

# Highway 105

Based on the scale provided, the property boundary measurements appear inaccurate.

Please list the building square footages and depict the building setbacks from the property lines. It may be necessary to create a second page if you believe the page is too cluttered.

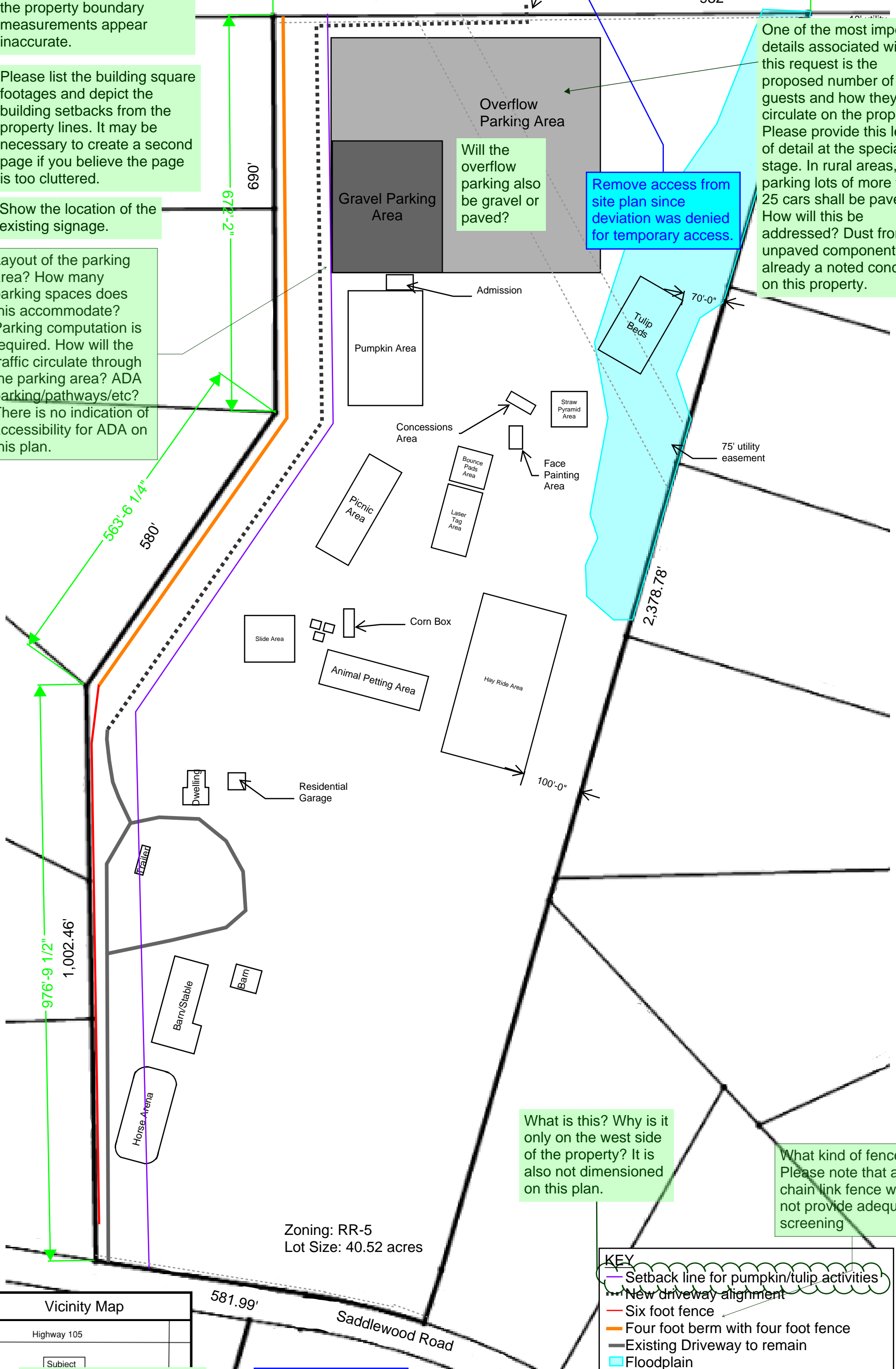
Show the location of the existing signage.

Layout of the parking area? How many parking spaces does this accommodate? Parking computation is required. How will the traffic circulate through the parking area? ADA parking/pathways/etc? There is no indication of accessibility for ADA on this plan.

One of the most important details associated with this request is the proposed number of guests and how they will circulate on the property. Please provide this level of detail at the special use stage. In rural areas, parking lots of more than 25 cars shall be paved. How will this be addressed? Dust from the unpaved components is already a noted concern on this property.

Remove access from site plan since deviation was denied for temporary access.

Will the overflow parking also be gravel or paved?



What is this? Why is it only on the west side of the property? It is also not dimensioned on this plan.

What kind of fence? Please note that a chain link fence will not provide adequate screening

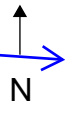
Zoning: RR-5  
Lot Size: 40.52 acres

**KEY**

- Setback line for pumpkin/tulip activities
- New driveway alignment
- Six foot fence
- Four foot berm with four foot fence
- Existing Driveway to remain
- Floodplain

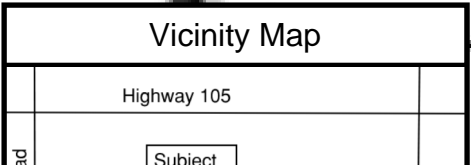
Add PCD File AL-2217

\*\*NOTE: Use areas, temporary structures, and enclosures are subject to change but may not encroach into the setback line or increase in size.



Include date of preparation

Scale: 1"=150'



Vicinity map doesn't appear to accurately depict the property shape / relevant roads. Also needs a north arrow and scale



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**EL PASO COUNTY PLANNING AND  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT**

**SPECIAL USE/VARIANCE OF USE CHECKLIST**

Revised: January 2022

<b>Special Use/Variance of Use</b>		
Site plan shall be drawn so as to clearly provide the required information. All site plans for lots and parcels less than 2.5 acres are to be drawn to scale and include a written and graphic scale. Site plans for lots and parcels greater than 2.5 acres in size are encouraged to be drawn to scale, but are not required to be.		
Minimum Map Contents: Must contain adequate information to determine compliance of the proposed use with the LDC and ECM, as applicable. If inadequate information is provided to determine whether or not the proposed action conforms to the LDC, more information will be requested. A PUD Development Guide associated with PUD zoning, if applicable, may require additional information and/or specifications.		
The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.		
	<b>Applicant</b>	<b>PCD</b>
<b>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</b>		<div style="font-size: 2em; font-weight: bold;">✓</div> Office use only
<b>Letter of Intent</b>		
1	A discussion detailing the proposed request and compliance with the applicable requirements of the Land Development Code;	
2	The reason and justification for the request;	
3	A detailed analysis addressing each of the Criteria of Approval in Chapter 5 of the Land Development Code.	
<b>Notification to Adjacent Property Owners</b>		
1	Details of the request;	
2	The location, size, and zoning of the subject property;	
3	Existing and proposed improvements to the property;	
4	Waiver requests (if applicable);	
5	Contact information for the applicant(s);	
6	The applicant shall use one of the following procedures to satisfy notification standards: Mail notification by certified mail to all applicable properties. A receipt of the mailing for each address shall be included in the completed application form; or In person notification via signatures from all applicable property owners with the signature form included in the application form.	
<b>Site Plan Map to include the following elements, as appropriate:</b>		
1	Date, north arrow, and a graphic scale	
2	Vicinity map showing the property in relation to the surrounding area	X
3	Location of the property lines, right-of-way, and all existing and proposed easements	X
4	Dimensions of all property lines	X
5	The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines. <small>There are multiple use areas and structure. The drawing is too cluttered to include all setbacks, floor areas, and heights. No new structures are proposed.</small>	X
6	Location and width of all sidewalks	NA
7	Location and height of all fences, walls, or berms	X
8	Location and dimensions of all existing and proposed signs	NA
9	Traffic circulation including all points of ingress/egress into the property	X
10	The layout and location of all off-street parking, loading and other vehicular use areas	X
11	Location of all ADA parking spaces, ramps, pathways, and signs	NA
12	Location, height and intensity of all outdoor illumination	NA
13	Location of existing and proposed water and wastewater infrastructure, including well(s) and septic system(s) <small>The seasonal use does not require permanent bathrooms. Only bottled water is sold.</small>	NA
14	Location of all no-build areas, floodplain(s), and drainage facilities	X
15	Location and screening of all dumpster(s) and loading dock areas	NA
16	Standard details of parking (compact, ADA, standard), ADA ramps, driveways, and signs	NA

Gravel parking is proposed. The site development will detail the gravel parking area. Parking areas are depicted on the plan



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17	Location of all existing and proposed utility lines and associated infrastructure	X	
18	Existing/proposed land use, parcel size, and zoning	X	
20	Percent of open space, landscaping, and lot coverage	NA	
21	Density and number of dwelling units	NA	
22	Computation identifying the required parking and the provided parking	NA	
23	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria: <small>Gravel parking is proposed. The site development will detail the gravel parking area. Parking areas are depicted on the plan</small>		