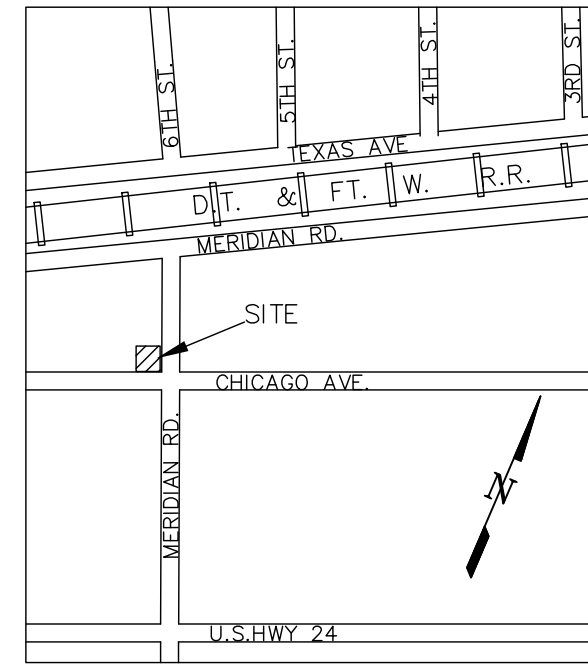


BARTLETT HAY BARN

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 Northwesterly line of the depot grounds of the Chicago, Kansas and Nebraska Railway Company, now the Chicago, Rock Island and Pacific Railway Company, to the Southeasterly 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:

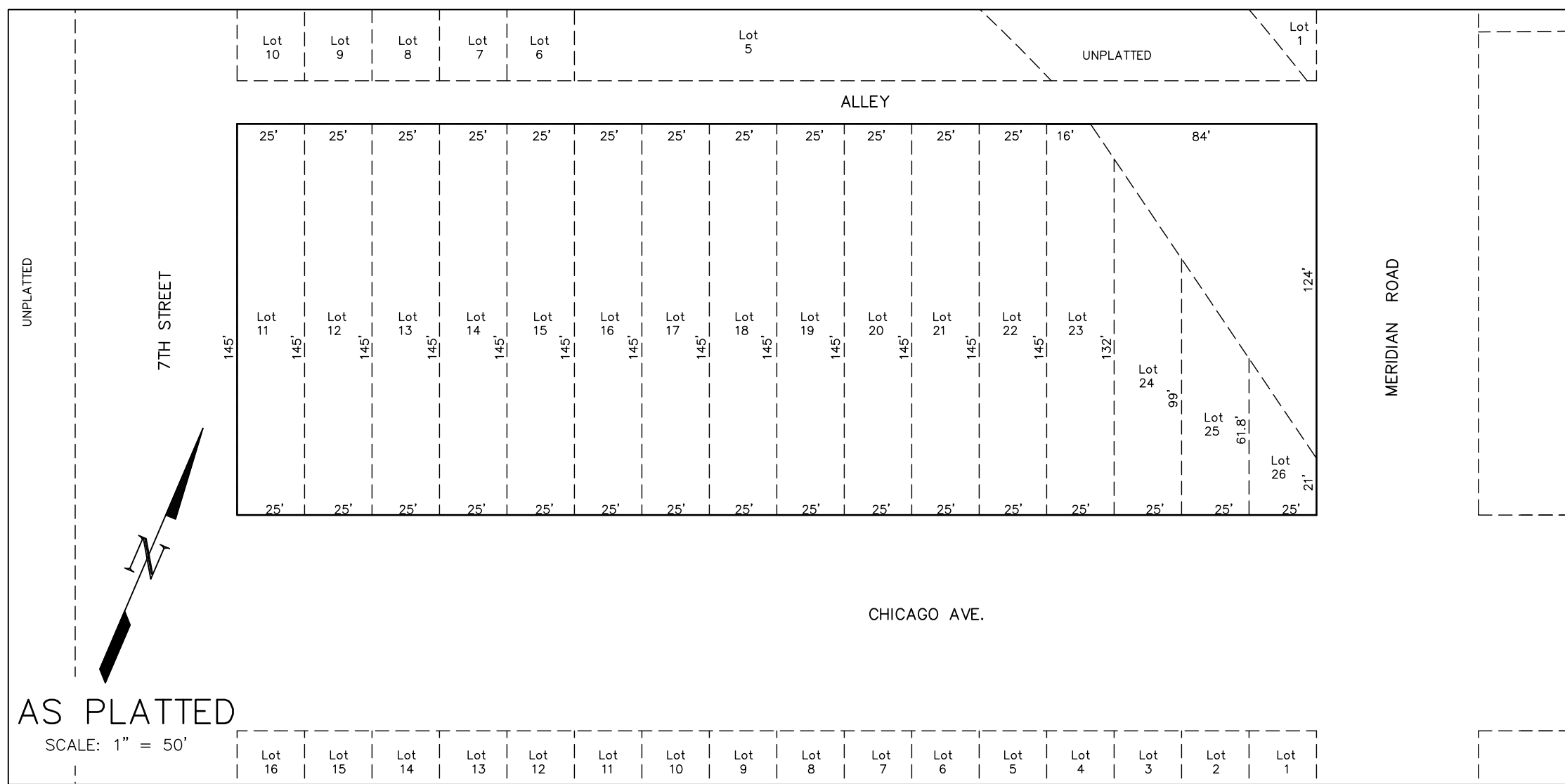
LaRon and Renee Bartlett
13655 Bradshaw Road
Peyton, CO. 80831

ZONE:

RR-5 - RESIDENTIAL RURAL

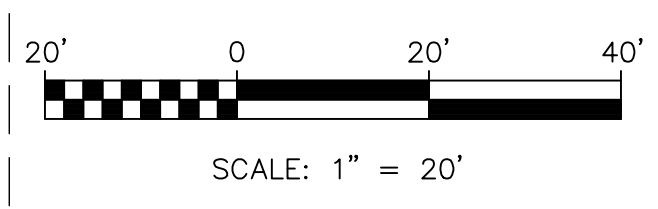
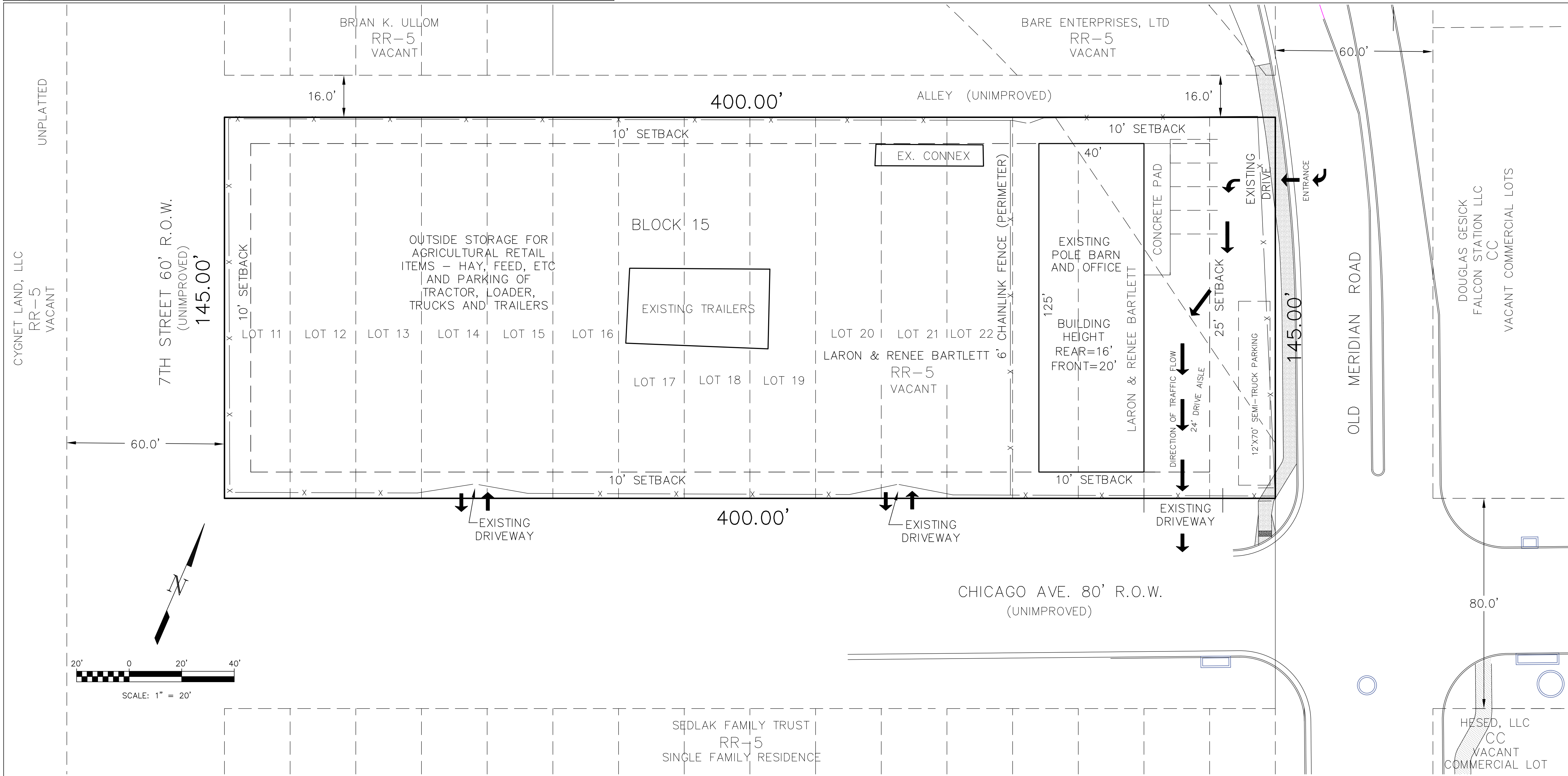
NOTES:

- 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'



SCALE: 1" = 20'

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%

CALL BEFORE YOU DIG ...

811 DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

No.	Date	By	Description
1	01/24/13	RDG	COUNTY COMMENTS
2	12/07/23	DAS	ADD LOTS 11-22 TO EXISTING SITE
3	1/19/24	WCS	REVISIONS TO SITE PLAN
4	03/21/24	DAS	COUNTY COMMENTS
5	09/12/24	DAS	COUNTY COMMENTS

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: