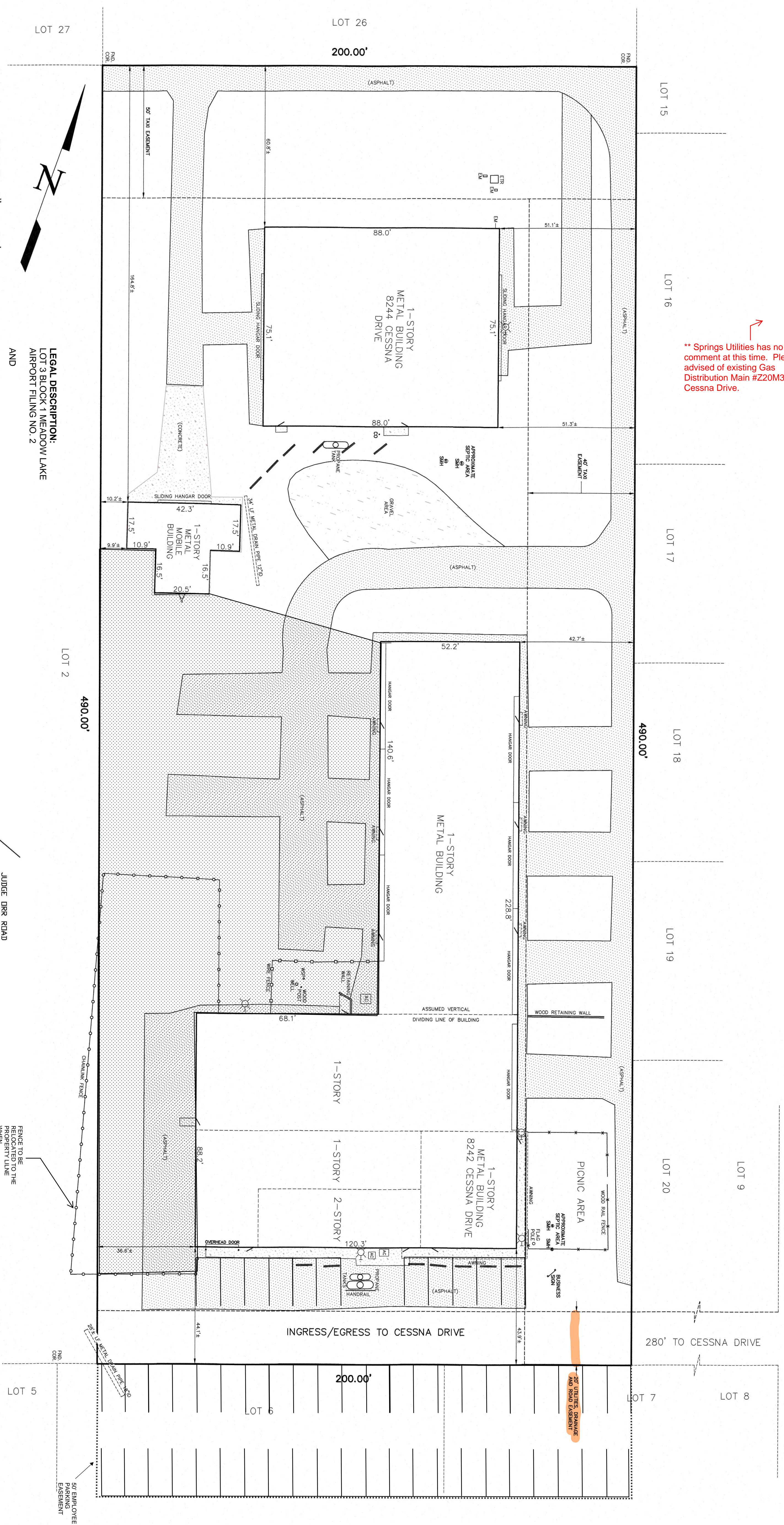


# 8242-8244 CESSNA DRIVE VARIANCE OF USE SITE PLAN

CESSNA DRIVE

\*\* Springs Utilities has no comment at this time. Please be advised of existing Gas Distribution Main #Z20M3 within Cessna Drive.

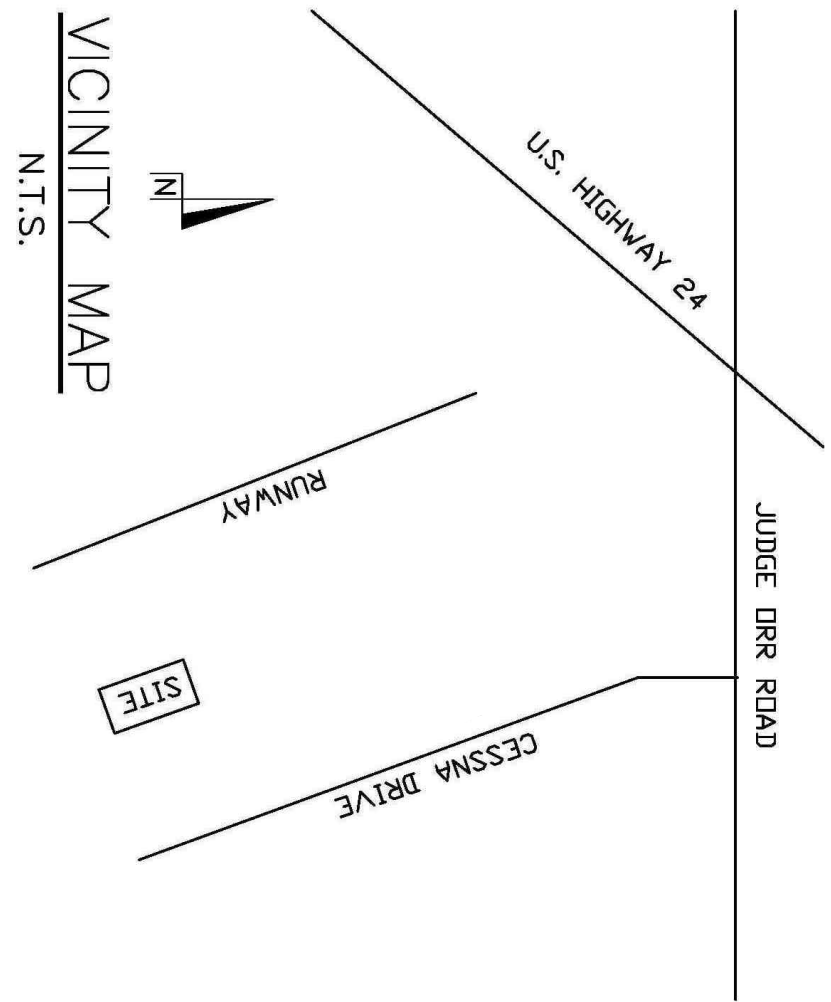


**LEGAL DESCRIPTION:**  
 LOT 3 BLOCK 1 MEADOW LAKE AIRPORT FILING NO. 2  
 AND  
 NORTH 50' OF LOT 6 BLOCK 1 MEADOW LAKE AIRPORT FILING NO. 2 [PARKING AGREEMENT]

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
- 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  
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 JOHN@WATTSUPPLYTING.COM

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 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