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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Scott Weeks, Senior Planner
Edward Schoenheit, Associate Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: VA243
Project Name: 5935 Templeton Gap Road Variance of Use
Parcel Number: 6313000009

OWNER:	REPRESENTATIVE:
Wayne DeCosta Great West Construction 5935 Templeton Gap Rd Colorado Springs, Colorado 80923	MVE Inc 1903 Lelaray Street Suite 200 Colorado Springs, CO 80909

Commissioner District: 2

Planning Commission Hearing Date:	9/5/2024
Board of County Commissioners Hearing Date:	9/26/2024

EXECUTIVE SUMMARY

A request by Great West Construction for approval of a Variance of Use to allow a contractor’s equipment yard to include offices, and indoor and outdoor storage areas in support of the business, in the A-5 (Agricultural) and CAD-O (Commercial Airport Overlay) Zoning District. The property is located south of Templeton Gap Road, northeast of the intersection of Templeton Gap Road and Corinth Drive.

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OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed Variance of Use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

C. LOCATION

North:	City of Colorado Springs	Single-Family Residential
South:	A-5 (Agricultural)	Church
East:	A-5 (Agricultural)	Kennel
West:	A-5 (Agricultural)	Vacant/Agricultural

D. BACKGROUND

The five-acre parcel was created in 1942 and is a legal division of land per the El Paso County Land Development code. A home was built on the property in 1964, which will continue to be occupied by the applicant. Two agricultural equipment buildings were built in 2007. If the Variance of Use is approved, the existing agricultural buildings will be utilized for a contractor’s equipment yard.

The Land Development Code defines “Contractor’s Equipment Yard” as:

“A service establishment primarily engaged in general contracting or subcontracting in the construction, repair, maintenance or landscape trades. It may include administrative offices, workshops and the indoor or outdoor storage of tools, equipment, materials, and vehicles used by the establishment.”

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A Variance of Use is required because a Rural Home Occupation as a Special Use would limit the approval to 5 years and limits the number of employees to ten. No expiration is proposed with the Variance of Use, and the approval will run with the land. The applicant will continue to reside in the home that is located on the property and the intent is to run the business from the property utilizing the existing accessory structures.

E. ANALYSIS

1. Land Development Code and Zoning Analysis

The applicant is proposing a Variance of Use to allow for a contractor's equipment yard in the A-5 (Agricultural) and CAD-O (Commercial Airport Overlay) Zoning Districts.

The requested Variance of Use to allow for a contractor's equipment yard in the A-5 Zoning District would be similar in nature with non-residential uses adjacent to the property. The proposed contractor's equipment yard is anticipated to have less average daily trips than the adjacent church and kennel. The applicant's letter of intent indicates 26 daily trips, The contractor's equipment yard is anticipated to have less noise than the adjacent kennel. Visual impacts are anticipated to be screened by a combination of landscape and opaque fencing. Screening of the outdoor storage area will be addressed at the Site Development Plan stage, if the Variance of Use is approved.

As stated in the applicant's letter of intent, the proposed conversion of one existing building will include offices, conference room, copy/plan room, restrooms, and janitorial room. The owner will utilize the other existing outbuilding as inside storage for construction tools, materials and vehicles in support of the business. An outside area will be used for the parking of construction vehicles and equipment.

If the Variance of Use is approved, the underlying A-5 Zoning District and Commercial Airport Overlay District would still govern the property.

If the Variance of Use is approved, the applicant will be required to submit and receive approval of a site development plan. The site development plan will need to be substantially consistent with the site plan provided with the Variance of Use application and provide a more detailed depiction of the proposed use, including landscaping, screening, parking, and lighting.



F. MASTER PLAN ANALYSIS

1. Your El Paso County Master Plan

a. **Placetype Character:** Urban Residential

The Urban Residential placetype consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Urban Residential placetype provides for a mix of development densities and housing types within a neighborhood. Urban Residential placetypes generally support accessory dwelling units as well. The dense urban development and high intensity of existing Urban Residential areas make it difficult to distinguish them from adjacent incorporated areas. The development of an Urban Residential placetype will strongly depend upon availability of water and wastewater services.

An interconnected network of pedestrian and bicycle infrastructure make Urban neighborhoods walkable internally and well-connected to adjacent placetypes. Highly accessible parks and open space are integrated throughout the neighborhood. Neighborhood-serving retail areas in this placetype should be conveniently connected and accessible to residents of the nearby neighborhood. Commercial uses should be located along main or perimeter streets rather than imbedded within primarily residential areas. Cimarron Hills is the most prominent example of this placetype.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (5 units/ acre or more)*
- *Single-family Attached Residential*
- *Multifamily Residential*

Supporting

- *Mixed Use*
- *Commercial Retail*
- *Commercial Service*
- *Restaurant*
- *Institutional*
- *Parks*
- *Office*

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b. Area of Change Designation: Transition

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial, or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

c. Key Area Influences: The property is not located within a key area.

Analysis:

The subject property is zoned agricultural but located in a transition area, with single family residential located to the north across a major collector road, and business use located to the east and west of the property. The property is in the Urban Residential Placetype, which supports a residential primary use. The proposed contractor’s equipment yard contains a supporting office use within the Urban Residential Placetype, and provides a transitional use in an area anticipated to annex into the City of Colorado Springs, and develop into urban development.

2. Water Master Plan Analysis

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 1 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 1 for central water providers:

The Plan identifies the current demand for Region 1 to be 83,622 acre-feet per year (AFY) (Figure 5.1) with a current supply of 99,001 AFY (Figure 5.2). The projected demand in 2040 for Region 1 is at 111,086 AFY (Figure 5.1) with a projected supply of 119,001 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 1 is at 138,453 AFY (Figure 5.1) with a projected supply of 139,001 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 548 AFY is anticipated for Region 1.



Findings of sufficiency with respect to water quality, quantity, and dependability are not required with consideration of a Variance of Use.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies no significant resources in the area of the subject parcels.

G. SERVICES

1. Water

Water is provided by an onsite well.

2. Sanitation

Wastewater is provided by an onsite wastewater system.

3. Emergency Services

El Paso County Sheriff is responsible for providing emergency services to the property. The property is not located in a fire protection district.

4. Utilities

Mountain View Electric Association (MVEA) provides electric service and Colorado Springs Utilities provides natural gas service to the existing structures.

5. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Variance of Use application.

6. Schools

Land dedication and fees in lieu of school land dedication are not required for a Variance of Use application.

H. APPLICABLE RESOLUTIONS

See attached resolution.

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I. STATUS OF MAJOR ISSUES

No major issues are associated with the request.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.4, Variance of Use, of the El Paso County Land Development Code (As Amended), staff recommends the following conditions and notations:

CONDITIONS

1. Approval is limited to the use of a contractor’s equipment yard, as discussed and depicted in the applicant’s Letter of Intent, and Variance of Use Site Plan. Any subsequent addition or modification to the use beyond that described in the applicant’s Letter of Intent shall be subject to approval of a new Variance of Use request.
2. Applicant to obtain driveway access permit from City of Colorado Springs.
3. Applicant shall be required to pay road impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471). Road impact fees shall be paid at time of building permit or within thirty days of Variance of Use application approval if no building permit is required.

NOTATIONS

1. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
2. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.
3. The underlying A-5 Zoning District and Commercial Airport Overlay District still govern the property and any future uses, density or dimensional changes to the property.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 54 adjoining property owners on August 23, 2024, for the Planning Commission and Board of County

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Commissioners meetings. Responses will be provided at the hearing. No responses have been received to date.

L. ATTACHMENTS

Letter of Intent

Variance of Use Site Plan

Public Comment

Draft Resolution

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August 5, 2024

PCD File No. VA243

**LETTER OF INTENT
5935 Templeton Gap Road
Variance of Use
(MVE Project No. 61206)**

Owner / Applicant:

Great West Construction Properties LLC
5935 Templeton Gap Road
Colorado Springs, CO 80923
(719) 380-8100

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Property Tax Schedule No:

63130-00-009

Current Zoning:

A-5 CAD-O

Site Location, Size and Zoning:

The tract for 5935 Templeton Gap Road is within the southeast one-quarter of Section 13, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 5.0± acres in area, has a tax schedule number of 63130 00 009 and street address of 5935 Templeton Gap Road. The site is located south of Templeton Gap Road and northeasterly of its intersection with Corinth Drive in El Paso County. The site is zoned Agricultural – 5 Acres with Commercial Airport Overlay District (A-5 CAD-O). The site is developed with a single family residence and out structures.

Request:

The request is for a Variance of Use and a Site Development Plan approval for the conversion of the existing 2,400 square foot (SF) out structure to an office building. Great West Construction Company desires to have seven small offices for their company employees. The site will continue as the personal residence of the owner of Great West. The proposed offices would be utilized by Great West employees consisting of the Owner, Accounting Manager, and Construction Managers. They are a small family run firm that manages construction. They utilize subcontractors from the different trades for the actual construction work. The subcontractors have their own business locations and do not utilize Great West offices. The other out structure on the site would be used as inside storage/garage space for the business. This out structure would be used for storage of construction tools and vehicles owned by the business.

*Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com*

The remainder of the tract located southeasterly of the out structures will provide an outside staging area for the interim parking of construction vehicles and construction equipment. This outside staging area consists of some gravel surfaces with native grasses and will remain undisturbed. Note that no permanent outdoor storage is proposed under this application. The Variance of Use will also consist of parking spaces, entrance drive, connected utilities, and permanent landscaping. This Variance of Use project is shown on the Site Plan.

Justification:

Strict application of the purpose of the A-5 Zoning District for this site would result in exceptional practical difficulties. The site consists of an existing residential single-family home, out structures, and an existing outside storage area which do not fit the zoning description. The A-5 Zone District is intended for 5-acre parcels to serve agriculture. The surrounding A-5 zoned properties consist of non-agriculture uses. A church use is located adjacent to the south with entrance drives, paved parking, and out structures. A small lot single-family detached residential subdivision is located northwesterly, separated by Templeton Gap Road. These lots have no direct access to Templeton Gap Road. A large lot single-family residence is adjacent to the northeast with a commercial dog kennel business, including a building and kennel structures. A single-family residential subdivision with 5-acre lots is adjacent to the south.

The proposed conversion of the existing 2,400 SF metal building into six (7) offices at 1300 SF along 1100 SF of hallways, conference room, copy/plan room, restrooms, and janitorial room. The Owner will utilize the other out structure as inside storage/garage space for the proposed business which will be compatible with the surrounding area. A plan showing the proposed elevations of the office renovation along with the proposed floor plan is included for readers reference. There will be a separate new entrance drive for ingress & egress to the proposed offices in said converted building along with parking area, and exterior upgrades to the converted building elevations. The area of disturbance will not exceed 30,000 SF. The general drainage patterns existing on the site will be maintained. The new hard surfaced entrance drive will accommodate the existing overland storm water flows. The proposed parking lot area will be graded to match existing conditions and will allow the existing overland storm water flows to continue in the same general direction. These changes will be harmonious with with the existing character of the neighborhood and not be detrimental to the surrounding area. This proposed use with the hard surfaced drive and parking lot will not cause adverse drainage or erosion to adjacent and downstream properties. The existing single-family residence and proposed conversion of the existing metal building to offices will not be detrimental to health, safety, and welfare for the inhabitants of the area and El Paso County.

The proposed use will not generate noises or odors that would be uncharacteristic of standard residential use. The converted existing building, access driveway, and parking lot will meet all air, water, odor, and noise standards that are established by El Paso County, State of Colorado, and Federal Regulations. The proposed use will not adversely affect wildlife or wetlands.

Offsite impacts of the new vehicular entrance and minimum traffic ingress & egress have been addressed as offsite impacts. Adjacent Templeton Gap Road is a City of Colorado Springs public right-of-way. The type and location of the new driveway connection to Templeton Gap Road was established by coordination with and input from the City of Colorado Springs Traffic Engineer. The offsite impact of traffic generation is based on office space for the seven (7) offices of 1,300 SF which corresponds with a Average Daily Trip generation of 15 vehicles per day. Initially five (5) office employees will use the facilities with the future possibility of adding two (2) more office employees for a total of seven (7) office employees.

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Fax 719-635-5450 • e-mail mve@mvecivil.com*

The Site Plan provided with this Variance of Use request provides for adequate parking, traffic circulation, open space, fencing, screening, and landscaping. Sewer, water, stormwater drainage, fire protection, police protection, and roads are available and adequate to serve the needs of this proposed Variance of Use as designed and proposed.

The existing Commercial Airport Overlay District (CAD-O) is the only overlay zone for the A-5 zoned site. No new structures are planned for our site and therefore the existing building heights remain the same with no increase or decrease. The only outside lighting to be added will consist of building mounted full cut-off wall packs. No storage are lights are planned.

Land Development standards for El Paso County will be met. The drive entrance will be permitted through the City of Colorado Springs. The new drive entrance is the only public facility or public improvement for this project. The drive and parking will be constructed in accordance with an approved Site Development Plan for the site. ADA Standards are incorporated with the parking area layout and will be met along with number of parking spaces including accessible space requirements.

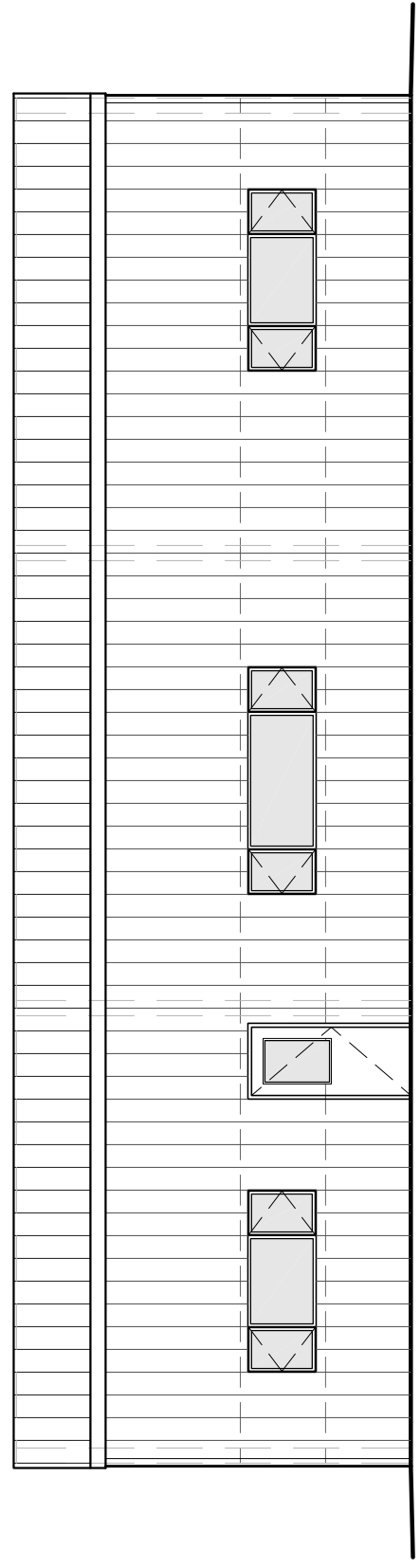
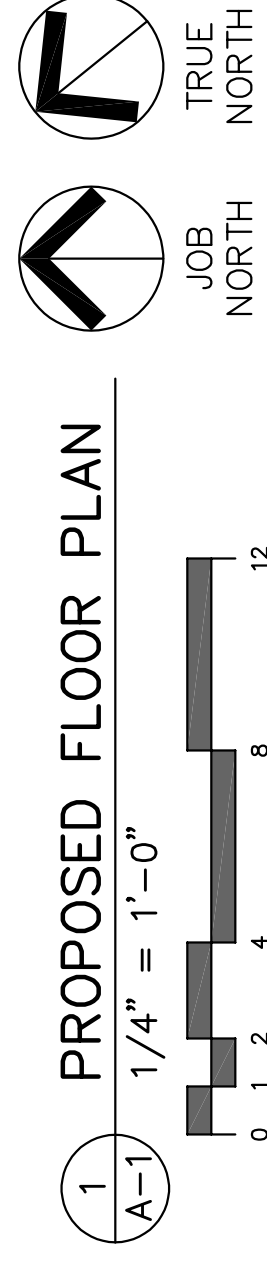
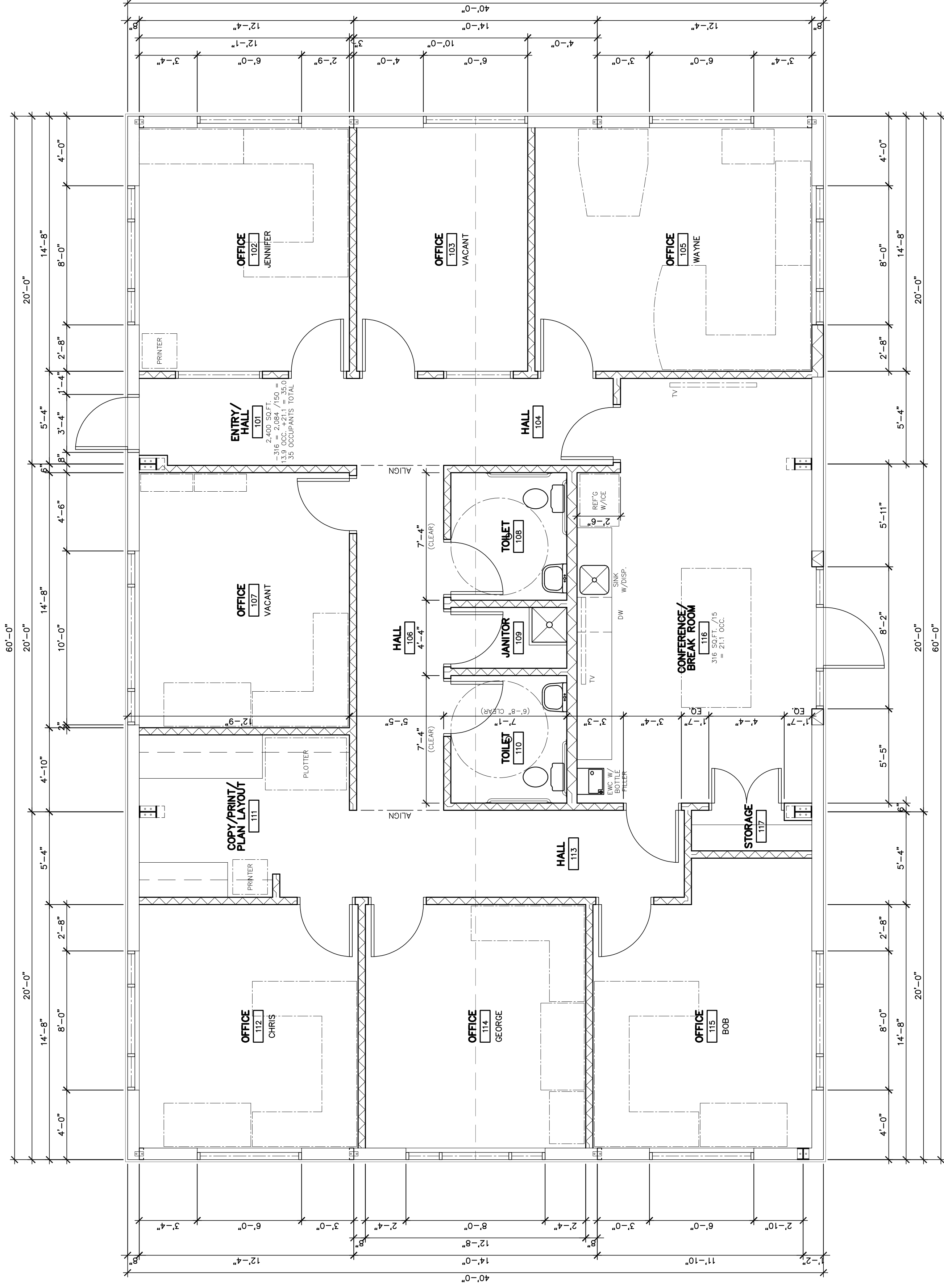
Said new entrance and drive will access Temple Gap Road for the traffic generated from the conversion of the existing out structure to six (7) offices as described above. The development is expected to generate a total of 26 trips per day (Average weekday trips ends) and 4 trips in the peak hour based on 2,400 SF of General Office space with actual office space of 1,300 SF (according to Trip Generation, 9th Edition, by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a full Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. Traffic Impact Fees should be assessed on the 1300 SF of office area and will be paid at time of building permit.

Pikes Peak Regional Building Department (PPRBD) will receive and review for approval the building renovation plans to include building elevations and Site Development Plan for this site. The required number and type of parking spaces have been established using proposed office use square footage and comply with El Paso County Land Development requirements for parking spaces and ADA requirements. All proposed dimensions and slopes for new building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design. The entrance drive has been laid out in accordance with City of Colorado Springs Engineering Standards. Surfacing of the entrance drive and parking lot will comply with El Paso County Engineering Standards. A Site Development Plan has been prepared with the El Paso County Community Development Standards and has been submitted under a separate application.

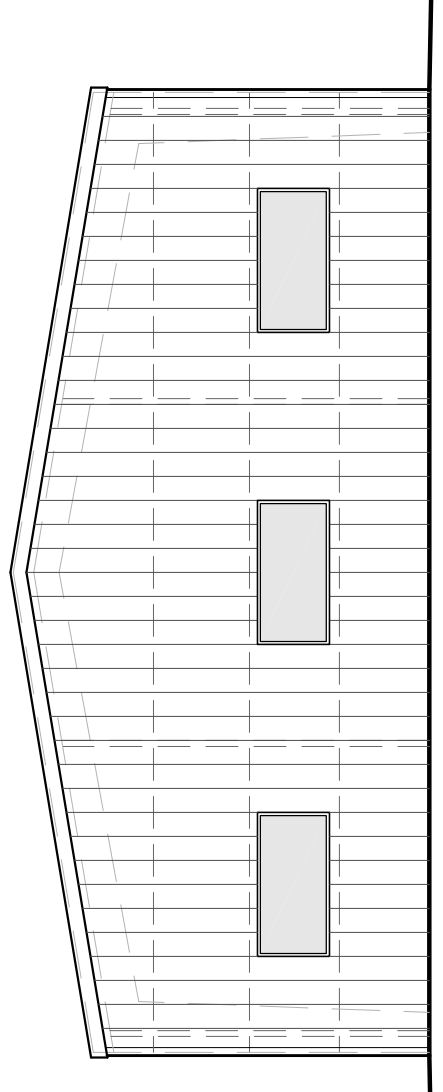
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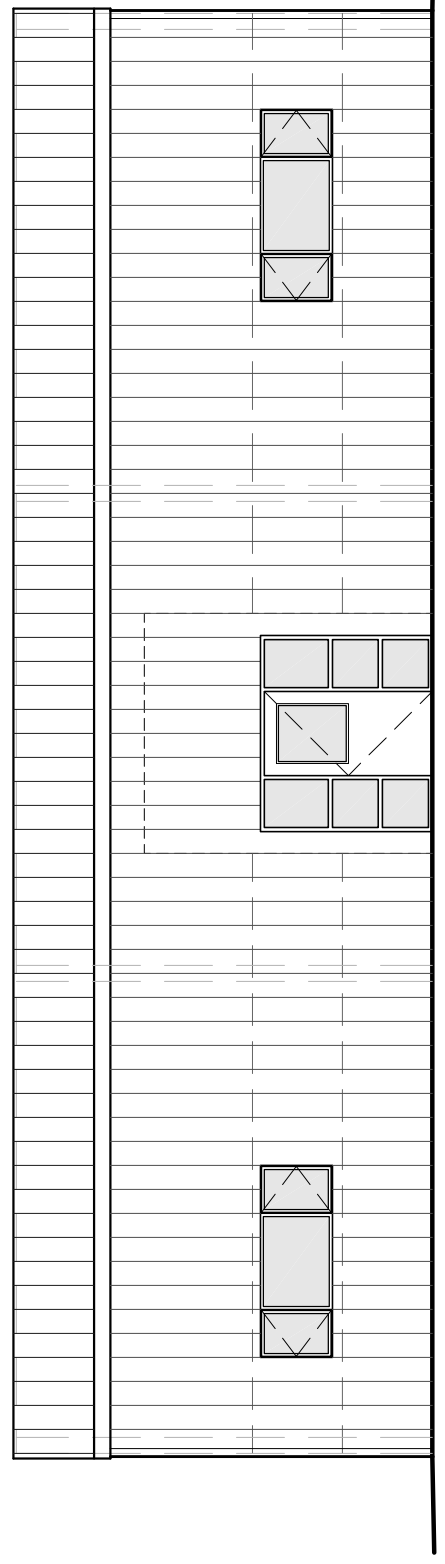
NO.	DATE	REVISIONS
1	11.28.23	INITIAL LAYOUTS
2	01.05.24	REVISED LAYOUTS
3	01.24.24	SCHMATIC DESIGN
4	02.12.24	REVISED SCHMATIC DESIGN



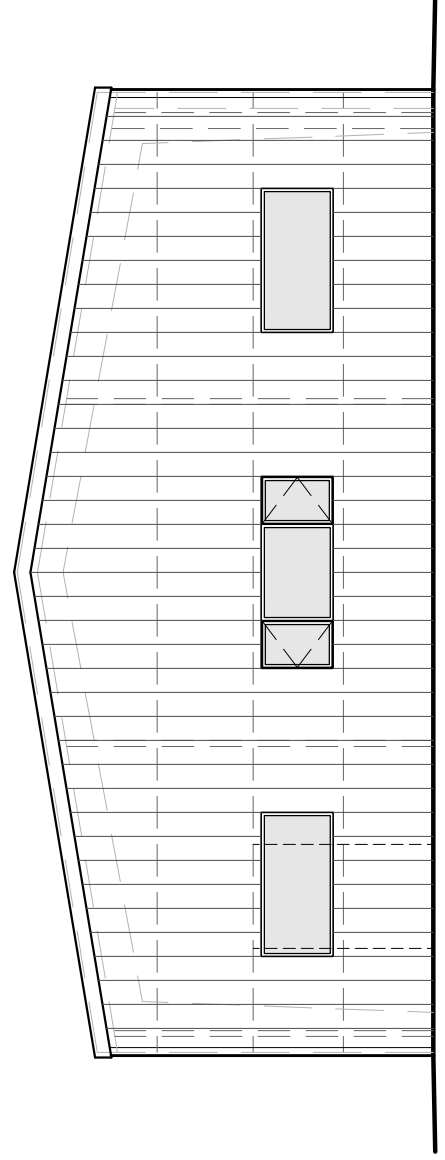
2 NORTH ELEVATION
 1/8" = 1'-0"



3 EAST ELEVATION
 1/8" = 1'-0"



4 SOUTH ELEVATION
 1/8" = 1'-0"



5 WEST ELEVATION
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

SITE PLAN

FOR

5935 TEMPLETON GAP ROAD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	INDEX CONTOUR
EASEMENT LINE	INTERMEDIATE CONTOUR
LOT LINE	SIGN
BUILDING SETBACK LINE	WATER LINE
ADJACENT PROPERTY LINE	WATER VALVE
	FIRE HYDRANT
	OVERHEAD ELEC LINE
	ELECTRIC POLE
	GAS LINE
	FIBER OPTIC LINE
	TELECOMMUNICATIONS VAULT
	GAS LINE
	BARBED WIRE FENCE
	REGULATORY SIGN

ABBREVIATION LEGEND

ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET.	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
ROW	RIGHT-OF-WAY
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY
Ⓢ	CATCH CURB
Ⓣ	SPILL CURB

SITE DATA

OWNER GREAT WEST CONSTRUCTION PROPERTIES LLC 5935 TEMPLETON GAP ROAD COLORADO SPRINGS, CO 80923 (719) 380 - 8100	EXISTING COVERAGE DATA BUILDINGS: 8,023 SF 1.6% PAVEMENT (DRIVE/WALK): 7,616 SF 3.5% LANDSCAPING: 93,911 SF 43.1% STAGING AREA: 108,250 SF 49.7%
CONSULTANT/ENGINEER M.V.E., INC. 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 (719) 635 - 5736	PROPOSED COVERAGE DATA BUILDINGS: 8,023 SF 1.6% PAVEMENT (DRIVE/PARKING/WALK): 91,300 SF 44.4% LANDSCAPING: 91,289 SF 42.2% STAGING AREA: 86,688 SF 39.8%
ZONING AGRICULTURE (A-5) COMMERCIAL AIRPORT OVERLAY DISTRICT (CAD-O)	TOTAL AREA: 217,800 SF 100.0% = 5.0± ACRES
TAX SCHEDULE NO. 63130 - 00 - 009	AREA TO BE DISTURBED = 30,000 SF
PROPERTY ADDRESS 5935 TEMPLETON GAP ROAD	PARKING SCHEDULE
	REQUIRED: OFFICE = 1300 SF 1 SPACE PER 200 SF = 7 SPACES INCLUDING VAN ACCESSIBLE ADA SPACE = 1 TOTAL SPACES REQUIRED = 7
	PROVIDED: STANDARD SPACES = 11 VAN ACCESSIBLE ADA SPACE = 1 TOTAL SPACES PROVIDED = 12
	BUILDING TYPE
	OFFICE BUILDING AREA - 2400 SF TWO STORY - TYPE V-B NON - SPRINKLED (N5)
	BUILDING HEIGHT
	ALLOWED MAXIMUM BUILDING HEIGHT = 25'-0" ACTUAL BUILDING HEIGHT = 17'-4" TO 18'-0"
	SETBACKS 25' FRONT 25' SIDE 25' REAR

LAND DESCRIPTION

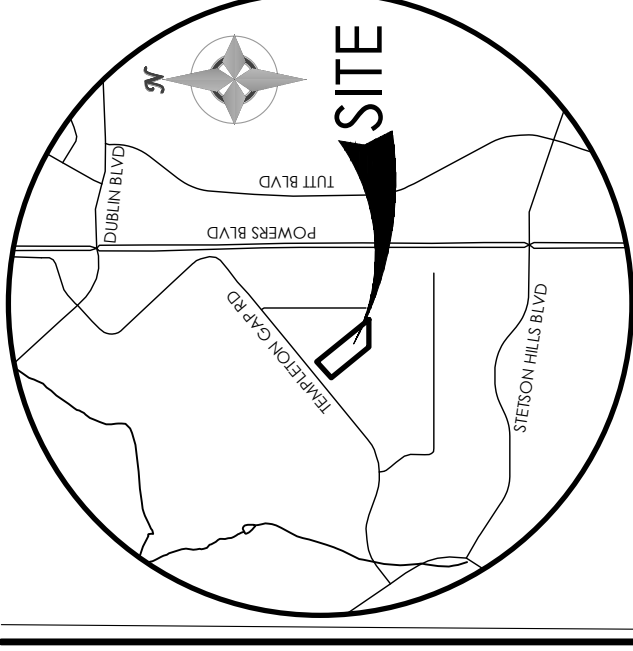
A TRACT IN THE SE 1/4 OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 189 WITH THE NORTH LINE OF TEMPLETON HEIGHTS SUBDIVISION, THENCE NORTHERLY ON SAID RIGHT OF WAY LINE FOR 726.61 FEET TO THE POINT OF BEGINNING FOR SAID TRACT; THENCE S 39°31'28" E 847.84 FEET TO THE SAME CORNER FOR THE NORTH SOUTHERLY BEARING TO THE NORTH LINE OF TEMPLETON HEIGHTS TRACT; THENCE WESTERLY ALONG SAID NORTH LINE FOR 390.23 FEET; THENCE NORTHERLY 599.50 FEET TO SAID POINT OF BEGINNING.

ROAD IMPACT FEE

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND/OR ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS OR ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471). ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE CALCULATION SHALL BE BASED ON THE CURRENTLY APPLICABLE TRAFFIC IMPACT FEE SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

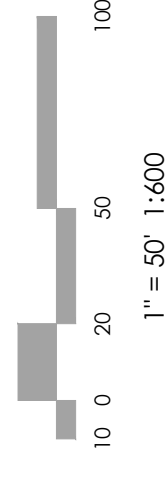
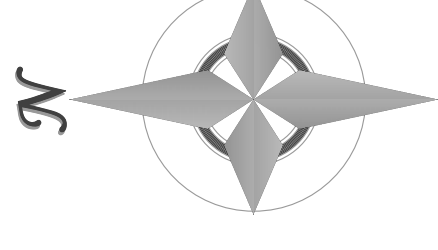
SITE LOCATION MAP

(SEE SITE PLAN ON PAGE 2 FOR SITE DETAILS)



VICINITY MAP
NOT TO SCALE

BENCHMARK



1" = 50'



REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

5935 TEMPLETON
GAP ROAD

SITE PLAN

SP-1

MVE PROJECT
61206
SP-CS

JULY 1, 2024
SHEET 1 OF 3

DEVELOPMENT NOTES

- NO DOMESTIC WATER OR SEWER SERVICE PROVIDED. WELL AND SEPTIC IN PLACE.
- NATURAL GAS SERVICE PROVIDED BY COLORADO SPRINGS UTILITIES.
- ELECTRIC SERVICE PROVIDED BY COLORADO SPRINGS UTILITIES.
- FIRE SERVICE PROVIDED BY COLORADO SPRINGS FIRE DEPARTMENT.
- NO PERMANENT OUTDOOR STORAGE UNDER THE DEVELOPMENT APPLICATION.

ADA NOTE

THE FINDER OF THIS PLAN HAS REVIEWED THIS PLAN WITH ALL CURBS, ACCESSIBILITY, COUNTERS, AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL NECESSARY 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.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS. MAP NUMBER 6804G0366G, EFFECTIVE DATE 06/27/2016.

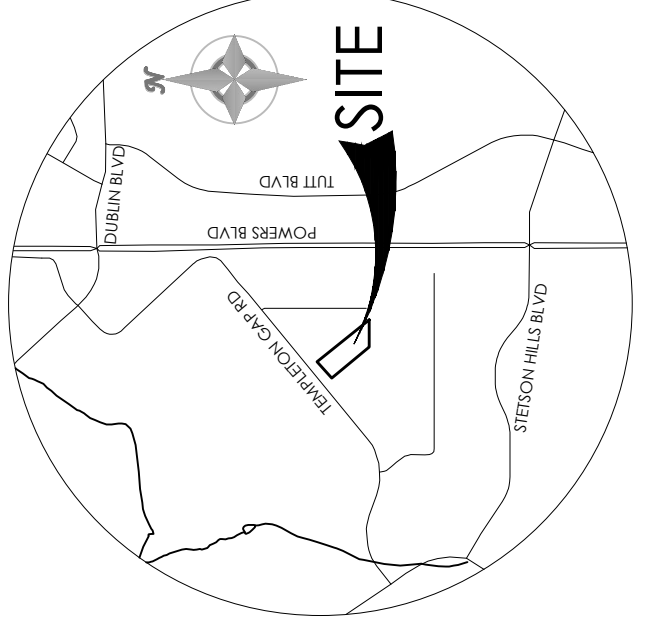
VA243

SITE PLAN

5935 TEMPLETON GAP ROAD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

P.O. Box 354
Palmer Lake, CO 80133
(719) 640-9428
jwlandarch@gmail.com
www.jwlandscapearchitect.com



EXISTING TREE LEGEND

NO.	SPECIES	SIZE	CONDITION
1.	5935 TEMPLETON GAP ROAD IS A PRE-DEVELOPED SINGLE FAMILY LOT.		
2.	TEN PLUS ROADWAY TREES EXIST ALONG TEMPLETON GAP ROAD.		
3.	TREES AND FENCING EXIST ALONG THE NORTHEASTERN AND SOUTHEASTERN PROPERTY LINES AND PROVIDE BUFFERING OF ADJACENT PROPERTIES.		
4.	FENCING EXISTS ALONG SOUTHERN PROPERTY LINE AND PROVIDES BUFFERING OF ADJACENT PROPERTIES.		
5.	NEW CONSTRUCTION ON SITE WILL CONSIST OF AN ENTRANCE DRIVE AND PARKING AREA FOR NEW OFFICE RENOVATION.		
6.	NEW DRIVE WILL HAVE FIVE (5) TRANSPLANTED TREES ALONG THE SOUTHEASTERN SIDE OF DRIVE AND TWO (2) TRANSPLANTED TREES ALONG NORTHWESTERN SIDE OF NEW PARKING AREA.		
7.	A NEW FENCE WILL SEPARATE & BUFFER THE EXISTING SINGLE FAMILY RESIDENCE FROM THE TWO EXISTING OUT STRUCTURES AND NEW PARKING AREA.		
8.	TWO (2) TREES AND TEN (10) 36" HIGH LOW WATER SHRUBS WILL BE PLANTED IN THE NEW PARKING ISLAND SITUATE AT THE CORNER OF NEW DRIVE AND PARKING AREA.		
9.	NOT MORE THAN 30,000 SF OF AREA WILL BE DISTURBED AND THE EXISTING AND PROPOSED LANDSCAPING MEETS THE CURRENT COUNTY INTERNAL LANDSCAPE REQUIREMENTS.		
10.	PODEROSA PINE	30' HT.	GOOD
11.	PODEROSA PINE	35' HT.	GOOD
12.	PODEROSA PINE	15' HT.	GOOD
13.	PODEROSA PINE	30' HT.	GOOD
14.	PODEROSA PINE	25' HT.	GOOD
15.	PODEROSA PINE	40' HT.	GOOD
16.	PODEROSA PINE	35' HT.	GOOD
17.	PODEROSA PINE	25' HT.	GOOD
18.	PODEROSA PINE	25' HT.	GOOD
19.	PODEROSA PINE	25' HT.	GOOD
20.	PODEROSA PINE	25' HT.	GOOD
21.	PODEROSA PINE	25' HT.	GOOD
22.	PODEROSA PINE	25' HT.	GOOD
23.	PODEROSA PINE	25' HT.	GOOD
24.	PODEROSA PINE	20' HT.	GOOD
25.	PODEROSA PINE	25' HT.	GOOD
26.	PODEROSA PINE	20' HT.	GOOD
27.	PODEROSA PINE	30' HT.	GOOD
28.	PODEROSA PINE	30' HT.	GOOD
29.	PODEROSA PINE	30' HT.	GOOD
30.	PODEROSA PINE	30' HT.	GOOD
31.	PODEROSA PINE	30' HT.	GOOD
32.	PODEROSA PINE	25' HT.	GOOD
33.	GREEN ASH	4" CAL.	GOOD
34.	PODEROSA PINE	25' HT.	GOOD
35.	PODEROSA PINE	25' HT.	GOOD
36.	PODEROSA PINE	35' HT.	GOOD
37.	CRABAPPLE	5" CAL.	GOOD
38.	GREEN ASH	4" CAL.	GOOD
39.	PODEROSA PINE	12" CAL.	GOOD
40.	PODEROSA PINE	12" CAL.	GOOD
41.	PODEROSA PINE	12" CAL.	GOOD
42.	SIBERIAN ELM	12" CAL.	FAIR
43.	SIBERIAN ELM	12" CAL.	FAIR
44.	SIBERIAN ELM	12" CAL.	FAIR
45.	SIBERIAN ELM	12" CAL.	FAIR
46.	SIBERIAN ELM	12" CAL.	FAIR
47.	SIBERIAN ELM	12" CAL.	FAIR
48.	PODEROSA PINE	25' HT.	GOOD
49.	PODEROSA PINE	25' HT.	GOOD
50.	PODEROSA PINE	25' HT.	GOOD
51.	GREEN ASH	5" CAL.	GOOD
52.	GREEN ASH	3" CAL.	GOOD
53.	PODEROSA PINE	35' HT.	GOOD
54.	PODEROSA PINE	35' HT.	GOOD
55.	PODEROSA PINE	10' HT.	GOOD
56.	PODEROSA PINE	40' HT.	GOOD
57.	PODEROSA PINE	35' HT.	GOOD
58.	PODEROSA PINE	35' HT.	GOOD
59.	PODEROSA PINE	12" CAL.	GOOD
60.	PODEROSA PINE	12" CAL.	GOOD
61.	CRABAPPLE	2.5" CAL.	GOOD
62.	FLOWERING PEAR	1.5" CAL.	GOOD
63.	FLOWERING PEAR	1.5" CAL.	GOOD
64.	AUSTRIAN PINE	12" HT.	GOOD
65.	PODEROSA PINE	30' HT.	GOOD
66.	PINON PINE	15' HT.	GOOD
67.	COLORADO BLUE SPRUCE	25' HT.	GOOD
68.	PODEROSA PINE	25' HT.	GOOD
69.	CRABAPPLE	15" CAL.	GOOD
70.	CRABAPPLE	15" CAL.	GOOD
71.	PODEROSA PINE	25' HT.	GOOD
72.	HONEYLOCUST	7' CLUMP	GOOD
73.	CANADA RED CHERRY	2' CAL.	GOOD
74.	HONEYLOCUST	2' CAL.	GOOD
75.	CANADA RED CHERRY	6' CLUMP	GOOD
76.	CANADA RED CHERRY	5' CLUMP	GOOD
77.	HONEYLOCUST	1" CAL.	FAIR
78.	PODEROSA PINE	25' HT.	GOOD
79.	GREEN ASH	7' CAL.	GOOD
80.	PODEROSA PINE	30' HT.	GOOD
81.	PODEROSA PINE	30' HT.	GOOD
82.	PODEROSA PINE	30' HT.	GOOD
83.	PODEROSA PINE	25' HT.	GOOD
84.	OAK	1.5" CAL.	GOOD
85.	GREEN ASH	3" CAL.	GOOD
86.	CRABAPPLE	4" CAL.	GOOD
87.	COLORADO BLUE SPRUCE	15' HT.	GOOD
88.	COLORADO BLUE SPRUCE	15' HT.	GOOD
89.	COLORADO BLUE SPRUCE	15' HT.	GOOD
90.	COLORADO BLUE SPRUCE	8' HT.	GOOD
91.	PODEROSA PINE	15' HT.	GOOD
92.	PODEROSA PINE	15' HT.	GOOD
93.	PODEROSA PINE	12' HT.	GOOD
94.	PODEROSA PINE	20' HT.	GOOD

LANDSCAPE NOTES

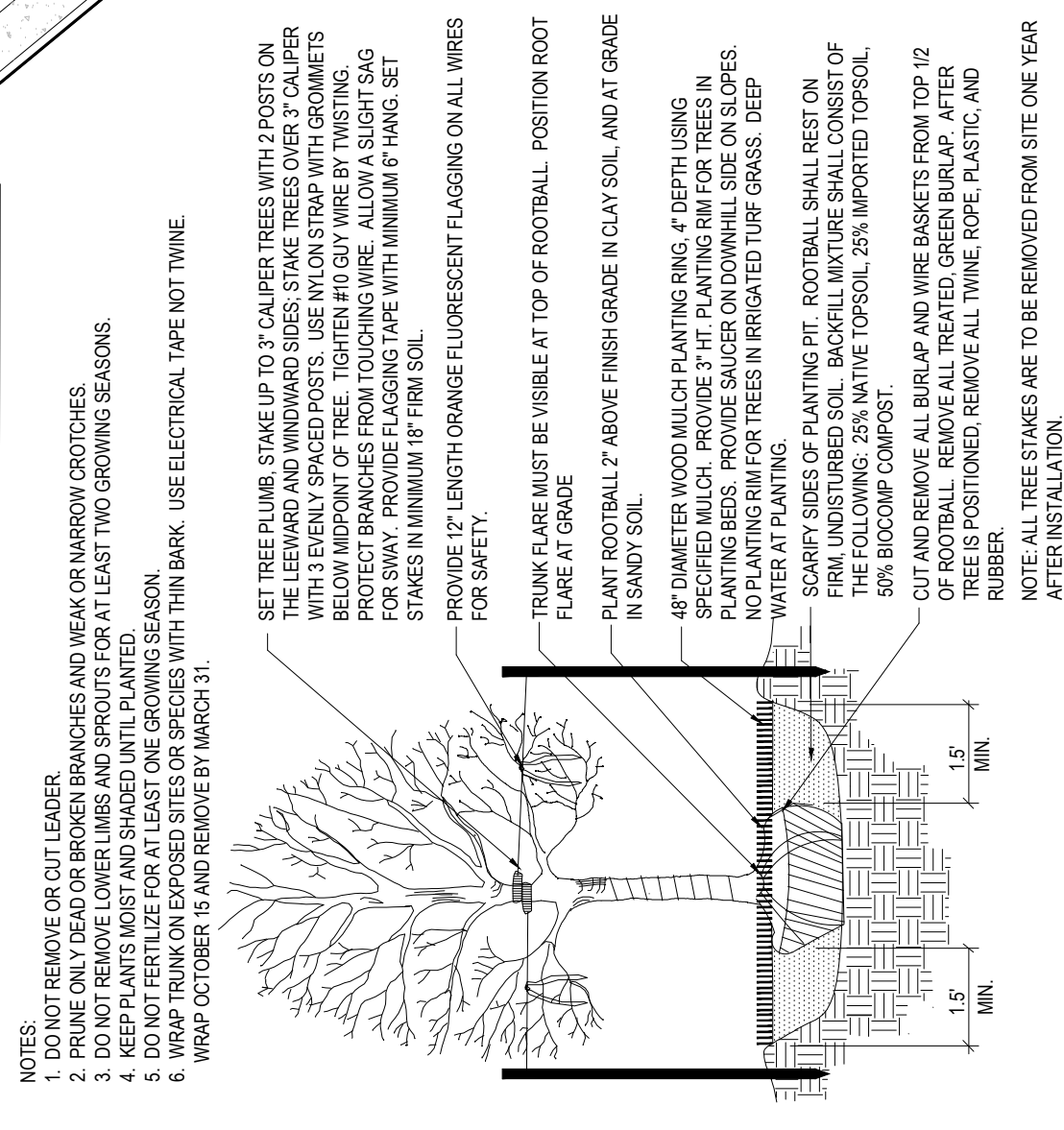
- 5935 TEMPLETON GAP ROAD IS A PRE-DEVELOPED SINGLE FAMILY LOT.
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PLANT SCHEDULE

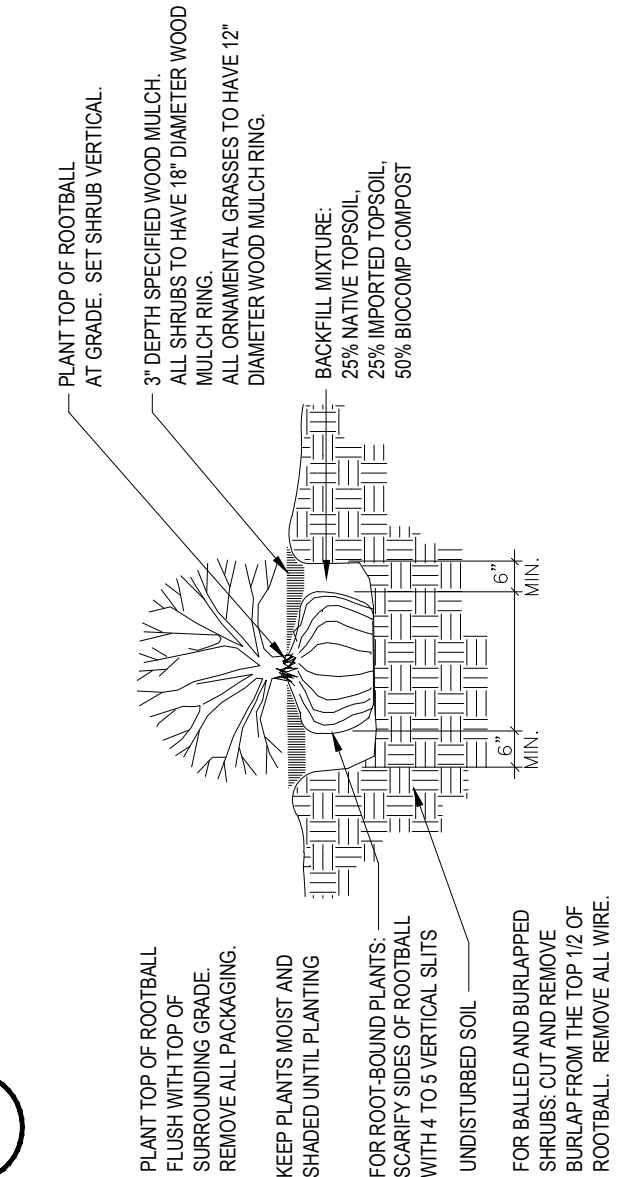
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
ACE HOT	2	<i>Acer tataricum</i>	Hot Wings Tatarian Maple	1.5" Cal.	B & B
SHRUBS					
CHR GTR	2	<i>Chrysothamnus nauseosus</i>	gravelloids		5 gal
FAL PAR	2	<i>Fallugia paradoxa</i>	Apache Plume		5 gal
PER AT2	6	<i>Perovskia atriplicifolia</i>	Russian Sage		5 gal



PLANTING DETAILS



Deciduous Tree Planting Detail



Shrub Planting Detail



S 89°59'56" W 390.23'

VA243

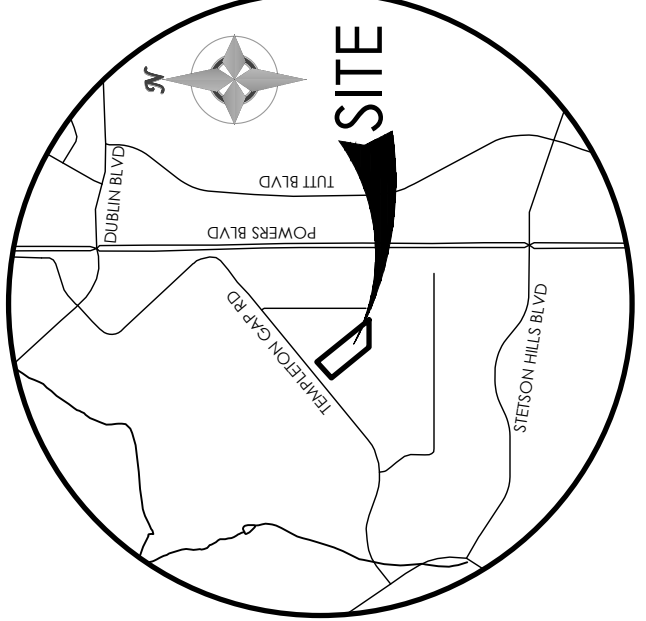
SP-2

MVE PROJECT 61206
MVE DRAWING SP-CS

JULY 31, 2024
SHEET 2 OF 3

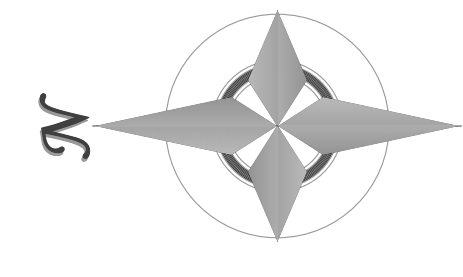
SITE PLAN

5935 TEMPLETON GAP ROAD



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

5935 TEMPLETON
GAP ROAD

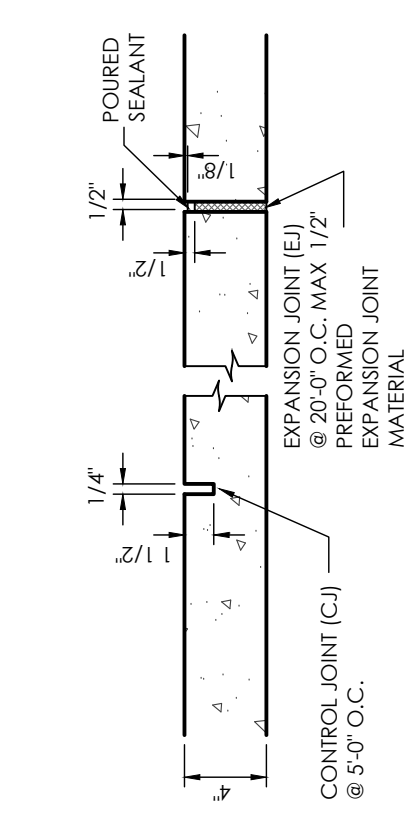
SITE PLAN
DETAIL SHEET

SP-3

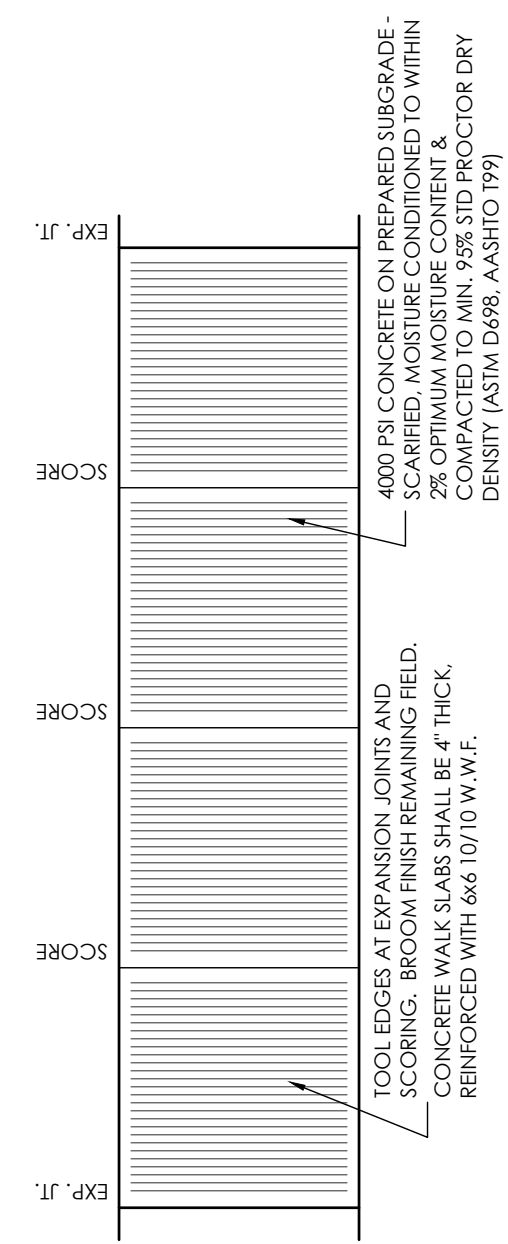
MVE PROJECT 61206
MVE DRAWING SP-DS

JULY 1, 2024
SHEET 3 OF 3

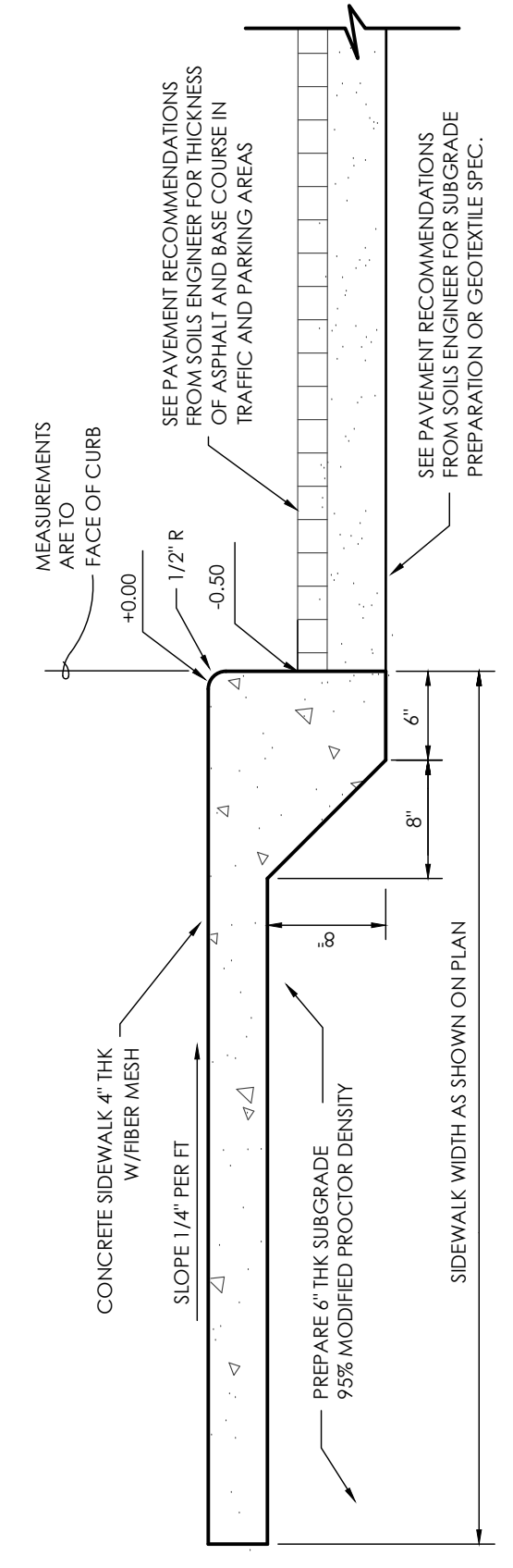
VA243



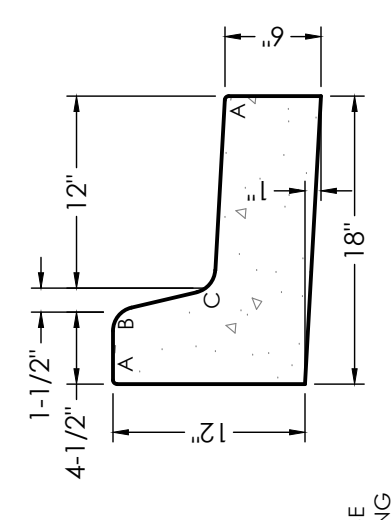
CONCRETE SIDEWALK
DETAIL
NOT TO SCALE



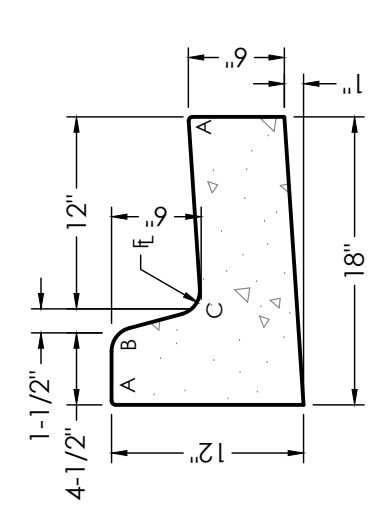
TYPICAL SIDEWALK DETAIL
SCALE: 1" = 4.0'



THICKENED EDGE SIDEWALK
SCALE: 1" = 1'



18" SPILL CURB
& GUTTER
SCALE: 1" = 1'



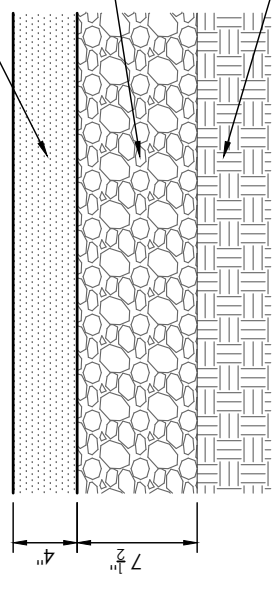
18" CATCH CURB
& GUTTER
SCALE: 1" = 1'

NOTE: CURB AND GUTTER SHOWN ON THESE PLANS ARE PRIVATE. NO PUBLIC (EPC) CURB AND GUTTER IS PROPOSED.

4" THICK HOT MIX ASPHALT (HMA) IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION. SUPERPAVE MIXTURES IN CDOT SPECIFICATIONS & TOWN OF CASTLE ROCK PAVING GUIDELINES

7 1/2" CDOT CLASS 5 OR 4 AGGREGATE BASE CONSTRUCTED IN ACCORDANCE WITH SECTION 304 OF CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE TREATMENT AND COMPACTION (ASTM D1557/AASHTO T-180)

SUBGRADE SCARIFIED 12" MIN BELOW BOTTOM OF BASE COURSE. FILL COMPACTED IN 8" MAX LIFTS. MOISTURE CONDITIONED TO WITHIN 2% OPTIMUM MOISTURE CONTENT & COMPACTED TO MIN. 95% STD PROCTOR DRY DENSITY (ASTM D698, AASHTO T99) & PROOF ROLLED

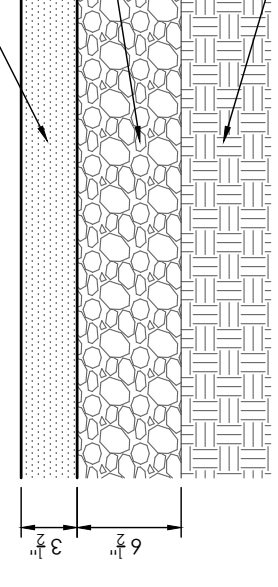


ASPHALT PAVEMENT SECTION
HEAVY DUTY TRAFFIC DRIVE LANES
SCALE: 1" = 1.0'

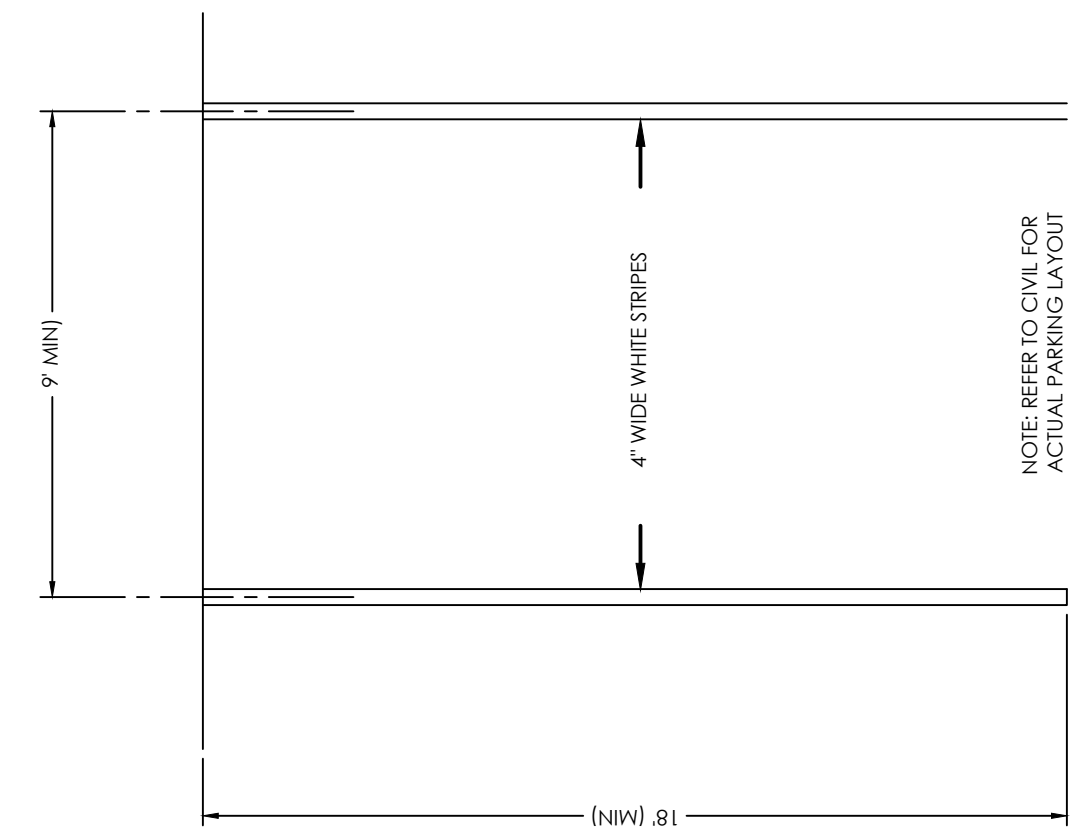
3 1/2" THICK HOT MIX ASPHALT (HMA) IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION. SUPERPAVE MIXTURES IN CDOT SPECIFICATIONS & TOWN OF CASTLE ROCK PAVING GUIDELINES

6 1/2" CDOT CLASS 5 OR 4 AGGREGATE BASE COURSE PER CDOT TABLE 703.2 & SECTION 304 OF CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION INCLUDING MOISTURE CONDITIONING AND COMPACTION (ASTM D1557/AASHTO T-180)

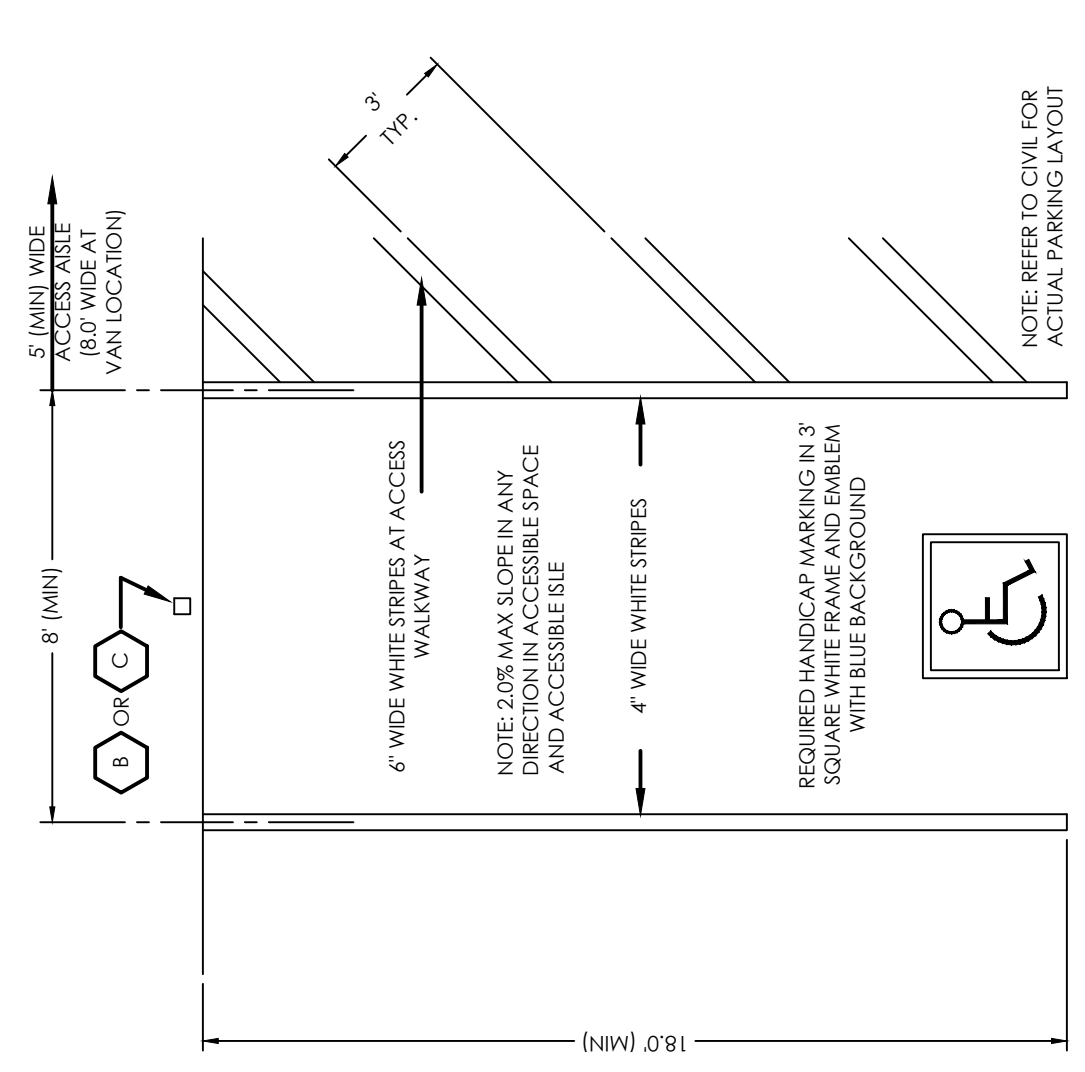
SUBGRADE SCARIFIED 12" MIN BELOW BOTTOM OF BASE COURSE. FILL COMPACTED IN 8" MAX LIFTS. MOISTURE CONDITIONED TO WITHIN 2% OPTIMUM MOISTURE CONTENT & COMPACTED TO MIN. 95% STD PROCTOR DRY DENSITY (ASTM D698, AASHTO T99) & PROOF ROLLED



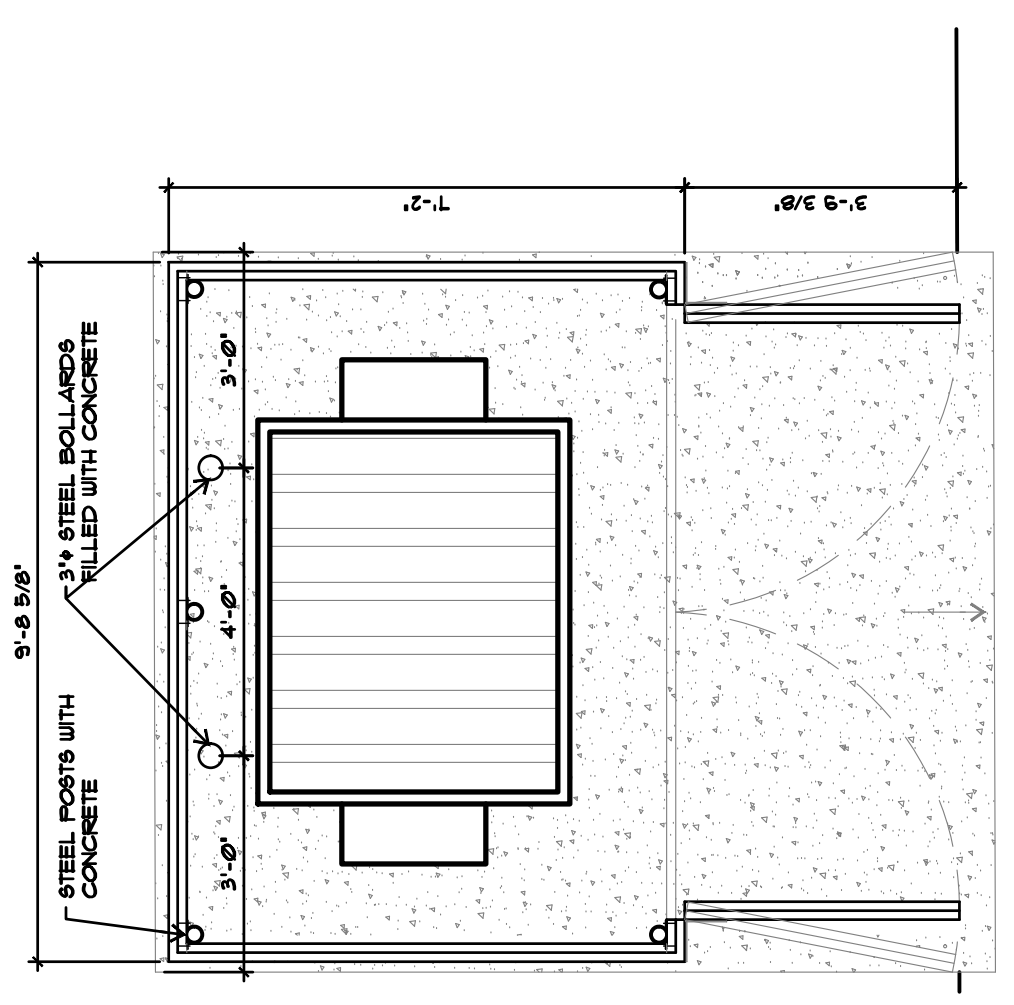
ASPHALT PAVEMENT SECTION
LIGHT DUTY TRAFFIC PARKING STALLS
SCALE: 1" = 1.0'



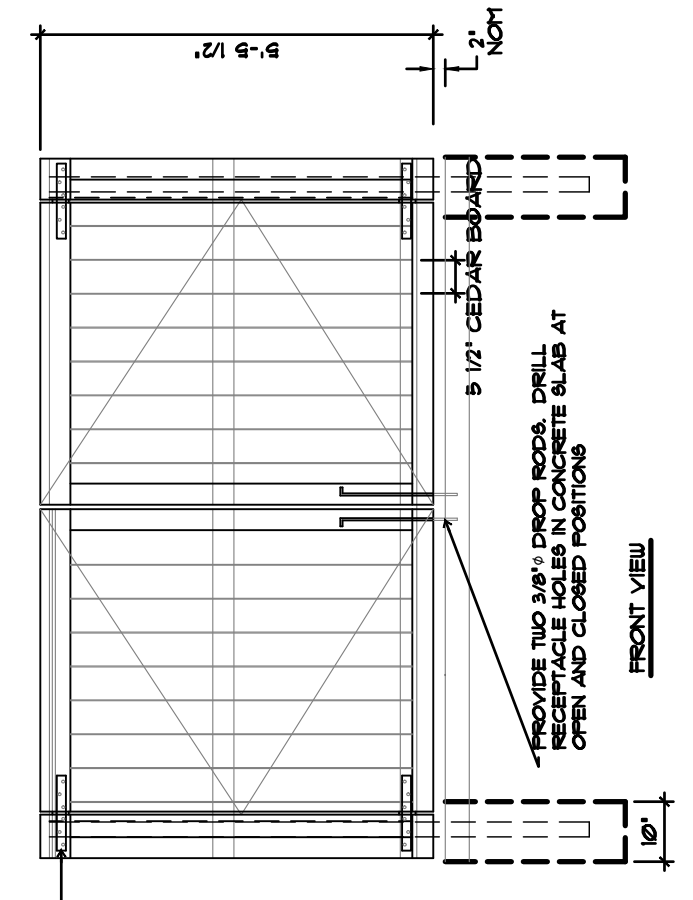
TYPICAL STANDARD PARKING SPACE
SCALE: 1" = 4'



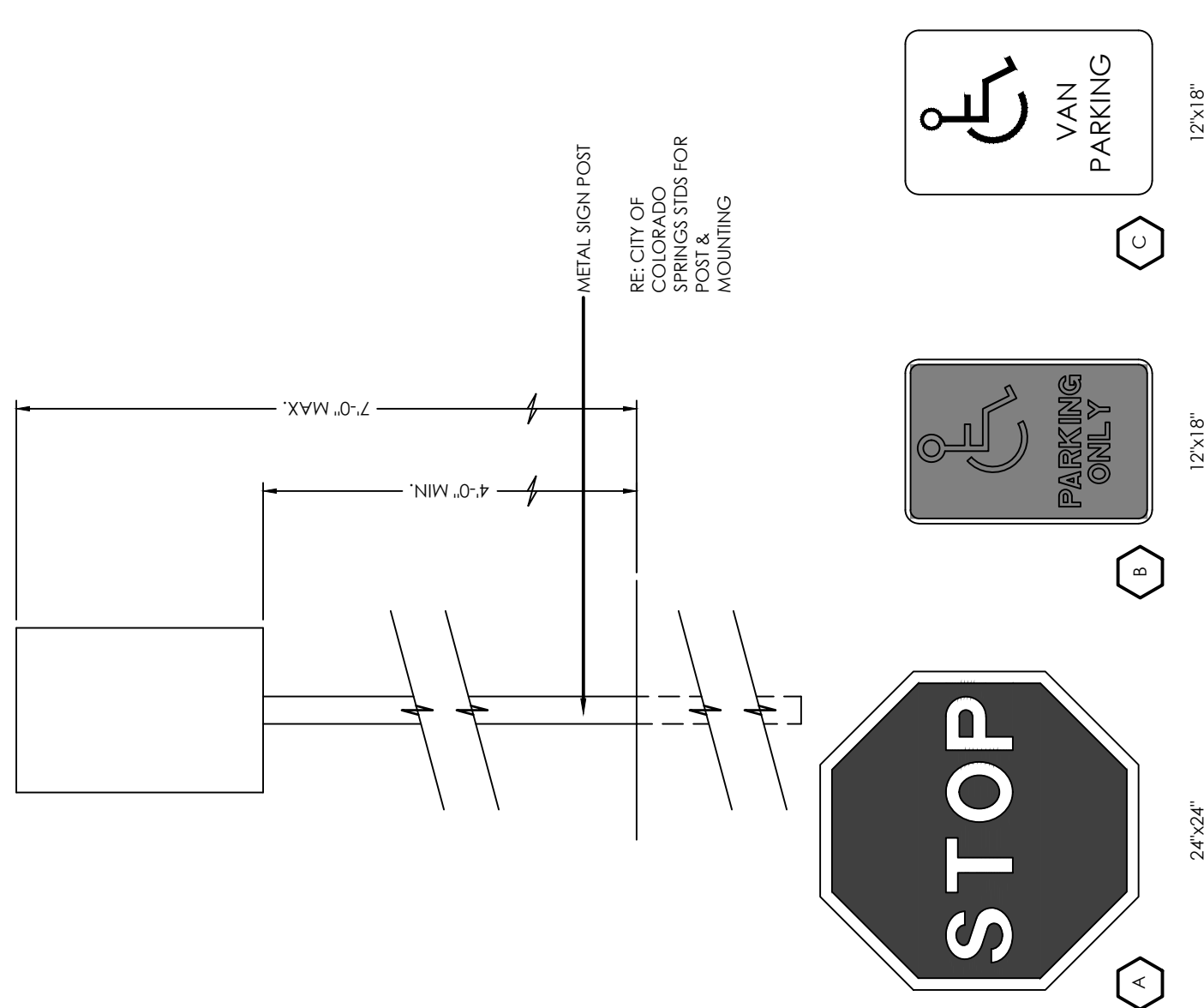
TYPICAL HANDICAP PARKING SPACE
SCALE: 1" = 4'



DUMPSTER SCREEN PLAN
SCALE: 3/8" = 1'-0"

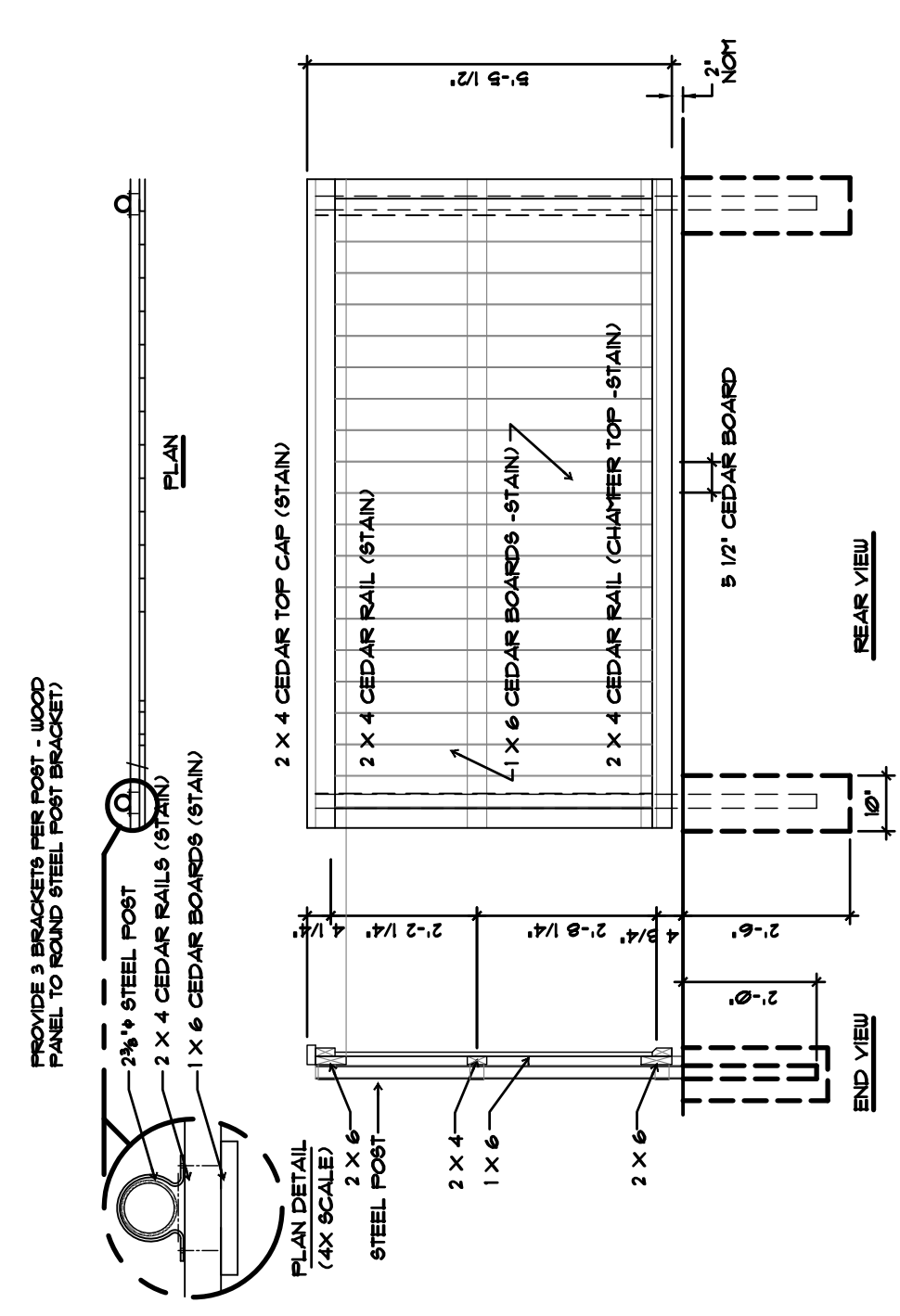


DUMPSTER SCREEN GATE ELEV.
SCALE: 3/8" = 1'-0"



1. TYPOGRAPHY TO BE HERVEICA MEDIUM
2. NOTE: REFER TO SITE PLAN FOR LOCATIONS
3. REMOVE EXISTING SIGNS AND REUSE WHERE APPLICABLE (NOT SHOWN)
4. SIGN BOARDS WILL BE FABRICATED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET ALL APPLICABLE STANDARDS AND THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STANDARDS.

SITE SIGNAGE
SCALE: 1" = 1.0'



DUMPSTER SCREEN SECTION / ELEV.
SCALE: 3/8" = 1'-0"

NOTE:
- PROVIDE 3 BRACKETS PER POST - WOOD PANEL TO ROUND STEEL POST BRACKET
- PROVIDE 3 BRACKETS PER POST - WOOD PANEL TO ROUND STEEL POST BRACKET
- FASTEN EACH RAIL END USING THREE 8 x 1 1/4" RAIL SCREWS
- ATTACH CEDAR BOARDS TO RAILS WITH COATED SCREWS

Miranda Benson

From: Julius Ulit <jrulit@gmail.com>
Sent: Wednesday, August 28, 2024 7:30 PM
To: PCD Hearings
Subject: File Number: VA243

You don't often get email from jrulit@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

We oppose 5935 Templeton Gap Road Variance of Use. It will add more traffic congestion to the road between Austin Bluffs Pkwy, Corinth Rd and Oakwood Rd.

R/

Julius Ulit
5227

VARIANCE OF USE (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. VA243
5935 TEMPLETON GAP ROAD VARIANCE OF USE

WHEREAS, Great West Construction did file an application with the El Paso County Planning and Community Development Department for approval of a Variance of Use to allow a contractor's equipment yard use in the A-5 (Agricultural) and CAD-O (Commercial Airport Overlay) Zoning Districts for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on September 5, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County subdivision regulations; and
7. For the above-stated and other reasons, the proposed Variance of Use is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Variance of Use, the Planning Commission and Board of County Commissioners may consider criteria found in Section 5.3.4.C of the El Paso County Land Development Code ("Code") (as amended):

1. The strict application of any of the provisions of the Code would result in peculiar and exceptional practical difficulties or undue hardship;
2. The Variance of Use is generally consistent with the applicable Master Plan;
3. The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
4. The proposed use will be able to meet air, water, odor or noise standards established by County, State, or Federal regulations during construction and upon completion of the project;
5. The proposed use will comply with all applicable requirements of the Code and all applicable County, State, and Federal regulations except those portions varied by this action;
6. The proposed use will not adversely affect wildlife or wetlands;
7. The applicant has addressed all off-site impacts;
8. The site plan for the proposed Variance of Use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
9. Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed Variance of Use as designed and proposed.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Great West Construction for approval of a Variance of Use to allow a contractors equipment yard use in the A-5 (Agricultural) and CAD-O (Commercial Airport Overlay) Zoning Districts be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Approval is limited to the use of a contractor’s equipment yard, as discussed and depicted in the applicant’s Letter of Intent, and Variance of Use Site Plan. Any subsequent addition or modification to the use beyond that described in the applicant’s Letter of Intent shall be subject to approval of a new Variance of Use request.
2. Applicant to obtain driveway access permit from City of Colorado Springs.
3. Applicant shall be required to pay road impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471). Road impact fees shall be paid at time of building permit or within thirty days of Variance of Use application approval if no building permit is required.

NOTATIONS

1. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
2. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.
3. The underlying A-5 Zoning District and Commercial Airport Overlay District still govern the property and any future uses, density or dimensional changes to the property.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 5th day of September 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

A TRACT IN THE SE 1/4 OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 189 WITH THE NORTH LINE OF TEMPLETON HEIGHTS SUBDIVISION, THENCE NORTHERLY ON SAID RIGHT OF WAY LINE FOR 726.61 FEET TO THE POINT OF BEGINNING FOR SAID TRACT; THENCE CONTINUE ALONG THE SAME COURSE FOR 301 FEET; ANGLE RIGHT 90 ° (SOUTHERLY) 847.84 FEET TO THE NORTH LINE OF AFOREMENTIONED TRACT; THENCE WESTERLY ALONG SAID NORTH LINE FOR 390.23 FEET, THENCE NORTHERLY 599.50 FEET TO SAID POINT OF BEGINNING.