

# NEVADA / UTAH LANE STORAGE

## EL PASO COUNTY, COLORADO

### VARIANCE OF USE SITE PLAN

#### LEGAL DESCRIPTION

PARCEL A:  
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1290 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.67 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1290 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO POINT OF BEGINNING; EXCEPT THE SOUTHERLY 430 FEET OF SAID TRACT; AND EXCEPT THE NORTHERLY 430 FEET OF SAID TRACT. FOR INFORMATIONAL PURPOSES ONLY:

PARCEL B:  
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1290 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.67 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1290 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; EXCEPT THE SOUTHERLY 860 FEET OF SAID TRACT.

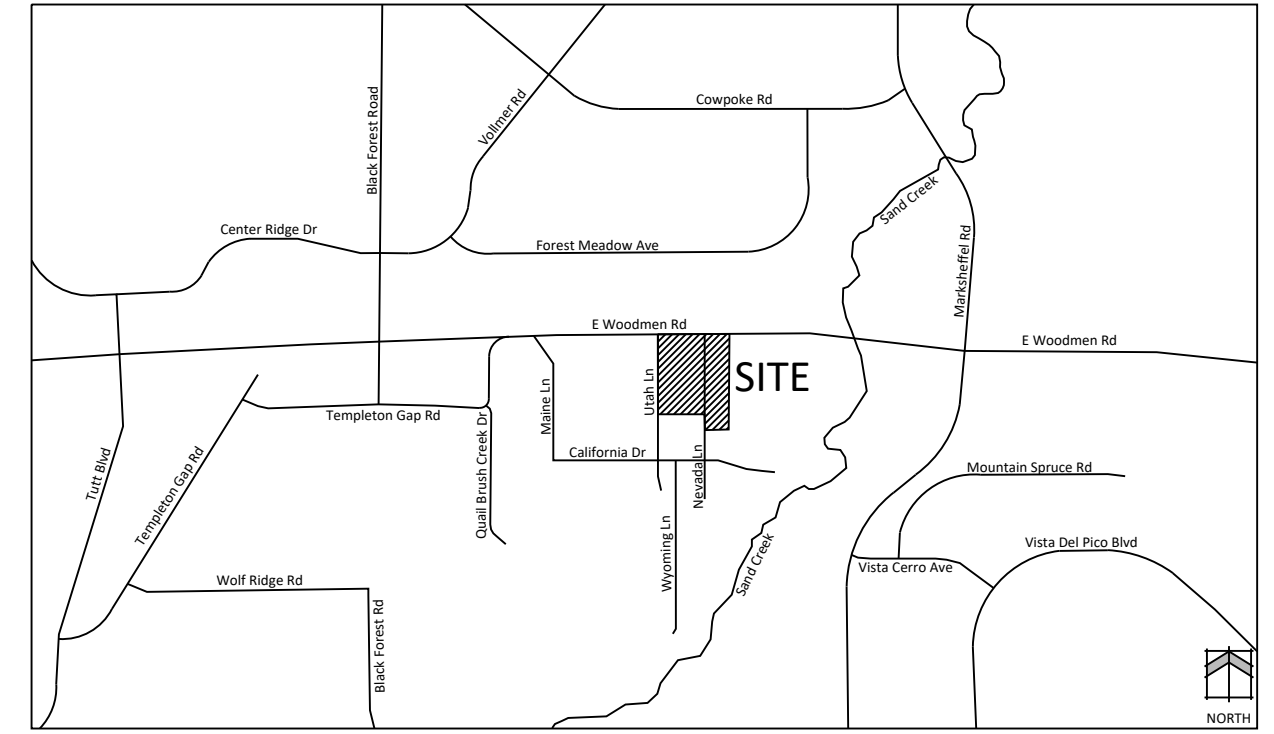
PARCEL C:  
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 1041.44 FEET; THENCE ANGLE RIGHT 89 DEGREES 38 MINUTES 3 SECONDS AND RUN WESTERLY 249.74 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1041.44 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 250 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ON THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

PARCEL D:  
A 15' STRIP OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1041.44 FEET; THENCE ANGLE RIGHT 89° 38' 30" AND RUN WESTERLY 249.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED COURSE 15 FEET, MORE OR LESS, TO A POINT ON A LINE EXTENDED SOUTH FROM THE EAST BOUNDARY LINE OF THE EAST PORTION OF PARCELS A-2 AND B-2 AS DESCRIBED IN DEED RECORDED APRIL 27, 2000 UNDER RECEPTION NO. 200046623; AND THEN ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1041.44 FEET; MORE OR LESS, TO A POINT OF THE NORTH LINE OF SAID SECTION 8; THENCE ANGLE RIGHT AND RUN ALONG THE NORTH LINE OF SAID SECTION 15 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED DECEMBER 23, 2010 UNDER RECEPTION NO. 210131368; THENCE ANGLE RIGHT AND RUN SOUTHERLY A DISTANCE OF 1041.44 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, EXCEPTING ANY PORTION CONTAINED WITHIN THE RIGHT OF WAY OF ADVENTURE WAY.

#### GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0529G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- 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 ROAD 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 PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- NEVADA LANE IS A PRIVATE ROAD WITH AN INGRESS/EGRESS EASEMENT (REC NO 258663) TO THE BENEFIT OF THE SUBJECT PROPERTIES AND 7275 NEVADA LANE ONLY. WITH THIS DEVELOPMENT, NEVADA LANE WILL BE CLOSED TO THROUGH TRAFFIC AND GATED. ACCESS WILL BE GRANTED TO THE OWNERS OF 7275 NEVADA LANE ONLY.

#### VICINITY MAP



#### SITE DATA

Propert Tax Schedule Number:	5308000002, 5308000071, 5308000082
Property Address:	7275 Adventure Way, 7425 Adventure Way, 0 Nevada Lane
Current Zoning:	RR-5 CAD-0
Total Area:	16.77 Acres
Existing Land Use:	Contractor Equipment Yard
Proposed Land Use:	Recreational Vehicle Storage and Mini-storage
Total gross building square footage:	151,203 Square Feet
Open Space %:	22.6%
Landscaping %:	To be calculated at site development plan.
<b>Parking:</b>	
Required:	
Vehicle storage:	3 spaces
Mini storage:	1/100 units + 1 employee stall - 719 units/ 8 parking stalls required
Total:	11 stalls, 1 ADA
Provided:	11 stalls, 1 ADA
<b>Zoning/Development Standards:</b>	
<b>Building Height:</b>	
Required:	30'
Provided:	30'
<b>Lot Coverage:</b>	
Required:	25%
Provided:	273,508 sf /730,501 sf = 37%
<b>Building Setbacks:</b>	
Front Required:	25'
Front Provided:	25'
Side Required:	25'
East Provided:	25'
West Provided:	43'
Rear Required:	25'
Rear Provided:	25'
<b>Landscape Buffers:</b>	
Front (North) Required:	None
Rear (South) Required:	15'
Front Provided:	15'
West Required:	15'
West Provided:	15'
East Required:	None
<b>Landscape Setbacks:</b>	
Front Required:	10'
Front Provided:	10'
Sides Required:	NA
Rear Required:	NA

#### PROJECT TEAM

OWNER/APPLICANT:	Woodmen-Utah LLC 9540 Federal Dr Ste 100 Colorado Springs, CO 80921
CONSULTANT:	N.E.S., Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

#### SHEET INDEX

Sheet 1 of 4:	Cover Sheet
Sheet 1 of 2:	Site Plan



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

# NEVADA / UTAH LANE STORAGE

DATE: 05/16/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: A. ROMAN

## Variance of Use Site Plan

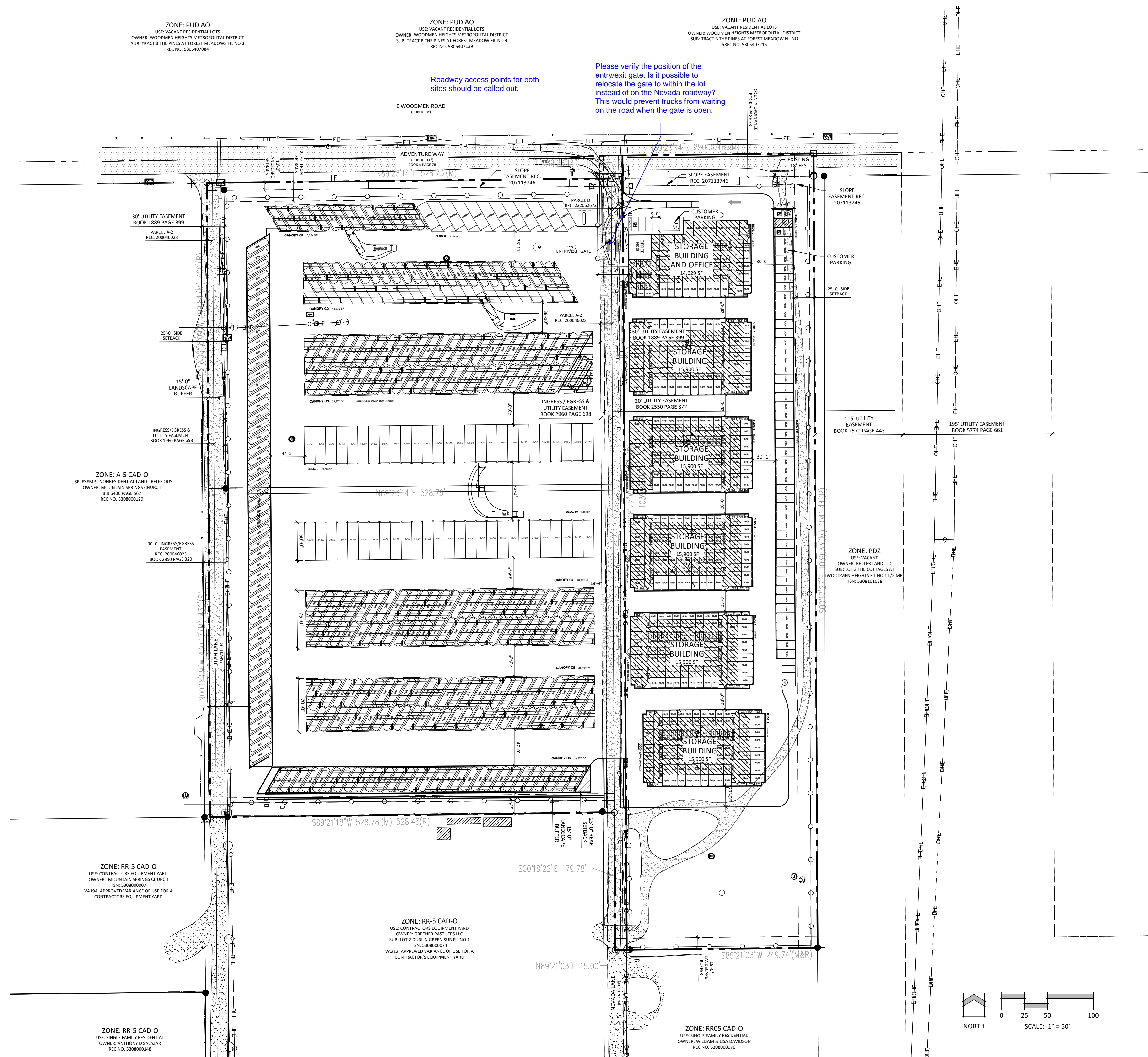
DATE: 06/11/2024  
BY: SB  
DESCRIPTION: SB - Variance of Use

## Cover Sheet

1  
1 OF 2

P:\Woodmen\Utah, LLC\Newada Land\Drawings\Planning\Newada Land\_Variance of Use\_Site Plan.dwg (SDP) 6/28/2024 1:38:12 PM ACCMAN

Soil disturbances of greater than 1 acre trigger the requirement for the Erosion and Stormwater Quality Control Permit (ESQCP) and permanent water quality facility. This will need to be addressed at the Site Development Plan phase.



Roadway access points for both sites should be called out.

Please verify the position of the entry/exit gate. Is it possible to relocate the gate to within the lot instead of on the Nevada roadway? This would prevent trucks from waiting on the road when the gate is open.

ZONE: PUD AO  
USE: VACANT RESIDENTIAL LOTS  
OWNER: WOODMEN HEIGHTS METROPOLITAN DISTRICT  
SUB: TRACT B THE PINES AT FOREST MEADOWS FIL NO 3  
REC NO. 5305407084

ZONE: PUD AO  
USE: VACANT RESIDENTIAL LOTS  
OWNER: WOODMEN HEIGHTS METROPOLITAN DISTRICT  
SUB: TRACT B THE PINES AT FOREST MEADOWS FIL NO 4  
REC NO. 5305407139

ZONE: PUD AO  
USE: VACANT RESIDENTIAL LOTS  
OWNER: WOODMEN HEIGHTS METROPOLITAN DISTRICT  
SUB: TRACT B THE PINES AT FOREST MEADOWS FIL NO 5  
SREC NO. 5305407215

ZONE: A-5 CAD-O  
USE: EXEMPT NONRESIDENTIAL LAND - RELIGIOUS  
OWNER: MOUNTAIN SPRINGS CHURCH  
811 6400 PAGE 507  
REC NO. 5308000129

ZONE: RR-5 CAD-O  
USE: CONTRACTORS EQUIPMENT YARD  
OWNER: MOUNTAIN SPRINGS CHURCH  
TSN: 5308000007  
VA194: APPROVED VARIANCE OF USE FOR A CONTRACTORS EQUIPMENT YARD

ZONE: RR-5 CAD-O  
USE: CONTRACTORS EQUIPMENT YARD  
OWNER: GREENER PASTURES LLC  
SUB: LOT 2 DUBLIN GREEN SUB FIL NO 1  
TSN: 5308000074  
VA212: APPROVED VARIANCE OF USE FOR A CONTRACTOR'S EQUIPMENT YARD

ZONE: RR-5 CAD-O  
USE: SINGLE FAMILY RESIDENTIAL  
OWNER: ANTHONY D SALAZAR  
REC NO. 5308000148

ZONE: RR05 CAD-O  
USE: SINGLE FAMILY RESIDENTIAL  
OWNER: WILLIAM & LISA DAVIDSON  
REC NO. 5308000076



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

# NEVADA / UTAH LANE STORAGE

PROJECT INFO

DATE: 05/16/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: A. ROMAN

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

SHEET TITLE

## Site Plan

SHEET NUMBER

2 OF 2

PAN FILE #

