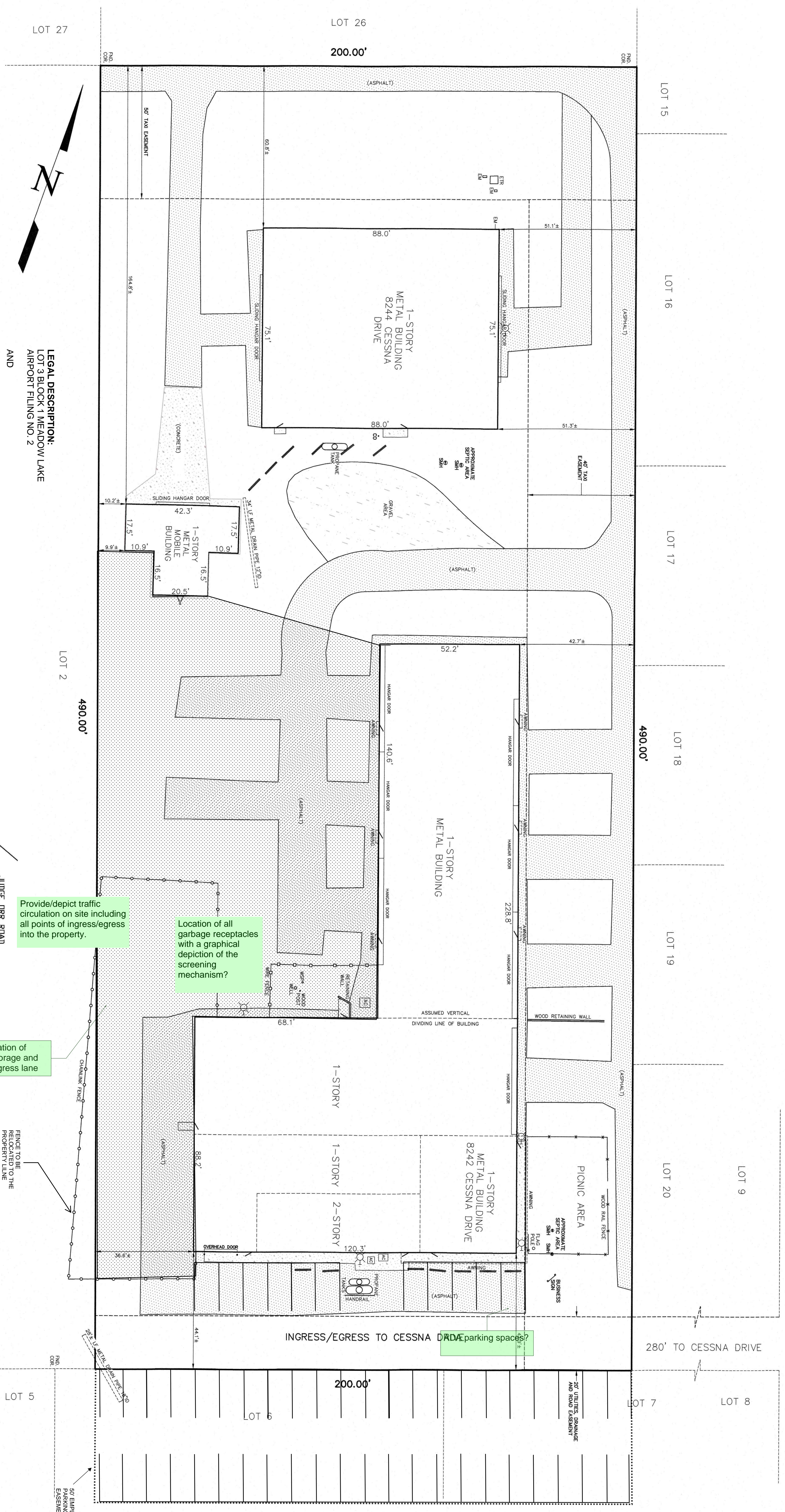


8242-8244 CESSNA DRIVE VARIANCE OF USE SITE PLAN

CESSNA DRIVE

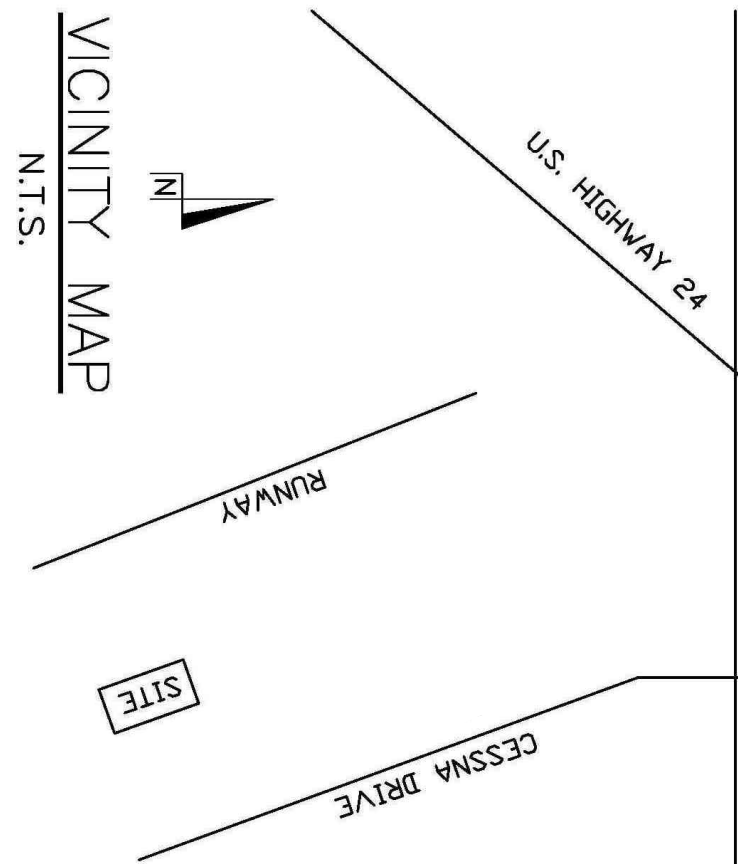


LEGAL DESCRIPTION:
 LOT 3 BLOCK 1 MEADOW LAKE AIRPORT FILING NO. 2
 AND
 NORTH 50' OF LOT 6 BLOCK 1 MEADOW LAKE AIRPORT FILING NO. 2 [PARKING AGREEMENT]

SCALE: 1" = 20'



- LEGEND:**
- CONCRETE
 - GRAVEL
 - WATER SPOCKET
 - ELECTRIC TRANSFORMER
 - AIR CONDITIONER PAD
 - CLEAN OUT
 - ELECTRIC METER
 - ODJG STOP
 - BUILDING MARKING
 - FOUND PROPERTY CORNER
 - EGRESS DOOR
 - BOLLARD
 - SEPTIC TANK MANHOLE
 - 18 X18 PARKING SPACE
 - WALL MOUNT LIGHT
 - NONEMPLOYEE VEHICLE STORAGE (MAXIMUM 40 VEHICLES)



Add Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches

VA247

GENERAL NOTES

PROPERTY ADDRESS: 8242-8244 Cessna Drive
 PARCEL NUMBER: 4304002047
 ZONING: R-4, GA-O
 LOT COVERAGE: 25%

PARKING REQUIREMENT
 Lot size? Total building sq footage?
 1 space per employee on trail plus 3 spaces per bay or stall
 -Employees: 24-10 on a shift
 -Number of bays: 8
 Total parking required: 45 spaces
 PARKING PROVIDED: 55 spaces

REQUEST:
 1. Request approval of a variance of use to allow a Commercial Vehicle Repair Garage in the R-4, GA-O Zone, Section 1.15 of the Land Development Code defines Commercial Vehicle Repair Garage as: An establishment used for the care or repair of passenger vehicles and light trucks, including major or minor work such as paint, body and tender work or engine and transmission overhaul and incidental storage or parking of repaired vehicles, but excluding the dismantling of wrecked vehicles and the storage of junk vehicles.
 2. Repair and storage of heavy trucks, recreational vehicles, and trailers shall only be permitted in association with a governmental contract on the site.
 3. Non-employee vehicle storage shall be limited to no more than 40 and shall be limited to the area depicted on the site plan.

Add note: A note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and 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), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

NO.	REVISION/ISSUE	DATE

TTM PROPERTIES, LLC
 27310 MCCASKIE ROAD
 CALHAN, CO 80808
 (719) 683-5030
 JOHN@WATTSUPPORTING.COM

VERTIEX
 Consulting Services
 455 E. Pikes Peak Avenue, Suite 101
 Colorado Springs, Colorado 80903
 719-753-8805

PROJECT NO. VA24XX	SHEET 1 OF 1
DATE 10.28.24	APPROVED NR
PREPARED NR	CAD