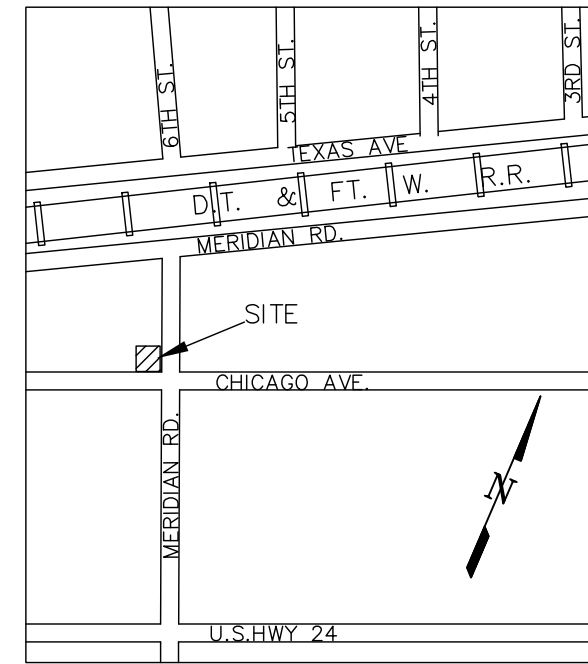


# BARTLETT HAY BARN

## MINOR SITE DEVELOPMENT PLAN

VICINITY MAP  
N.T.S.



### PROPERTY DESCRIPTION:

Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 15 in the Town of Falcon and that portion of a strip of land 75 feet wide, extended from the Northwestern line of the depot grounds of the Chicago, Kansas and Nebraska Railway Company, now the Chicago, Rock Island and Pacific Railway Company, to the Southeastly line of the alley running through Block 15, extended Northeasterly, said portion being bounded as follows:  
On the NE by the NWly extension of the NEly line of lot 26 in said Block 15, on the NW by the NEly extension of the SEly line of the alley through said Block 15, and on the South by the Northerly line of lots 23, 24, 25, and 26 in said Block 15, all being in the Town of Falcon as shown on Plat Recorded in Plat Book B at Page 37 of the Records of El Paso County, Colorado

### APPLICANT:

LaRon and Renee Bartlett  
13655 Bradshaw Road  
Peyton, CO. 80831

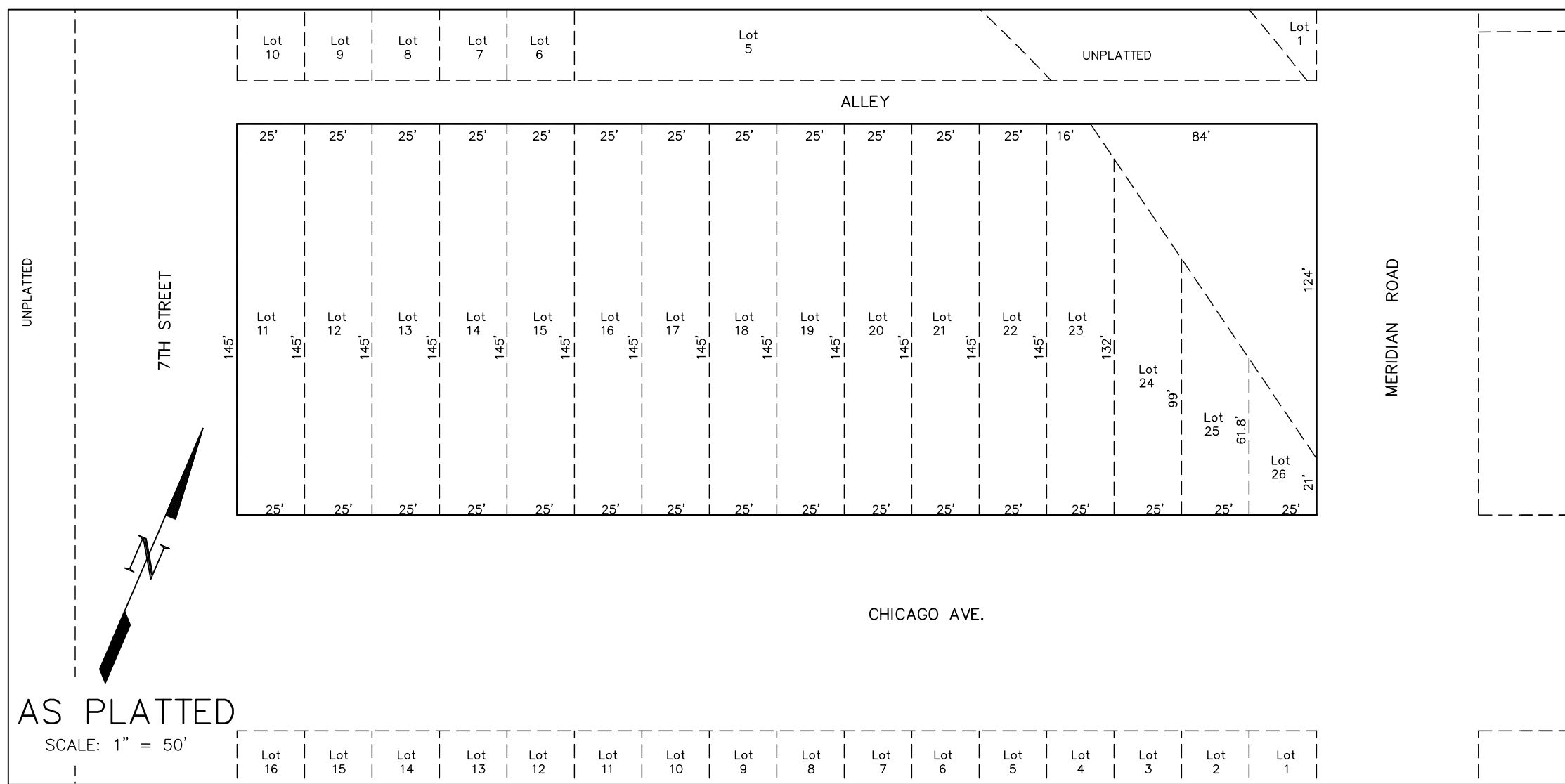
### ZONE:

RR-5 - RESIDENTIAL RURAL

Unresolved comment from V1: Please show the layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required. Location of all ADA spaces, ramps and signs, including ADA pathways

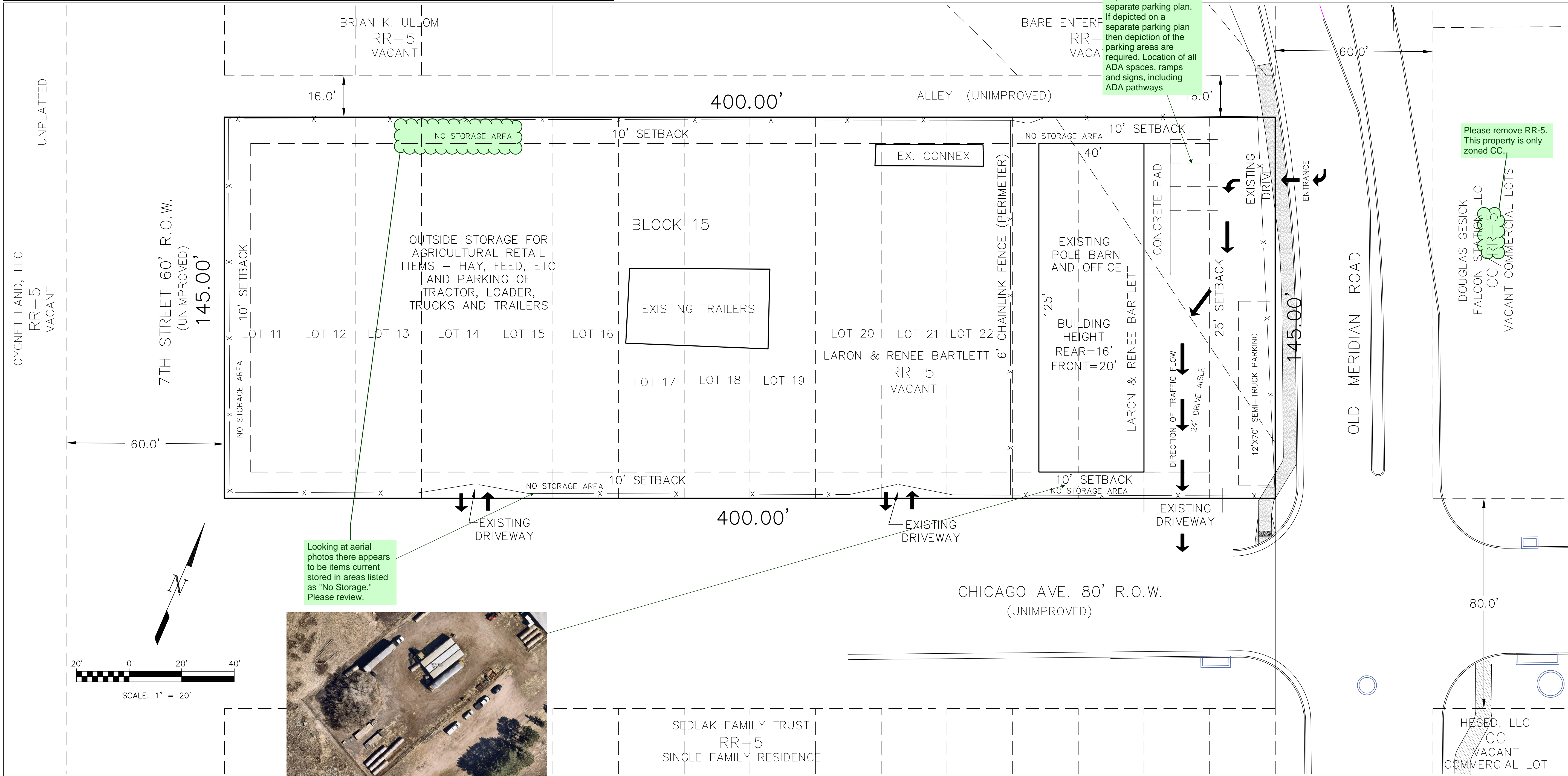
### NOTES:

- Property is not within the 100 nor the 500 year Flood Plain.
- Three variance setbacks (BOA-01-039) approved September 12, 2001:  
To permit a rear yard and two side yard setbacks of ten feet where twenty-five feet are required.
- Variance of Use (VA-02-002) approved April 25, 2002:  
To allow the continuation of hay sales and storage.
- Lot Area Variance (BOA-99-045) approved November 10, 1999:  
To allow the construction of a structure on a substandard lot.
- All drives, loading areas and parking areas are gravel surfaced.
- There is NO proposed Development/Disturbance planned with this variance request.



AS PLATTED

SCALE: 1" = 50'



Looking at aerial photos there appears to be items current stored in areas listed as "No Storage." Please review.



Please remove RR-5. This property is only zoned CC.

Please remove.

### APPROVALS:

This subdivision was approved by the El Paso County Planning and Community Development Department this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.  
Director, Planning and Community Development Department

**DATA:**  
OWNER: LaRon and Renee Bartlett  
7090 OLD MERIDIAN ROAD  
FALCON, CO. 80831  
TAX SCHEDULE NO.: 53121-10-009 & 53121-10-004  
LOT ACREAGE: 1.332 AC. (58,000 SQ. FT.)  
BUILDING AREA: 5,000 SQ. FT.  
BUILDING COVERAGE: 8.62%

PCD File No. VA241

CALL BEFORE YOU DIG ...  
**811**  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER OPTIC.

No.	Revisions	Date
1	COUNTY COMMENTS	01/24/13
2	ADD LOTS 11 - 26 TO EXISTING SITE	12/07/23
3	REVISIONS TO SITE PLAN	1/19/24
4	COUNTY COMMENTS	03/21/24

H Scale: 1" = 20'  
V Scale: N/A  
Designed By: N/A  
Drawn By: RDG  
Checked By: DLK  
Date: 03/01/24

**Land Development Consultants, Inc.**  
PLANNING • ENGINEERING • SURVEYING  
www ldc inc com • TEL: (719) 528-6133 • FAX: (719) 528-8548  
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

# BARTLETT HAY BARN MINOR SITE DEVELOPMENT PLAN

Project No.: 94021.1  
Sheet: 1 of 1

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