

Robert Chapman

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Property Address: 6925 Wyoming Lane, Colorado Springs, CO 80923

Parcel Number: 5308400004

Zoning: RR-5, CAD-O

Date: April 5, 2026

Legal Description: TRACT IN NW4SE4 SEC 8-13-65 AS FOLS, COM AT NW COR OF SD SE4, TH E ON N LN 727.0 FT, S 100.0 FT FOR POB, CONT S 550.0 FT, E ON STRAIGHT LN TO INTSEC E LN OF SD NW4SE4 AT A PT 650.0 FT S OF NE COR THEREOF, N 550.0 FT, TH W ON STRAIGHT LN TO POB, EX R/W OVER S 30.0 FT OF W 95.0 FT, TOG WITH ELY 30.0 FT OF WYOMING LN ADJ

existing?

Structures appear to be within setback.

Identify.

Label floodplain drainage easement area. (add dashed lines for boundary area)

proposed RV maintenance parking area" as the RVs are not being stored as part of a RV storage business. Just temp parking for pending maintenance services.

<< If RV storage is part of the business, please clearly identify this in the Letter of Intent and on this Site Plan.

Are these proposed areas disturbing the land? (ie regrading, bringing in fill, paving, etc). Or are these boxes denoting the proposed storage areas but no changes to the land are proposed? Based on the LOI I'm assuming no changes or disturbance but please clarify on this plan

Planning Comments:

Add "PCD File No. AL2613" and document title "Rural Home Occupation Special Use Site Plan"

Identify all property lines (location and dimension). Your measurement of 580' does not appear to be a property line.

Providing a surveyed site plan is highly recommended due to the proximity of the accessory buildings to the northern property line. Please see "Exhibit A" in review comments.

After verifying property lines, identify distance measurements for all structures. At least two buildings appear to be within the northern side setback. **NOTE:** If the survey shows that structures are closer than 20' to the property line, a Dimensional Variance request before the Board of Adjustment will be required. A 20% encroachment can be permitted through Administrative Relief.

I could not find EDARP or PPRBD records for the accessory structures or existing shop expansion. If building permits were pulled, please let me know so that we can add these records to our system. All structures over 200 sq ft require building permits.

Proved a table showing all RR-5 dimensional standards. >>

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size		Minimum Setbacks Principal(Accessory) ^{14,3}			Maximum Lot Coverage	Maximum Height
		Area ¹	Width (at front setback line)	Front	Rear	Side		
RR-5		5 acres ²	200 ft	25 ft ³	25 ft ³	25 ft ³	25%	30 ft

There appears to be an additional access point north of the subject property (or on the north side of the subject property). Please address whether this is on your property or if there is an access easement/agreement in place with the adjacent property owner. If so, please include reception number of easement/agreement.

Identify all traffic circulation on the property. Provide width of all driving lanes.

Address Falcon Fire's EDARP comments.

Identify the location, height, and opacity of all fencing. Same for any walls.

All building dimensions must be identified. Include total sq ft and height.

The total cumulative area of outside storage needs to be identified.

Aerial image provided shows additional storage north of the identified RV storage. Please identify.

Add a note that clarifies that all depicted structures are existing and will remain (if that is the case). If some structures need to be removed or relocated to meet the zoning setback, please address as necessary.

Add labels to all buildings identifying whether they are used by the residence or business ("commercial").

All parking shall be clearly marked (ex: painted striping and ADA signage). Provide a detail of the parking dimensions, striping, signage, etc. Also, see note on Letter of Intent. Parking calculation will need to be provided in a table on the Site Plan.

Add the following note: *"The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws."*

Provide the distance measurement between all outside storage areas and the nearest property lines.

Label the landscaped areas. Provide a landscape table. 1. Roadway landscaping. 2. Parking lot landscaping, if applicable. 3. Landscape buffer between non-residential use and adjacent residential. 4. Internal (5%). 5. Other (refuse and outside storage). See EA notes from the planning checklist for the required minimum. The existing vegetation should meet the requirement, this just needs to be clearly labeled/listed on the site plan.

Add the 2 notes required by Colorado Springs Utilities (see EDARP comment).

Add the "FAA Form" note required by COS Airport Advisory Commission (see EDARP comment).

Identify the location of the dumpster/trash bins.