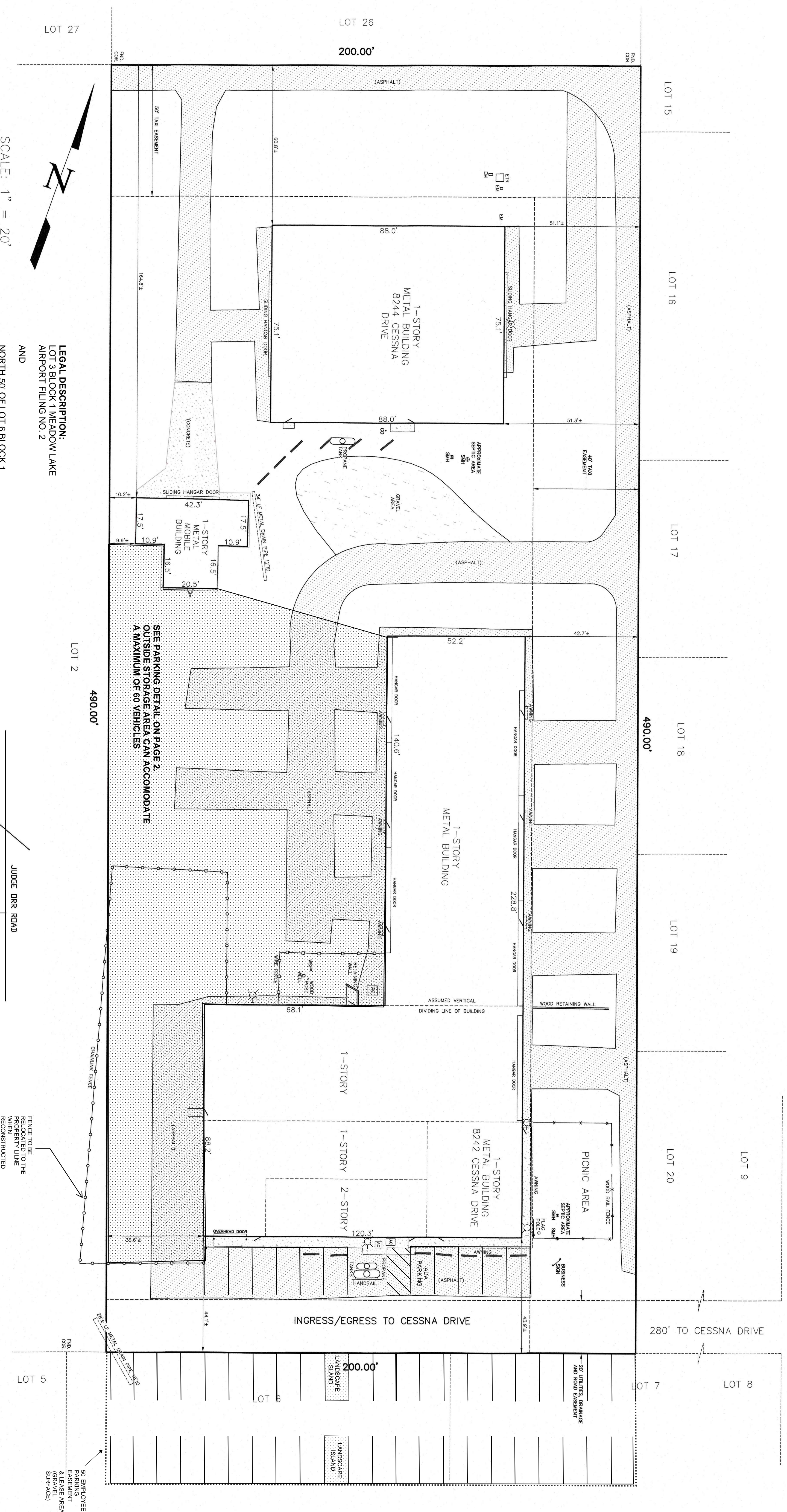


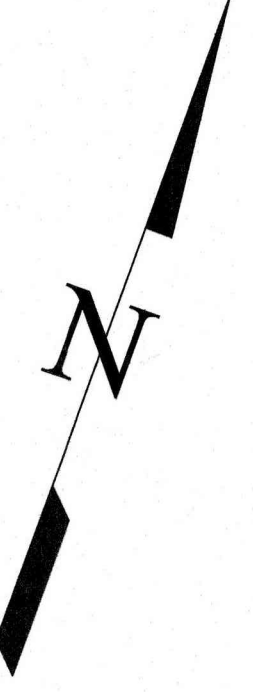
8242-8244 CESSNA DRIVE VARIANCE OF USE SITE PLAN

CESSNA DRIVE



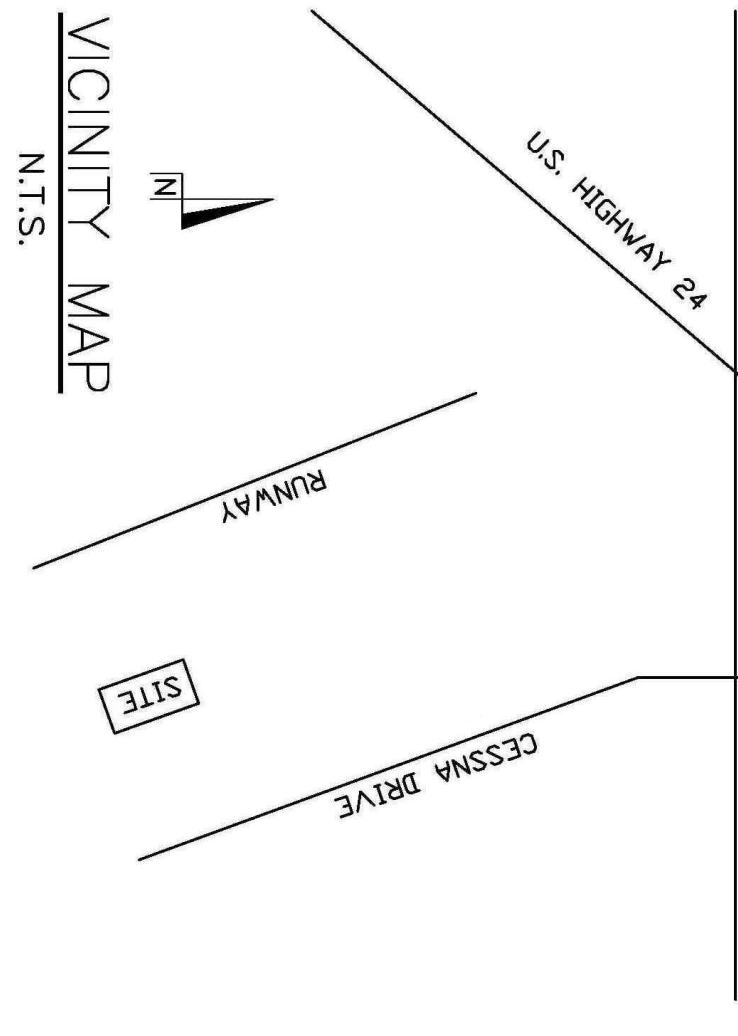
LEGAL DESCRIPTION:
 LOT 3 BLOCK 1 MEADOW LAKE
 AIRPORT FILING NO. 2
 AND
 NORTH 50' OF LOT 6 BLOCK 1
 MEADOW LAKE AIRPORT
 FILING NO. 2
 [PARKING AGREEMENT]

SCALE: 1" = 20'



- LEGEND:**
- CONCRETE
 - GRAVEL
 - WATER SPOCKET
 - ELECTRIC TRANSFORMER
 - AIR CONDITIONER PAD
 - CLEAN OUT
 - ELECTRIC METER
 - 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)

SEE PARKING DETAIL ON PAGE 2
 OUTSIDE STORAGE AREA CAN ACCOMMODATE
 A MAXIMUM OF 60 VEHICLES



GENERAL NOTES

PROPERTY ADDRESS: 8242-8244 Cessna & 8130 Cessna
 PARCEL NUMBER: 430402047 & 430402189
 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 shift
 Employees: 24, 10 on a shift
 -Number of bays: 8
 Total parking required: 45 spaces
 EMPLOYEE PARKING PROVIDED: 55 spaces

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. 19-471), or any amendments thereto, within 30 days of approval of the site development plan.

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. VA247	SHEET 1 OF 2
DATE 10.28.24	APPROVED NR
PREPARED NR	CAD

