 & 5304 HWY 85  
 SPECIAL USE PERMIT - BUSINESS EVENT CENTER

Include summary of square footage of the total allowed signage and existing and proposed signage for the property



N.E.S. Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 Tel. 719.471.0073  
 Fax 719.471.0267  
 www.nescolorado.com  
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This sign is in compliance with Section 6.2.10 (C) of the El Paso County Land Use Development Code.

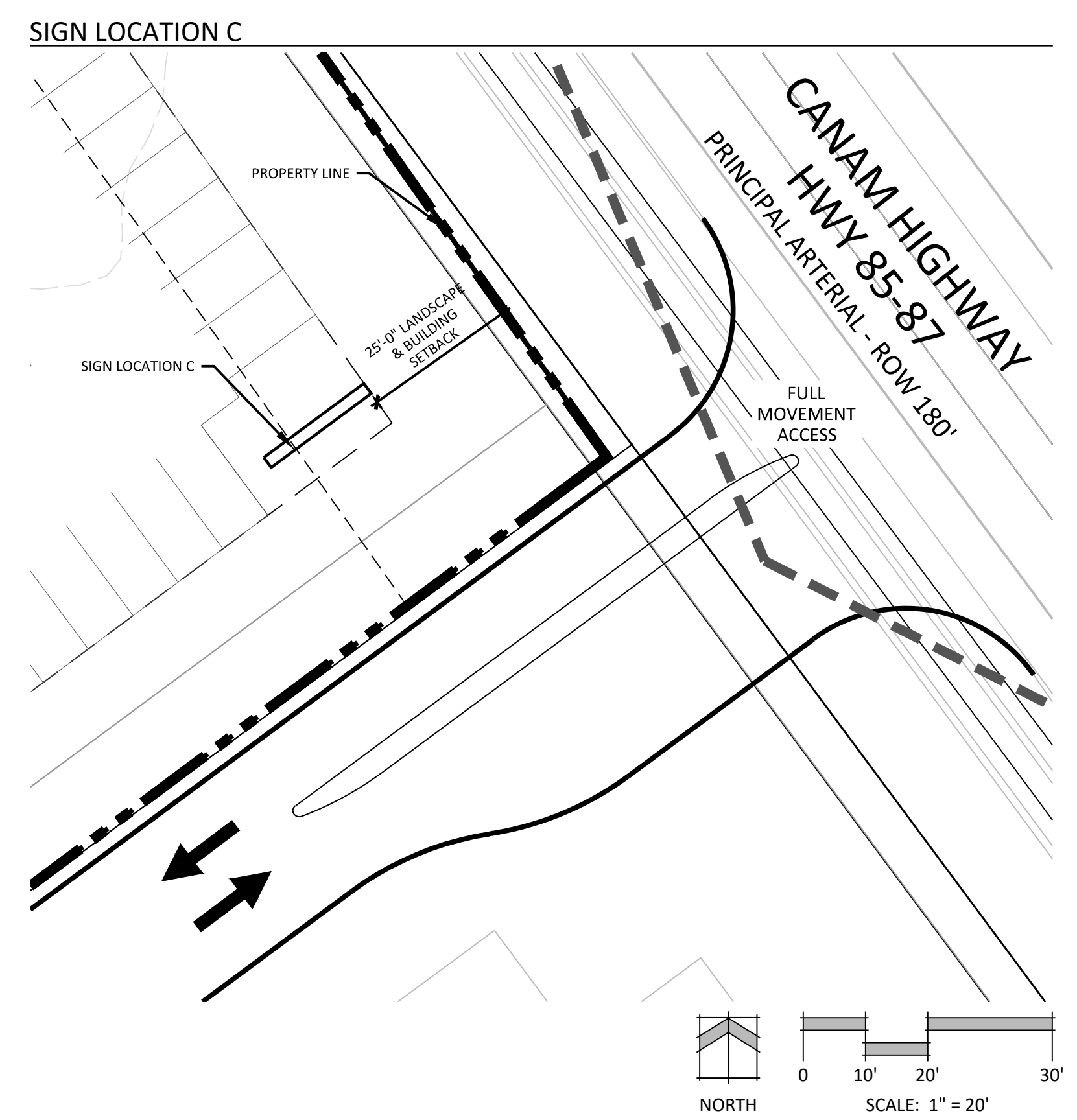
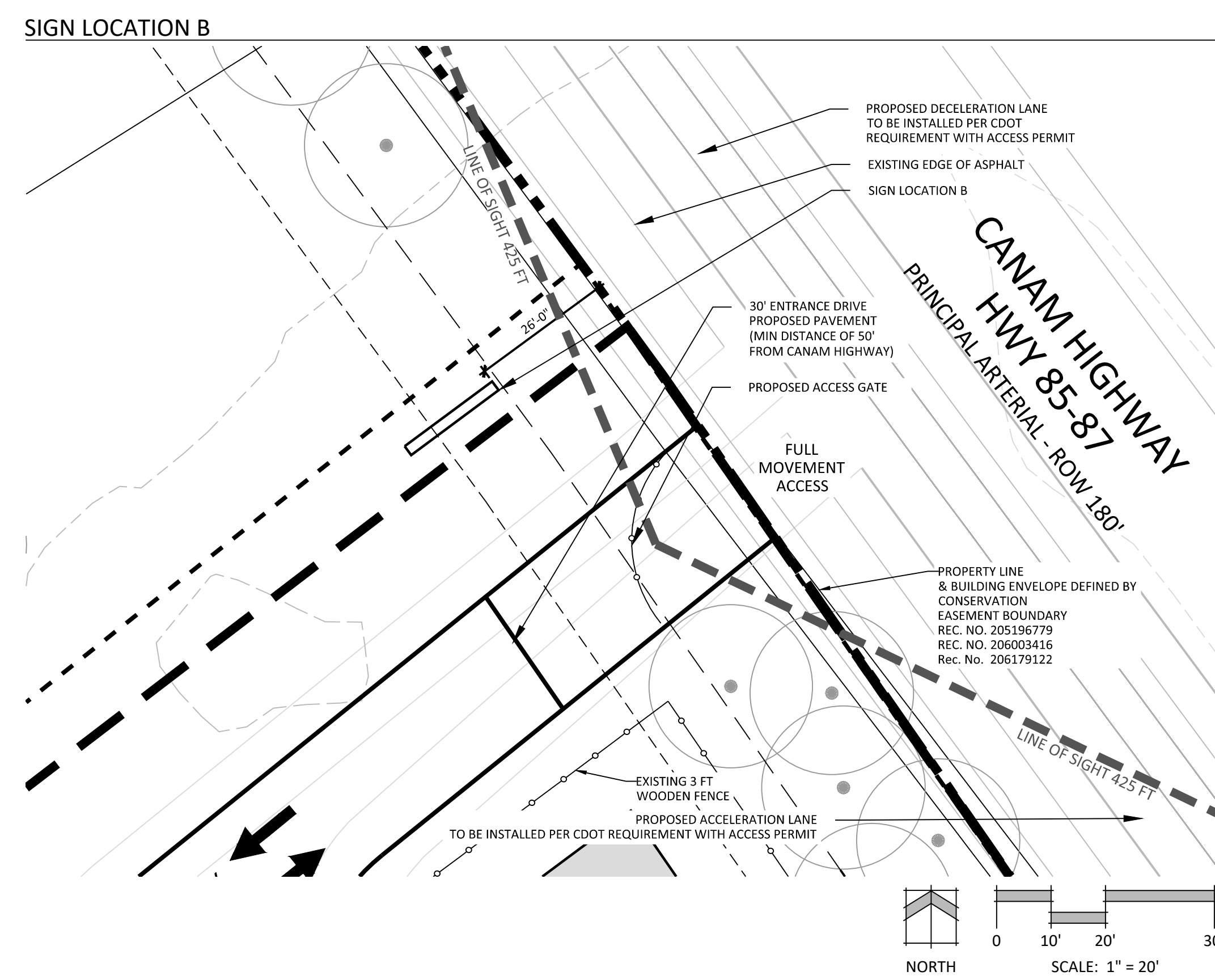
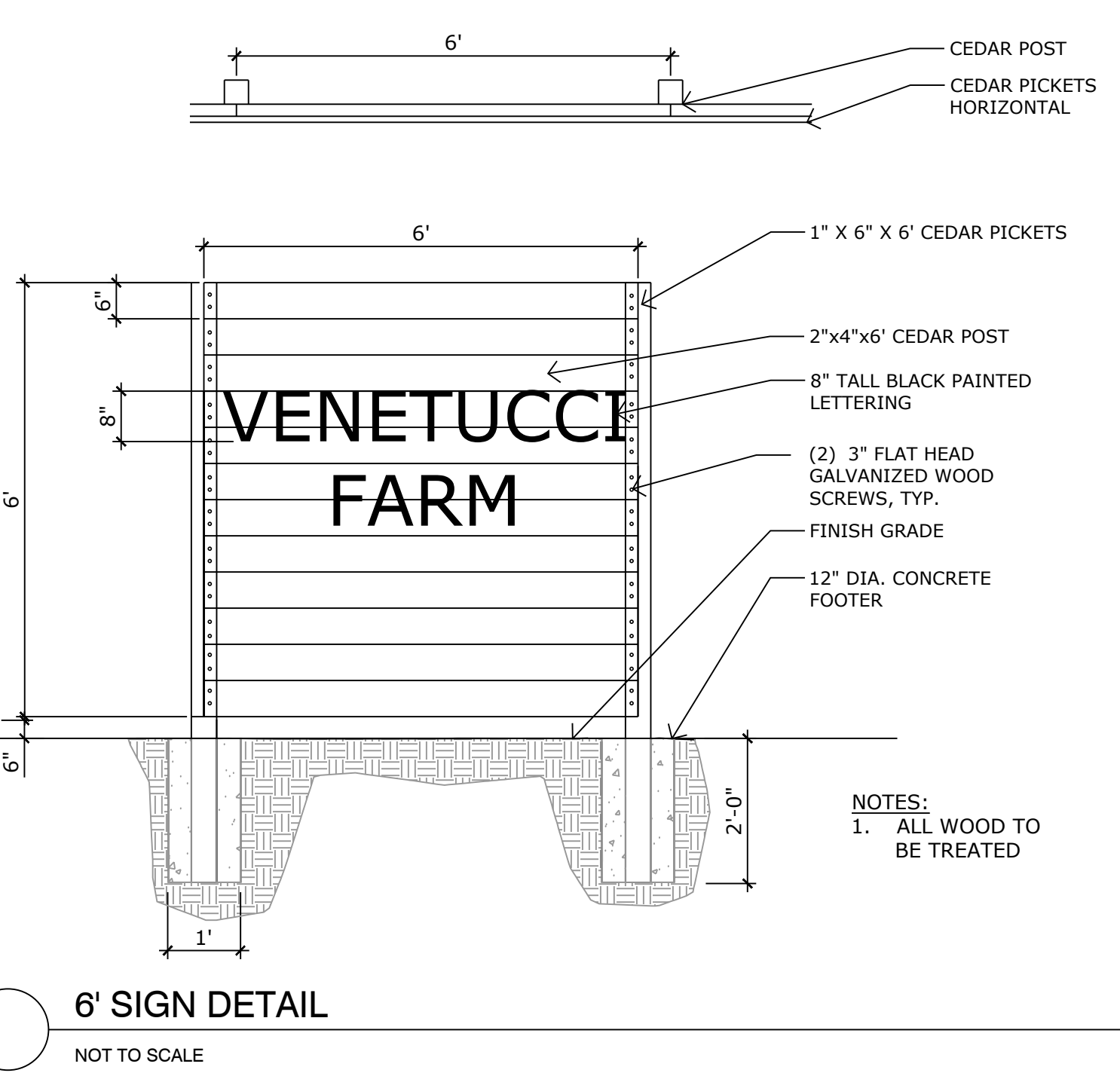
The sign fulfills the intent of on premise signs by promoting the economic development and value of non-residential uses on this property. Encourage and maintain traffic safety - this sign is intended to visually notify traffic of Venetucci Farm, does not obstruct with surrounding traffic lights and give traffic along Can Am sufficient time to prepare to turn into Venetucci.

Sign Height requirements within the A-5 zone are 30FT. The proposed sign has a max height of 6'-6" measured from finished grade.

All signs are placed outside of the Sight-Distance-Triangle and placed 1577FT away from the full movement intersection to the south of the property.

All signs are located outside of utility and drainage easement.

If required by CDOT, the applicant will apply for an outdoor advertising permit application.



**VENETUCCI FARMS**

BUSINESS EVENT CENTER  
 5202 S HIGHWAY 85-87

DATE: 09.27.21  
 PROJECT MGR: A. BARLOW  
 PREPARED BY: J. SHAGIN

DATE: 06.10.22  
 BY: JS  
 DESCRIPTION: COUNTY COMMENTS

**SIGN PLAN**

4  
 4 OF 9

PPR 21-053  
 AL 21-015

P:\Miss Peak Community Foundation\Venetucci Farm 2020\Drawings\Planning\Develop\VP\_BusEventCenter\_SitePlan\_Plan1.dwg [SIGN PLAN] 06/10/22 10:29:00 AM Jennifer Shagin