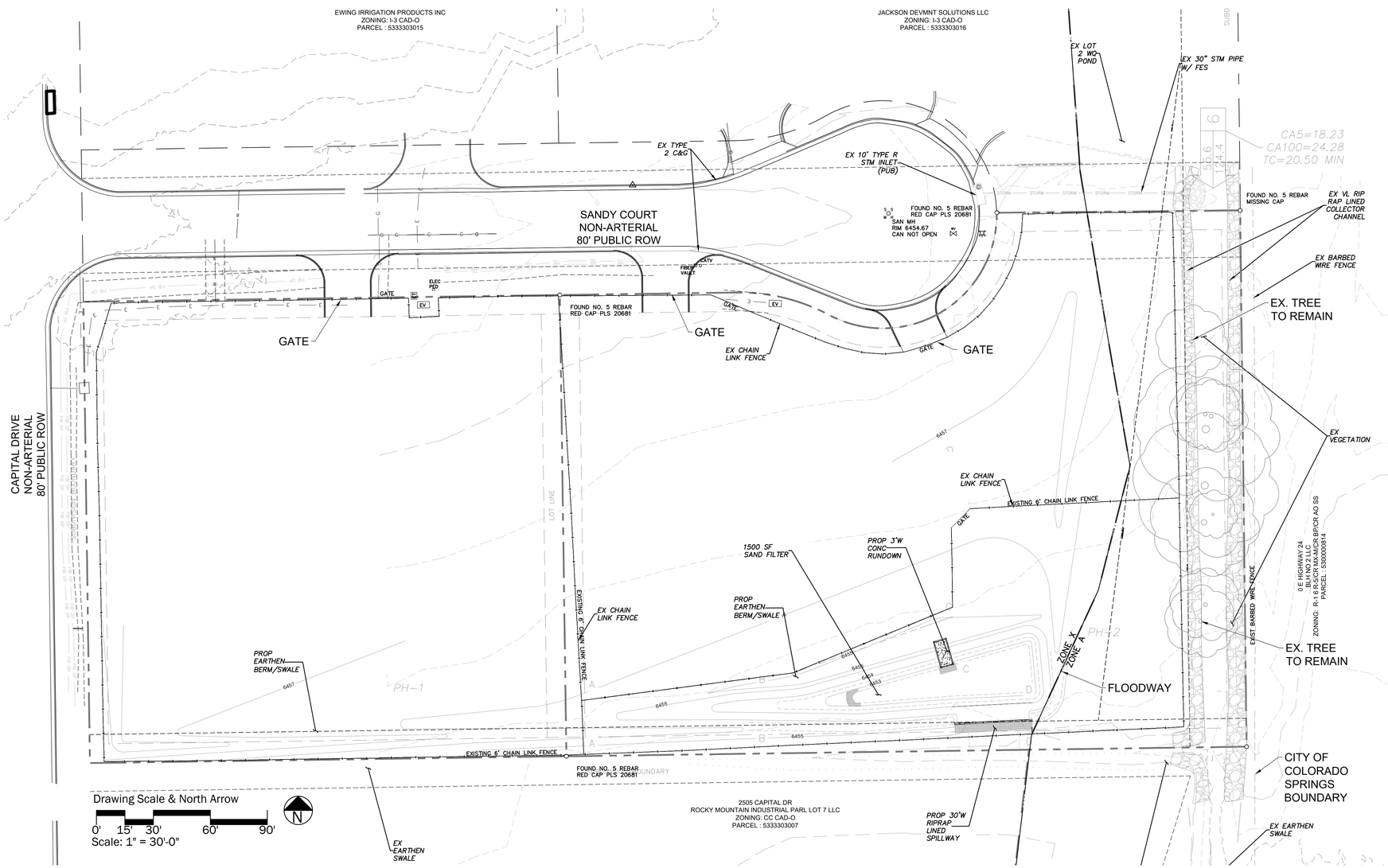
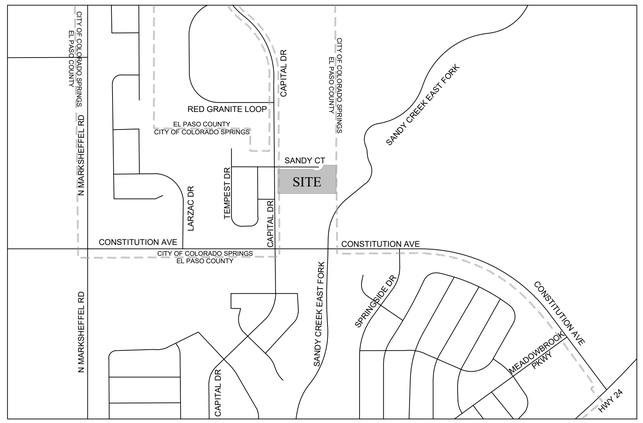
MIND MATTERS PROPERTIES LLC

8145 SANDY COURT
COLORADO SPRINGS, COLORADO 80951



VICINITY MAP



PROJECT DESCRIPTION

THE SITE EXISTS TODAY AS A INDUSTRIAL ZONING, AND WILL MAINTAIN AS SUCH, WITH CONTRACTORS EQUIPMENT YARD FROM MIND MATTERS PROPERTIES LLC.

APPROVAL STAMP

LEGAL DESCRIPTION

LOT 3 ROCKY MOUNTAIN INDUSTRIAL PARK FIL NO 1A

LOT 4 ROCKY MOUNTAIN INDUSTRIAL PARK FIL NO 1A

FLOODPLAIN STATEMENT

08041C0756G - 12/07/2018
With in the 100 Year & 500 Year flood plain. "Special Flood Hazard Areas" Regulatory Floodway & BFE.

PROJECT TEAM CONTACTS

OWNER, DEVELOPER AND APPLICANT
MIND MATTER PROPERTIES LLC
c/o Eduardo Hernandez
coloradoriverlandscaping@gmail.com
719.329.4246

PLANNER/ LANDSCAPE ARCHITECT
URBAN LANDSCAPES LLC
c/o John Olson
John@UrbanLandscapes.design
719.600.8366

CIVIL ENGINEER
M&S CIVIL CONSULTANTS INC
c/o Virgil A. Sanchez, PE
Virgils@mscivil.com
719-491-0818

URBAN Landscapes
DESIGN REVOLUTION

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MIND MATTERS PROPERTIES LLC

8145 Sandy Ct
Colorado Springs, Colorado

DEVELOPMENT PLAN

Date Submitted: Jan. 31, 2025

SDP1
SITE DEVELOPMENT PLAN
SHEET 1 OF 1

Not For Construction
El Paso County Land Use Review
File Number(s): PPRXXXX

GENERAL NOTES

1. NO USES SHALL BE PERMITTED THAT WOULD GENERATE TOXIC MATERIALS OR WASTE, THAT EXCEED FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES 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 PART AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD BIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

LEGEND:

- BOUNDARY
- UTILITY EASEMENT
- WATER (TYP.)
- GAS (TYP.)
- ELECTRIC (TYP.)
- FENCE (TYP.)

SITE DATA

Preliminary Plan:	Mind Matters Propertie LLC
Parcel Number:	5333303017, 5333303018
Current Zoning:	I-3 CAD-O
Existing and Proposed Use:	Contractors Equipment Yard
Development Schedule:	Upon Approval
Total Acres:	3.49 Acres

LOT AREA COVERAGE CALCULATION

COVERAGE TYPE	AREA - SQ. FT.	AREA - ACRE	PERCENTAGE OF TOTAL AREA (3.49 - ACRES)
EQUIPMENT YARD	106,354	2.44	69.9%
ROW LANDSCAPE AREA	12,428	0.62	N/A
LANDSCAPE AREA	23,892	0.55	15.8%
NATURAL /PRESERVATION AREA (INCLUDING SANDY CREEK)	21,969	0.50	14.3%