

PRO TRANS PLUS VARIANCE OF USE SITE PLAN

LEGAL DESCRIPTION: LOT 17, BLOCK 1 MEADOW LAKE AIRPORT FILING NO 3

Note: A Driveway Access Waiver is needed. Please submit via EDARP: https://epcdevplanreview.com/Applications/Create_E mail . The Access Waiver needs to be approved prior to SDP Approval. Feel free to contact me if you have any questions regarding this process.

UNDERSTOOD

LOI states 2 employees, so 2 + 6 (for bays)+ must have 1 ADA space for a total of 9 spaces

REVISED. ALSO ADDED NOTE FOR ALTERNATIVE PARKING REQUEST

Cessna Drive is located to the east.

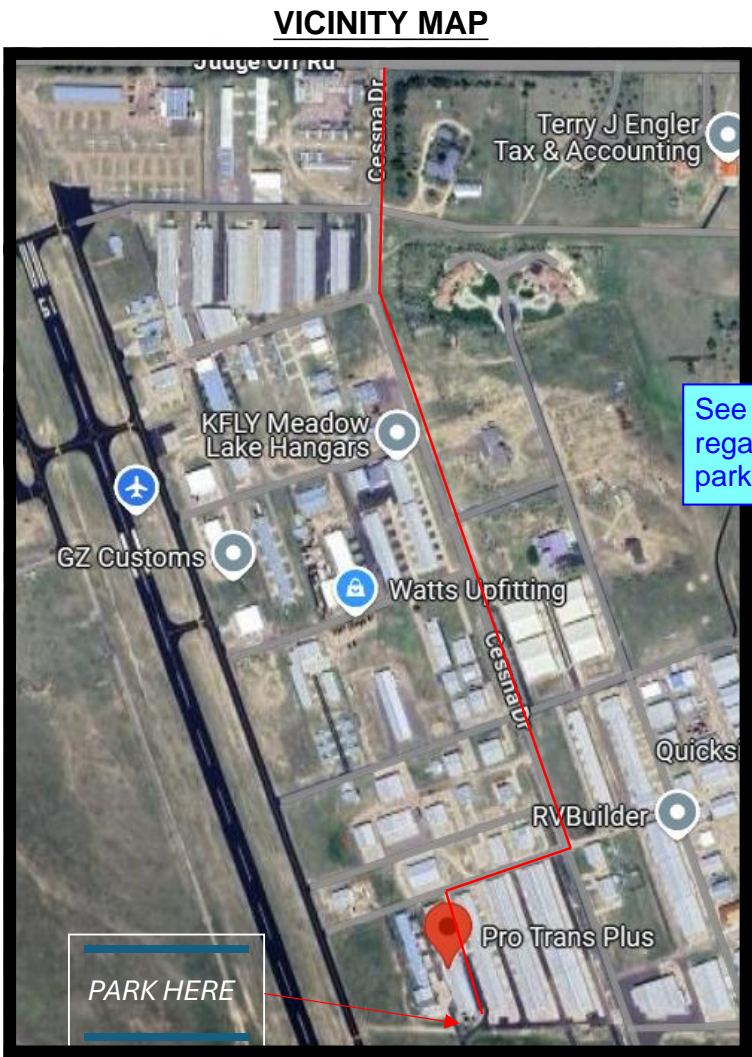
PER THE ADDRESS, THIS "OFFSHOOT" IS ALSO CALLED CESSNA DRIVE.

Private Local Road REVISED

This can be REVISED removed/alterd per the comment on the LOI.

See comments on LOI regarding customer parking.

RESPONSE: 6 SPACES INSIDE SITE PLAN SPECIFIES 1 ADA SPACE



40' INGRESS & EGRESS EASEMENT

CESSNA DRIVE (PRIVATE ROAD)

CUSTOMER PARKING INSIDE

STAFF PARKING

100' TAXIWAY EASEMENT

LEGEND

- NATIVE GRASS
- CONCRETE
- ASPHALT
- PARKING SPACE
- BUILDING
- EASEMENT LINE
- SETBACK LINE

200' PLATTED SETBACK

SITE PLAN 1"=110'

- Please include:
- The setbacks of all building footprints dimensioned from all property lines **ADDED**
 - Dimensions of all property lines **ADDED**
 - Height of building **ADDED**
 - The location of all ADA parking space **ADDED**
 - Location of all no-build areas, floodplain(s), and drainage facilities (if none, provide a note to specify) **ADDED**
 - Location of dumpster **THERE IS NO DUMPSTER ASSOCIATED WITH THE VARIANCE OF USE**
 - Percent of open space and landscaping **LOT COVERAGE IS ALREADY INCLUDED NEAR THE TOP OF GENERAL NOTES**

GENERAL NOTES

PROPERTY ADDRESS: 7936 CESSNA DR
PARCEL NUMBER: 4304002080
ZONING: R-4, GA-O
LOT SIZE: 1.68 AC
TOTAL BUILDING SF: 18,699 SF
VARIANCE OF USE AREA: 1040 SF
LOT COVERAGE: 26%

EMPLOYEE PARKING REQUIREMENT:
-Number of employees on maximum shift, plus 3 spaces per bay or stall
-Employees: 1
-Number of bays: 2
Total parking required: 7
*AS NOTED IN THE LETTER OF INTENT, THERE IS ONE MECHANIC. ONLY ONE VEHICLE CAN BE WORKED ON AT A TIME.

REQUEST:
1. Request approval of a variance of use to allow a "Commercial Vehicle Repair Garage" in the R-4, GA-O zone. Section 1.15 of the Land Development Code defines Commercial Vehicle Repair Garage as:
"An establishment used for the care or repair of passenger vehicles and light trucks, including major or minor work such as paint, body and fender work or engine and transmission overhaul and incidental storage or parking of repaired vehicles, but excluding the dismantling of wrecked vehicles and the storage of junk vehicles."
2. The daily trips associated with Pro Trans Plus shall not exceed 10.

ROAD IMPACT FEE:
The owner agrees on behalf of him/herself and any successors and assignees that they shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, within 30 days of approval of the site development plan.

NOTE: ALL IMPROVEMENTS ARE EXISTING. NO NEW IMPROVEMENTS ARE PROPOSED.

NO.	REVISION/ISSUE	DATE

Pro Trans Plus
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PROJECT NO.	SHEET
DATE	
PREPARED	APPROVED CAD

ADDED
VA253