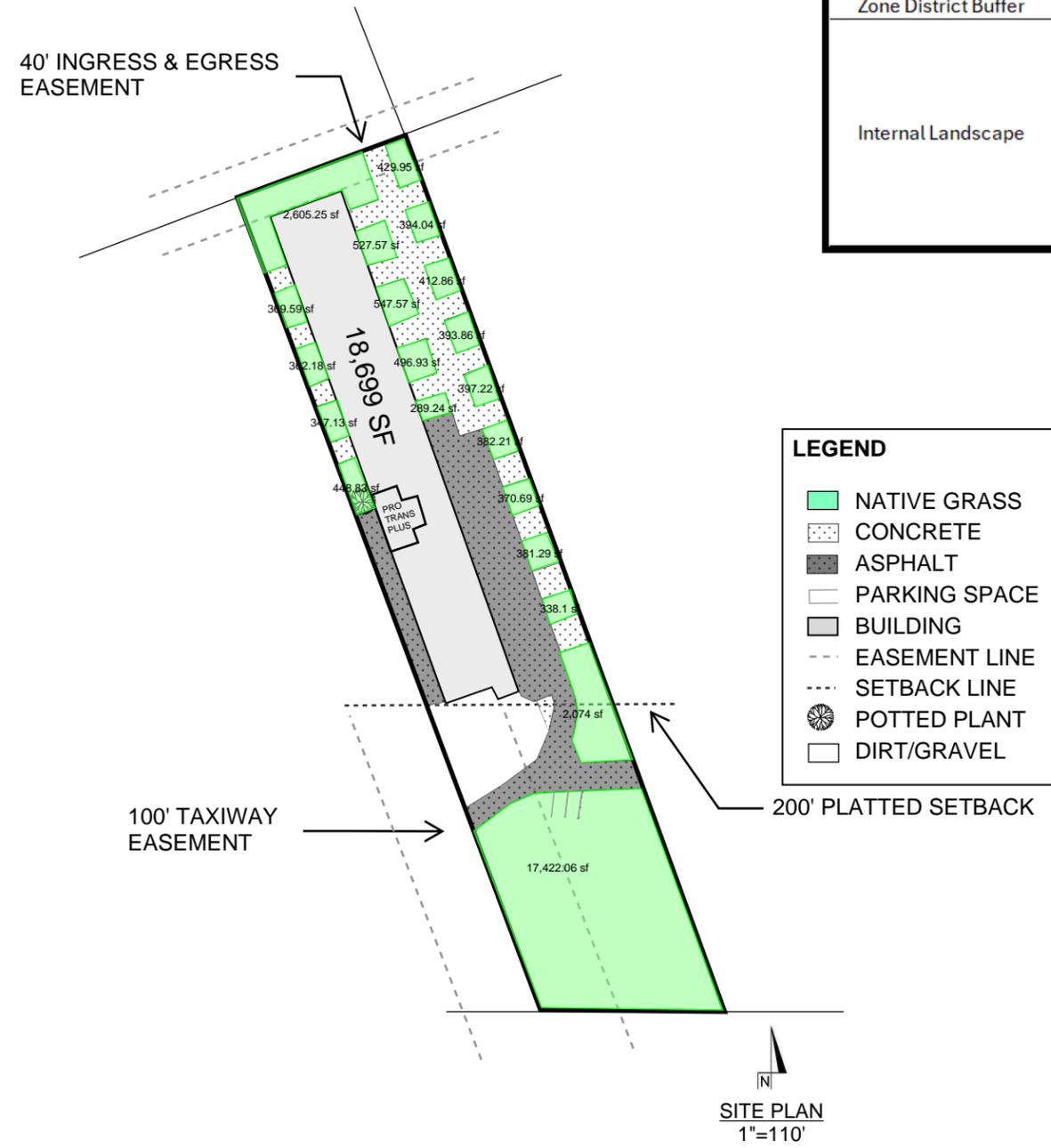


PRO TRANS PLUS VARIANCE OF USE SUBSTITUTE LANDSCAPE PLAN

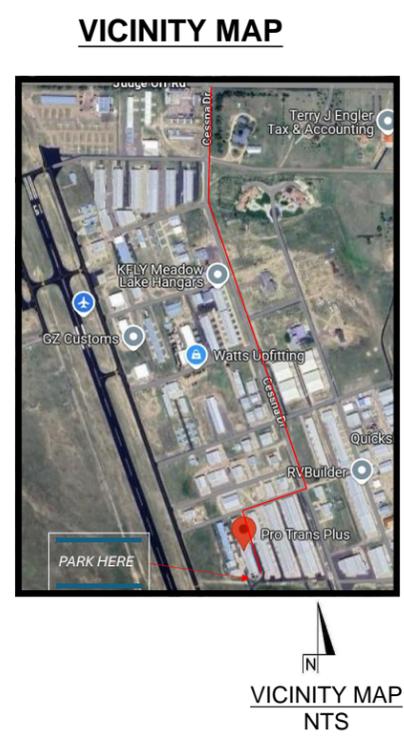
LEGAL DESCRIPTION: LOT 17, BLOCK 1 MEADOW LAKE AIRPORT FILING NO 3



LEGEND

- NATIVE GRASS
- CONCRETE
- ASPHALT
- PARKING SPACE
- BUILDING
- EASEMENT LINE
- SETBACK LINE
- POTTED PLANT
- DIRT/GRAVEL

SUBSTITUTE LANDSCAPE REQUEST		
	Requirement	Provided
Roadway Landscaping	Private Road, not applicable	NA
Parking Lot Landscaping	Less than 15 spaces, not applicable	NA
Zone District Buffer	Surrounded by R-4, not applicable	NA
Internal Landscape	5% of area, with 1 tree per 500 SF	No trees/shrubs pursuant to MLA and FAA which discourage nesting birds. A total of 28990.58 SF of landscaped native grass area has been provided as a substitute along
	3,659 SF, 7 trees	



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%

- There is no outside storage. All work and storage takes place indoors.
- No trees or shrubs are proposed to be planted pursuant to the MLA guidelines and FAA recommendations that trees/shrubs should not be planted in, or around airports in order to avoid aviation/bird conflicts.
- A potted plant will be added to the front entry.

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.

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

NO.	REVISION/ISSUE	DATE

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

VERTEX
 Consulting Services
 5825 Delmonico Dr., Suite 320,
 Colorado Springs, CO 80919

PROJECT NO.	SHEET
DATE	
PREPARED	APPROVED
	CAD