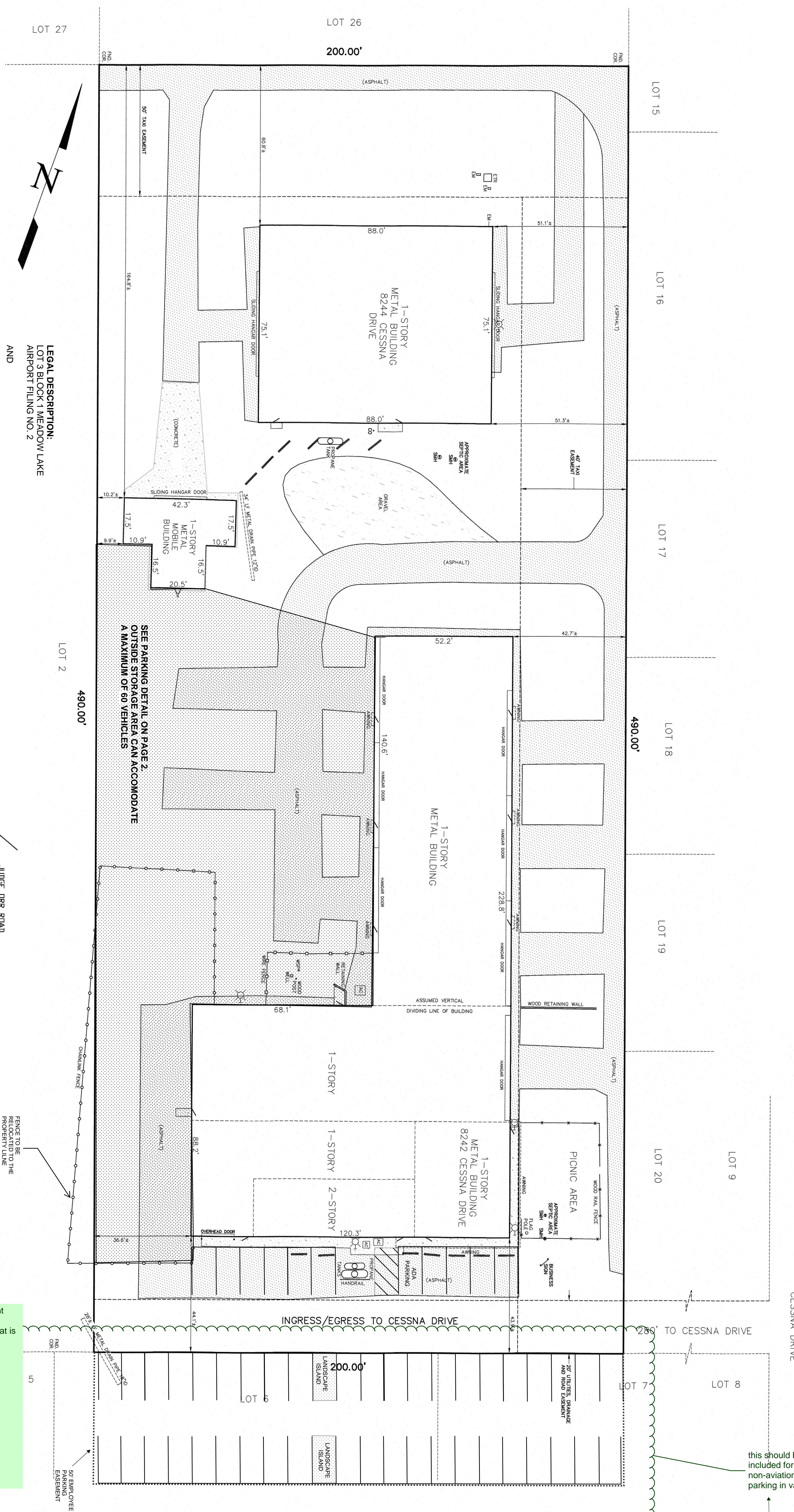


8242-8244 CESSNA DRIVE VARIANCE OF USE SITE PLAN

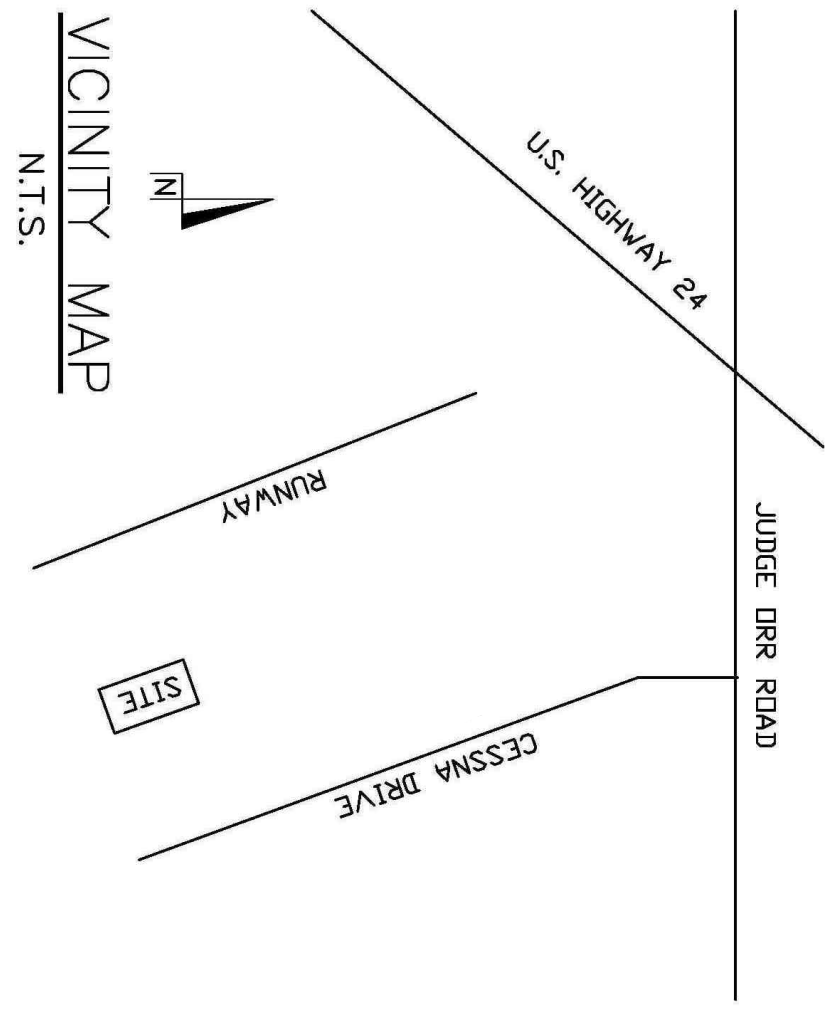


LEGAL DESCRIPTION:
 LOT 3 BLOCK 1 MEADOW LAKE
 AIRPORT FILING NO. 2
 AND
 NORTH 50' OF LOT 6 BLOCK 1
 MEADOW LAKE AIRPORT
 FILING NO. 2
 [PARKING AGREEMENT]

SCALE: 1" = 20'

LEGEND:

- CONCRETE
- GRAVEL
- WATER SPOCKET
- ELECTRIC TRANSFORMER
- AIR CONDITIONER PAD
- CLEAN OUT
- ELECTRIC METER
- ODD STOP
- BUILDING MARKING
- FOUND PROPERTY CORNER
- EGRESS DOOR
- BOLLARD
- SEPTIC TANK MANHOLE
- 18 X 18 PARKING SPACE
- WALL MOUNT LIGHT
- NON-EMPLOYEE VEHICLE STORAGE (MAXIMUM 40 VEHICLES)



include in variance so a complaint can be made that parking is not included - there is opposition, what is the surface?

this should be included for non-aviation related parking in variance

GENERAL NOTES

PROPERTY ADDRESS: 8242-8244 Cessna Drive
 PARCEL NUMBER: 4304002047
 ZONING: R-4, GAO
 LOT SIZE: 2.25 AC
 TOTAL BUILDING SF: 24,500 SF
 LOT COVERAGE: 25%

EMPLOYEE PARKING REQUIREMENT:
 1 space per employee on maximum shift;
 plus 3 spaces per bay or stall
 Employees: 24, 10 on a shift
 Number of bays: 8
 Total parking required: 45 spaces
 EMPLOYEE PARKING PROVIDED: 55 spaces

add lease area and parcel number

REQUEST:
 1. Request approval of a variance of use to allow a Commercial Vehicle Repair Garage in the R-4, GAO 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 60 and shall be limited to the area depicted on the site plan.

ROAD IMPACT FEE:
 The owner agrees on behalf of himself and any successors and assigns that they shall be required to pay the impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-47/1), or any amendments thereto, within 30 days of approval of the site development plan.

NO.	REVISION/ISSUE	DATE

TTW PROPERTIES, LLC
 27310 MCCLASKET ROAD
 CALHAN, CO 80808
 (719) 683-5030
 JOHN@WATTSUPPLYING.COM

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

PROJECT NO. VA247	SHEET 1 OF 2
DATE 10.28.24	APPROVED NR
PREPARED CAD	

