

# PRO TRANS PLUS VARIANCE OF USE SITE PLAN

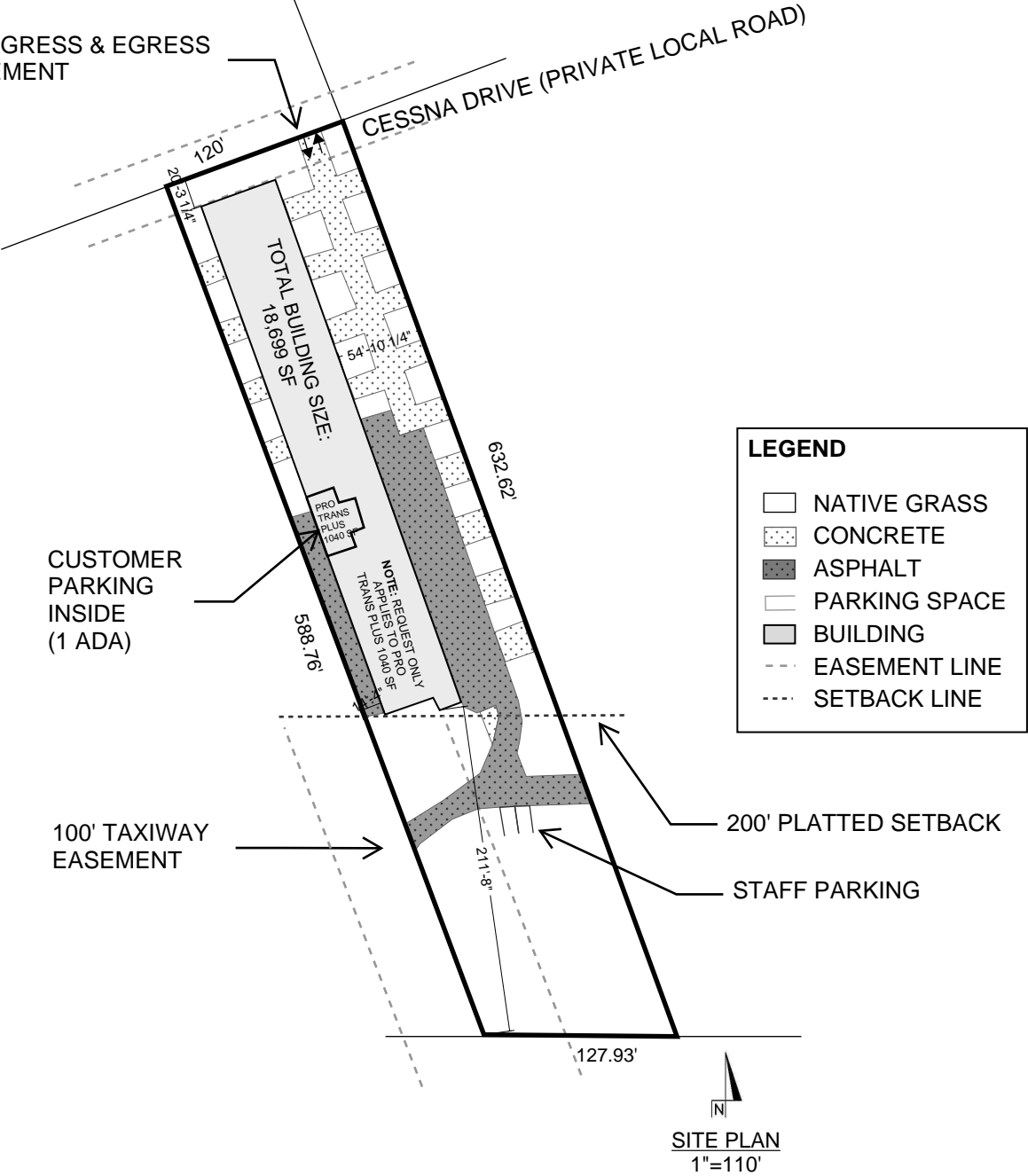
LEGAL DESCRIPTION: LOT 17, BLOCK 1 MEADOW LAKE AIRPORT FILING NO 3

## VICINITY MAP



VICINITY MAP  
NTS

40' INGRESS & EGRESS  
EASEMENT



## 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%  
BUILDING HEIGHT: 20 FT

EMPLOYEE PARKING REQUIREMENT:  
1 space per employee on maximum shift, plus 3  
spaces per bay or stall  
-Employees: 2  
-Number of bays: 2  
Total parking required: 9  
\*AS NOTED IN THE LETTER OF INTENT, THERE  
IS ONE MECHANIC. ONLY ONE VEHICLE CAN  
BE WORKED ON AT A TIME.

PARKING PROVIDED:  
-6 spaces in the building  
-2 surface parking spaces  
Total parking provided: 8  
\*An alternative parking ratio is being requested.

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.

\*The site is not encumbered by any no-build,  
floodplains, or drainage facilities.

ROAD IMPACT FEE:  
A road impact fee is not required.

**NOTE: ALL IMPROVEMENTS  
ARE EXISTING OTHER  
THAN THE PROPOSED 2  
EMPLOYEE PARKING  
SPACES.**

NO.	REVISION/ISSUE	DATE

Pro Trans Plus  
7936 Cessna Drive  
Peyton, CO 80831  
Phone: (719) 661-5669  
Email: [protransplus7936@gmail.com](mailto:protransplus7936@gmail.com)

VERTEX

Consulting Services

5825 Delmonico Dr., Suite 320,  
Colorado Springs, CO 80919

PROJECT NO.	SHEET
DATE	
PREPARED	APPROVED CAD