

## LEGAL DESCRIPTION

TRACT IN S2SW4 SEC 08-12-65 AS FOLS; COM AT SW COR OF SD SEC, N 89°09'32" E ALG S LN 1333.58 FT, N 30.0 FT TO A PT ON N R/W LN OF SHOUP RD FOR POB, CONT N 1291.09 FT TO NE COR OF SW4SW4, N 89°07'44" E 333.58 FT, S 00°01'53" W 1291.09 FT TO A PT ON N R/W LN OF AFMD SHOUP RD, TH S 89°09'32" W 333.58 FT TO POB - LOT 2- EX R/W AS SHOWN ON DRAWING IN BK 2763-91

John Munson  
7080 Shoup Road  
Black Forest, Co 80908  
719.337.2103

January 7, 2019

Re: Special Use Permit

Instead of Special Use Permit, these should read "Rural Home Occupation as a Special Use"

Letter of Intent

To Whom It May Concern:

Please describe the materials and equipment stored on site. Will employees come to the site?

I am requesting a Special Use Permit so that I may store business equipment and materials on my property located at 7080 Shoup Road, Black Forest, CO 80908. This property is Zoned RR-5 and is 9.85 acres.

I do not intend on making any changes to what is existing as far as storage of materials and equipment.

State if the drainage from the proposed use will not adversely impact the adjacent properties.

John Munson

Identify the anticipated daily traffic from the proposed use.

# Markup Summary

5/2/2019 1:14:02 PM (1)

Add PCD File No. AL194

**Subject:** Engineer  
**Page Label:** 1  
**Author:** dsdgrimm  
**Date:** 5/2/2019 1:14:02 PM  
**Color:** ■

Add PCD File No. AL194

5/2/2019 1:18:41 PM (1)

any changes to what is existing as far as storage of

State if the drainage from the proposed use will not adversely impact the adjacent properties.  
Identify the anticipated daily traffic from the proposed use.

**Subject:** Engineer  
**Page Label:** 1  
**Author:** dsdgrimm  
**Date:** 5/2/2019 1:18:41 PM  
**Color:** ■

State if the drainage from the proposed use will not adversely impact the adjacent properties.

Identify the anticipated daily traffic from the proposed use.

5/9/2019 9:20:46 AM (1)

Letter of Intent  
Please describe the materials and equipment stored on site. Will employees come to the site?  
Permit so that I may store business equipment located at 7000 Group Road, Black Forest, CO 80106 and 0.85 acres.  
changes to what is existing as far as storage of

**Subject:** Text Box  
**Page Label:** 1  
**Author:** Lindsay Darden  
**Date:** 5/9/2019 9:20:46 AM  
**Color:** ■

Please describe the materials and equipment stored on site. Will employees come to the site?

5/9/2019 9:24:01 AM (1)

Permit

**Subject:** Arrow  
**Page Label:** 1  
**Author:** dsddarden  
**Date:** 5/9/2019 9:24:01 AM  
**Color:** ■

5/9/2019 9:24:08 AM (1)

Special Use Permit  
When it May Concern:  
Requesting a Special Use Permit so that I may store business equipment located at 7000 Group Road, Black Forest, CO 80106 and 0.85 acres.

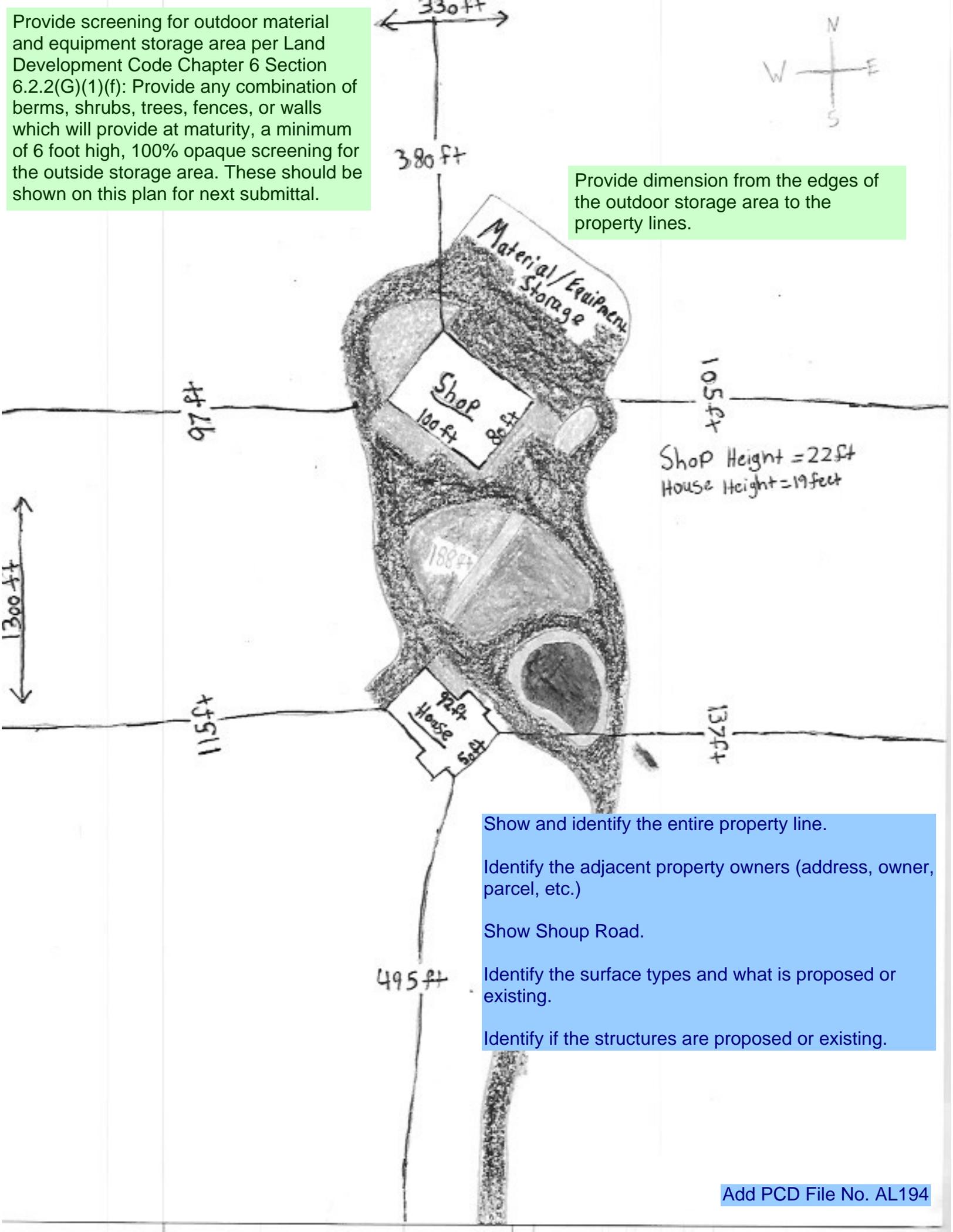
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsddarden  
**Date:** 5/9/2019 9:24:08 AM  
**Color:** ■

Instead of Special Use Permit, these should read "Rural Home Occupation as a Special Use"

Provide screening for outdoor material and equipment storage area per Land Development Code Chapter 6 Section 6.2.2(G)(1)(f): Provide any combination of berms, shrubs, trees, fences, or walls which will provide at maturity, a minimum of 6 foot high, 100% opaque screening for the outside storage area. These should be shown on this plan for next submittal.



Provide dimension from the edges of the outdoor storage area to the property lines.



Show and identify the entire property line.

Identify the adjacent property owners (address, owner, parcel, etc.)

Show Shoup Road.

Identify the surface types and what is proposed or existing.

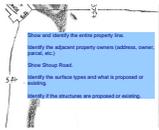
Identify if the structures are proposed or existing.

# Markup Summary

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5/2/2019 1:12:14 PM (1)

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**Subject:** Engineer  
**Page Label:** 1  
**Author:** dsdgrimm  
**Date:** 5/2/2019 1:12:14 PM  
**Color:** ■

Show and identify the entire property line.

Identify the adjacent property owners (address, owner, parcel, etc.)

Show Shoup Road.

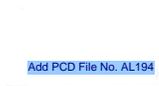
Identify the surface types and what is proposed or existing.

Identify if the structures are proposed or existing.

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5/2/2019 1:14:10 PM (1)

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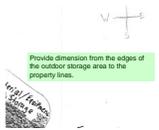
**Subject:** Engineer  
**Page Label:** 1  
**Author:** dsdgrimm  
**Date:** 5/2/2019 1:14:10 PM  
**Color:** ■

Add PCD File No. AL194

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5/9/2019 7:46:00 AM (1)

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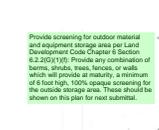
**Subject:** Text Box  
**Page Label:** 1  
**Author:** Lindsay Darden  
**Date:** 5/9/2019 7:46:00 AM  
**Color:** ■

Provide dimension from the edges of the outdoor storage area to the property lines.

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5/9/2019 8:09:19 AM (1)

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**Page Label:** 1  
**Author:** Lindsay Darden  
**Date:** 5/9/2019 8:09:19 AM  
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Adams Margaret  
Ella Res. Trust

Linda Werner



Brian  
+ Sharon  
White



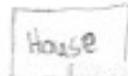
John Manson



ALBERT  
Holton

White  
Fur  
Ln

Steven  
+  
Christina Nottoli



Legal  
Description

4888 Ardley Dr LLC

TRACT IN S2SW4 SEC  
08-12-65 AS FOLS; COM  
AT SW COR OF SD SEC,  
N 89<09'32" E ALG S LN  
1333.58 FT, N 30.0 FT  
TO A PT ON N R/W LN OF  
SHOUP RD FOR POB,  
CONT N 1291.09 FT TO  
NE COR OF SW4SW4, N  
89<07'44" E 333.58 FT, S  
00<01'53" W 1291.09 FT  
TO A PT ON N R/W LN OF  
AFMD SHOUP RD, TH S  
89<09'32" W 333.58 FT  
TO POB -LOT 2- EX R/W  
AS SHOWN ON  
DRAWING IN BK 2763-91

Shoup Rd.

Willard  
Butler



Gary + Mary  
Watson



John  
Lutt

Claire Lane