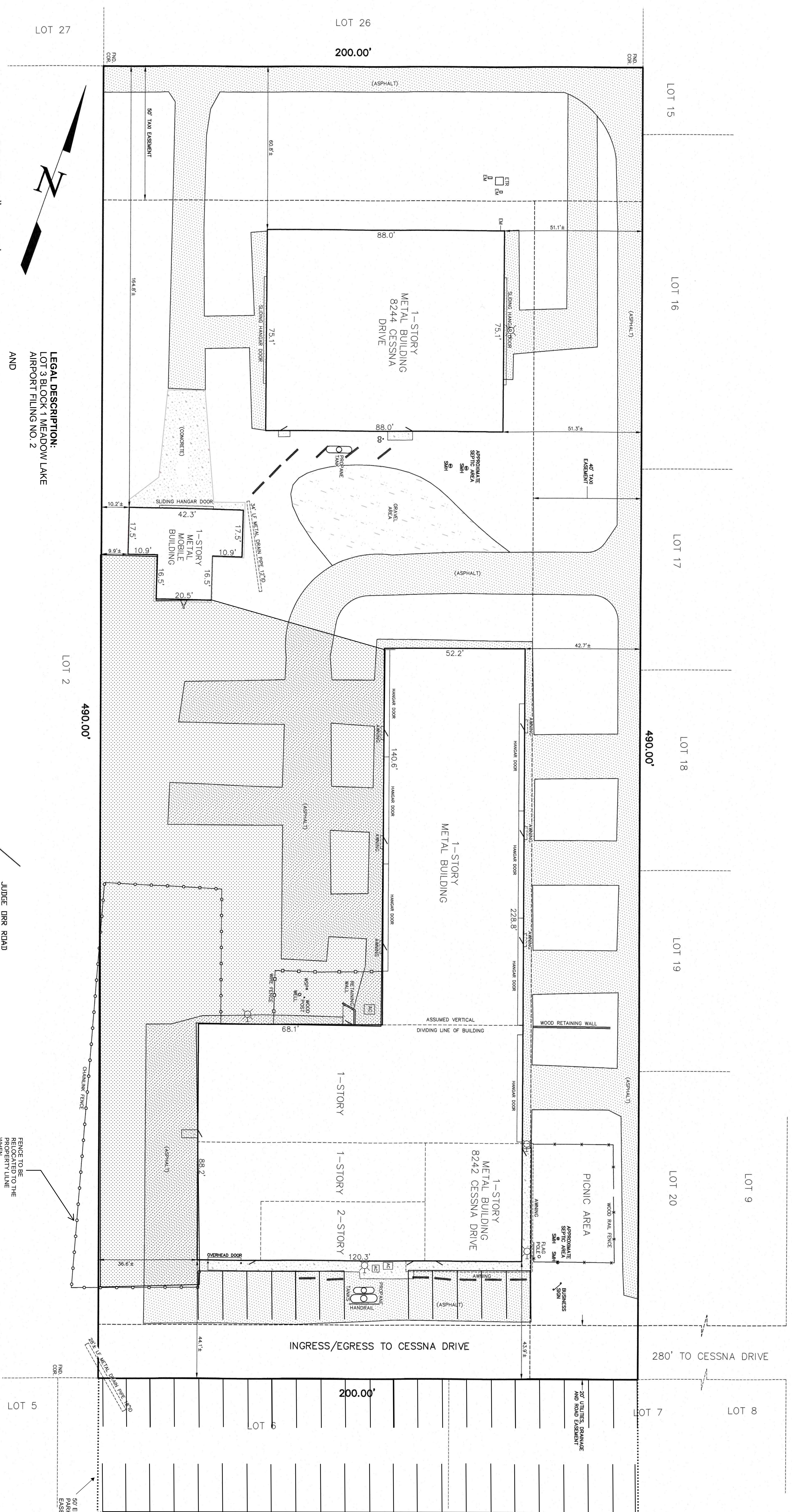


8242-8244 CESSNA DRIVE VARIANCE OF USE SITE PLAN

CESSNA DRIVE

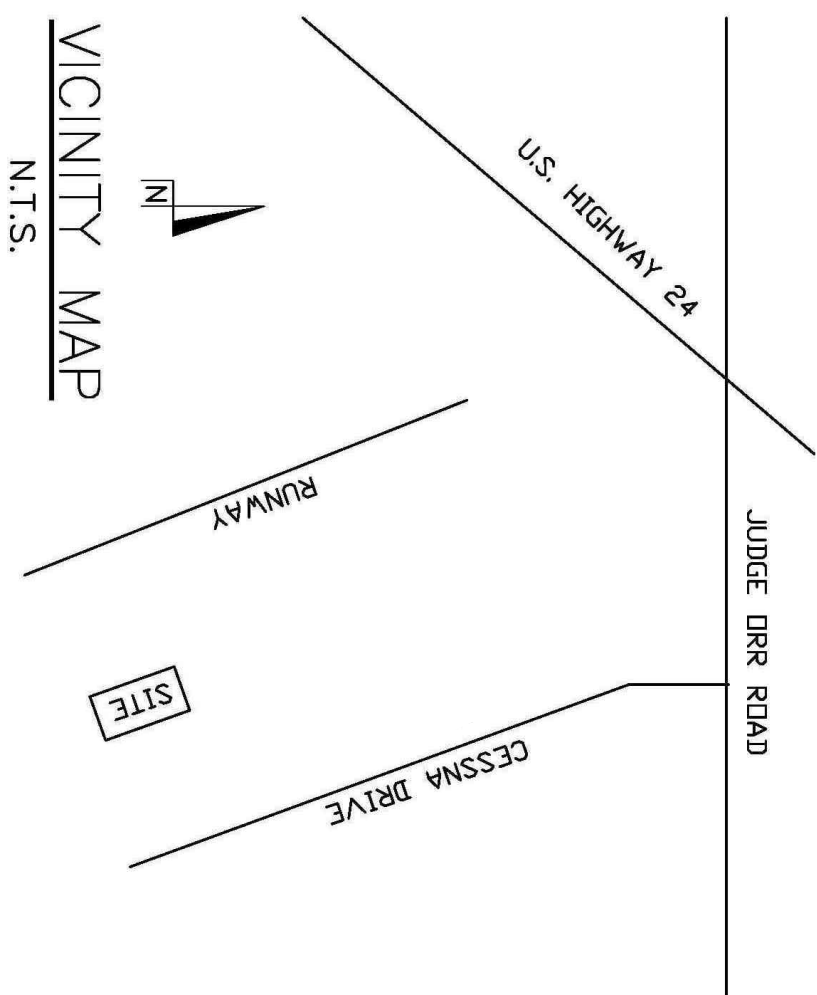


LEGAL DESCRIPTION:
 LOT 3 BLOCK 1 MEADOW LAKE
 AIRPORT FILING NO. 2
 AND
 NORTH 50' OF LOT 6 BLOCK 1
 MEADOW LAKE AIRPORT
 FILING NO. 2
 [PARKING AGREEMENT]

SCALE: 1" = 20'

LEGEND:

- CONCRETE
- GRAVEL
- WATER SPOCKET
- ELECTRIC TRANSDUCER
- 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
- NONEMPLOYEE VEHICLE STORAGE (MAXIMUM 40 VEHICLES)



GENERAL NOTES

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

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

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.

NO.	REVISION/ISSUE	DATE

TTM PROPERTIES, LLC
 27310 MCCLASKIE 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. V242XX
 DATE 10.28.24
 SHEET 1 OF 1

PREPARED BY NR
 APPROVED BY CAD