



**EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT  
SIGN APPLICATION**

DATE: 4.3.2017

**Business**

Name: Stagecoach Ranch  
 Name: Coronado City  
 Address: 4101 NASA Rd 1  
Office, El Paso, TX  
77586  
 Zone: RR3  
 Legal Description: N 1/2  
NE 1/4 and NW 1/4 of Sec  
5 and N 1/2 and SE 1/4  
of Sec 6. T14S R63W

Type of Sign

Illuminated: \_\_\_\_\_

Non-Illuminated:

Valuation: \_\_\_\_\_

Storefront Length &/or  
 Width: See Plans

Proposed Sign Sq. Ft. 188.67

Existing Sign Sq. Ft. N/A

Total Sign Sq. Ft. 188.67

Contractor Information

Name: owner

Address: \_\_\_\_\_

Phone: 727.373.9276

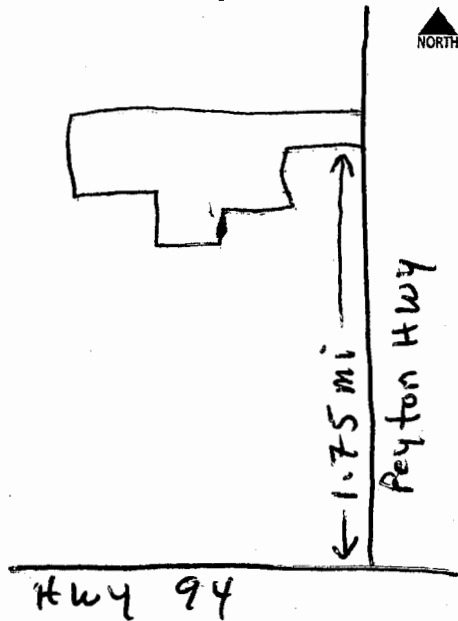
Type of License: \_\_\_\_\_

Contractor ID#: \_\_\_\_\_

Vicinity Map

Tax Schedule # 3400000344

Please show major intersections.



Elevation Drawing

Indicate storefront length & placement of sign.

See Plans

Sign Plan

(Please indicate dimensions and sign copy)

See Plans Submitted for Complete Detail

**Approved**



**By: Nina Ruiz 04/05/2017:**

El Paso County Planning & Community Development

Subdivision entry signage allows for 2 signs of 40 square feet. These signs are considered wall signs. The applicant will need to obtain applicable permits from PPRBD and obtain approval from the fire department for the ranch entrance (no gate). The proposed parcels all exceed 35 acres in size so no county subdivision action is required.

For Planning & Community Development Use Only

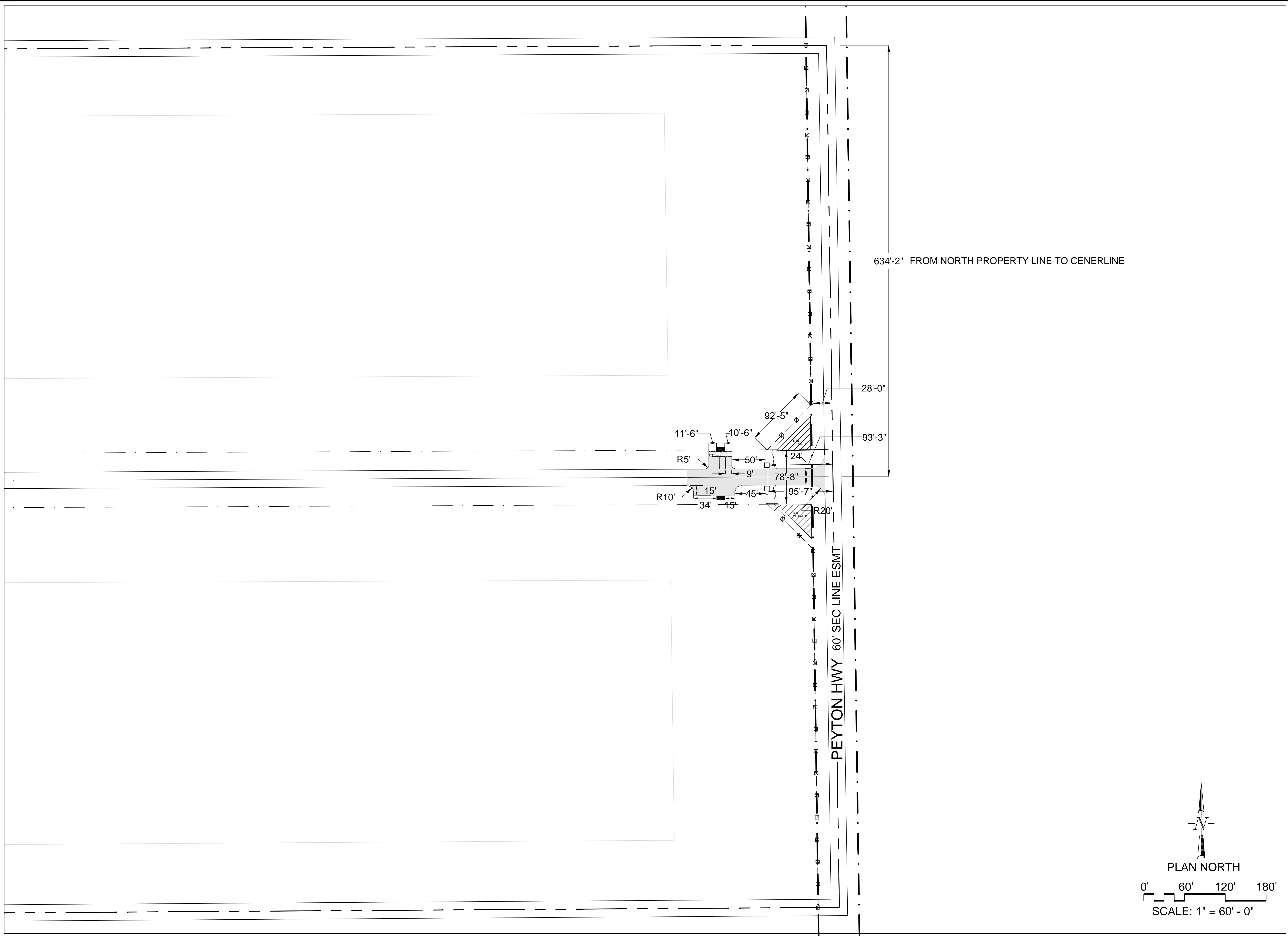
Approved Date: \_\_\_\_\_

Denied Date: \_\_\_\_\_

Comments: \_\_\_\_\_

Resubmittal? Yes \_\_\_\_\_ No \_\_\_\_\_





**William Gunn**  
 & Associates, Ltd.  
 URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE  
 731 North Weber Street, Suite 10  
 Colorado Springs, CO 80903  
 719.633.9700 fax 719.633.4250  
 Email: WGunn@aoi.com  
 MEMBER, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

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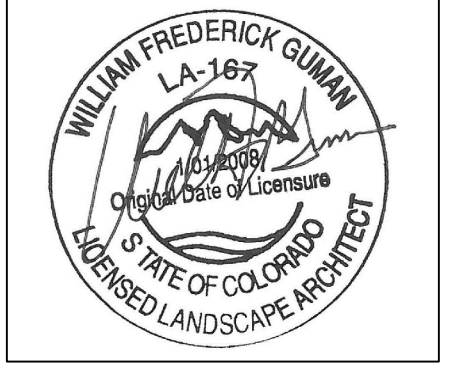
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ONLY DRAWINGS WHICH BEAR THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

# Stagecoach Ranch Landscape Development Plan

PEYTON, CO

DATE: 03/14/2017  
 DRAWN: GEM  
 CHECKED: WFG



REVISIONS:		
DATE:	BY:	COMMENTS:

LANDSCAPE DIMENSIONING PLAN

SHEET NO.  
**LS7**  
 7 of 7 SHEETS



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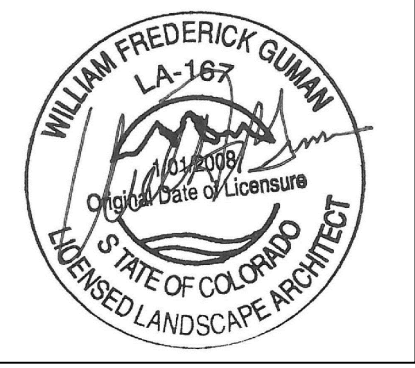
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# Stagecoach Ranch Landscape Development Plan

PEYTON, CO

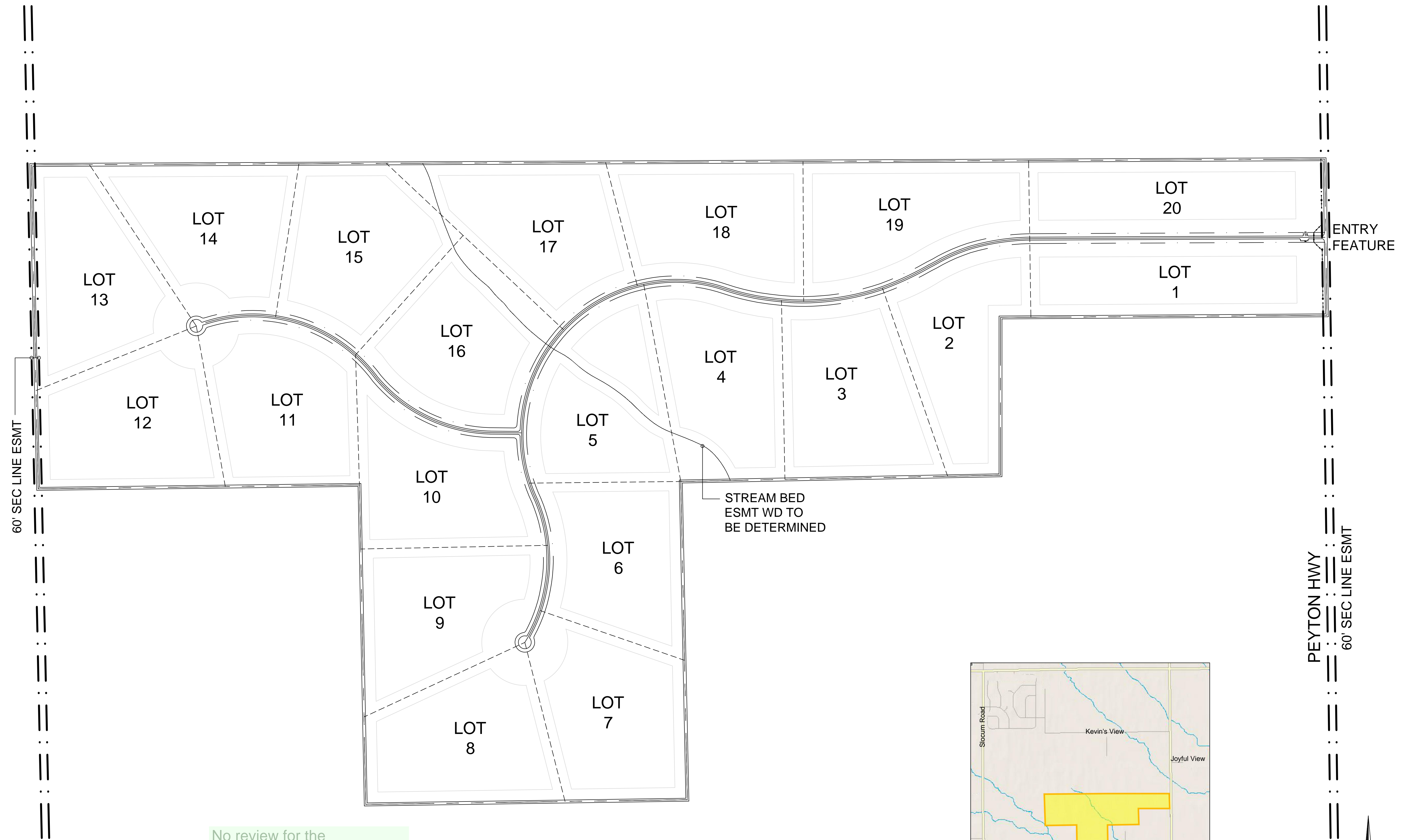
DATE: 03/14/2017  
 DRAWN: GEM  
 CHECKED: WFG



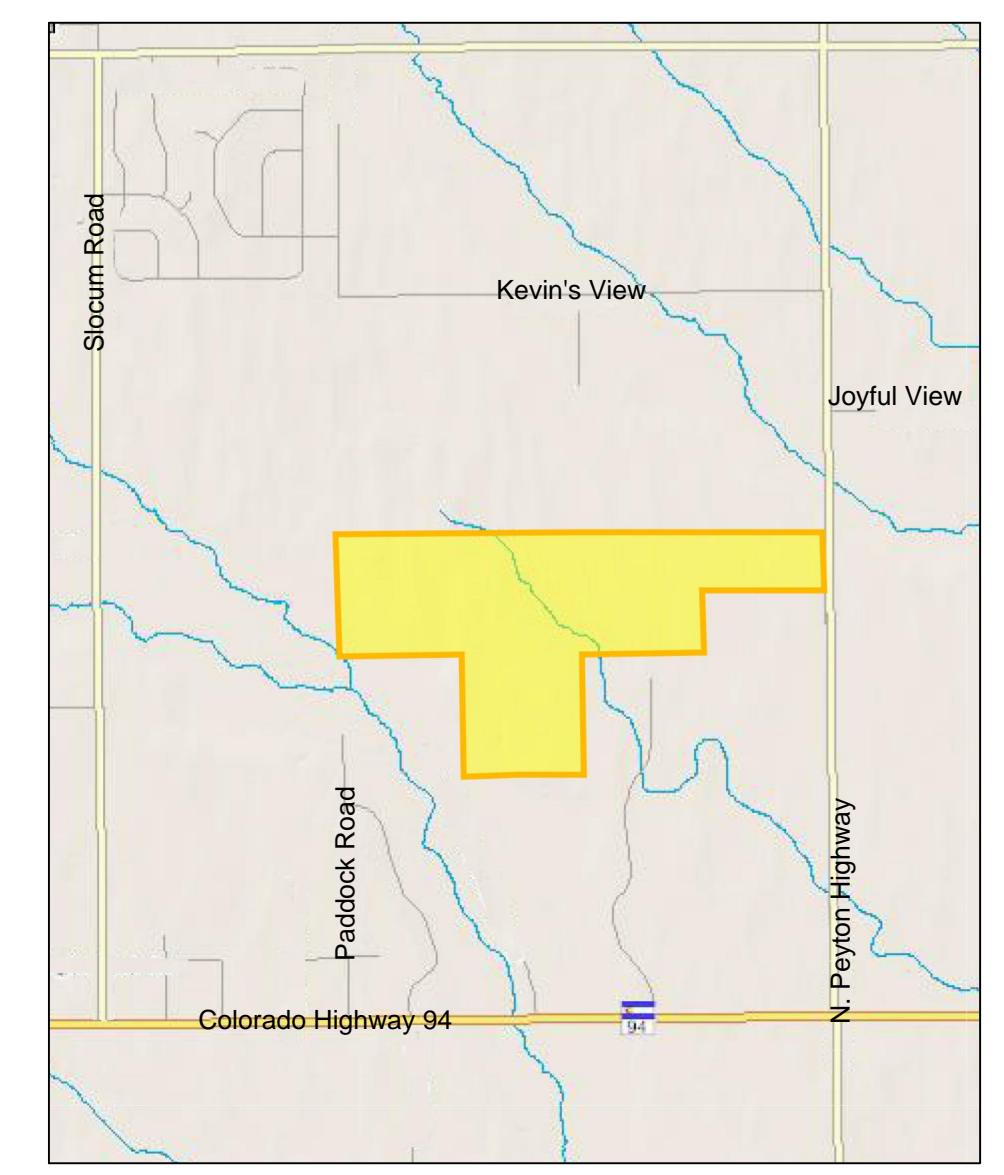
REVISIONS:		
DATE:	BY:	COMMENTS:

## LANDSCAPE DEVELOPMENT PLAN

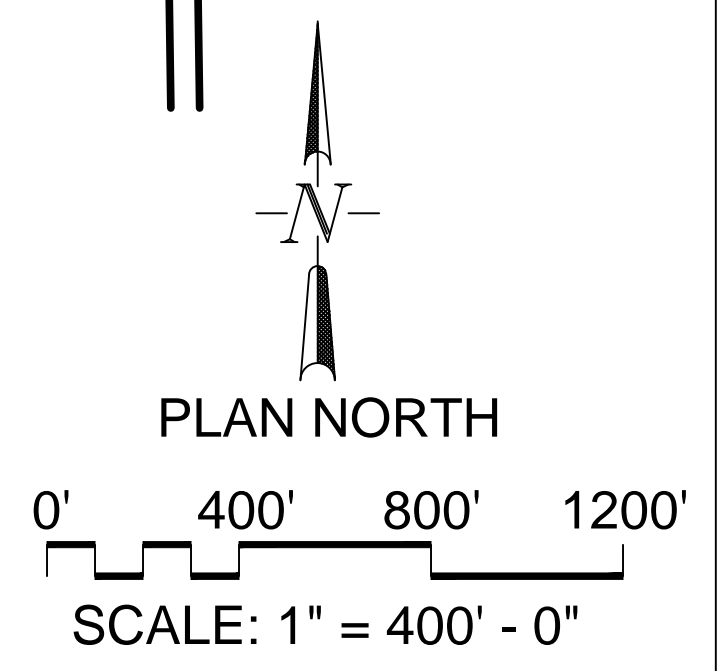
SHEET NO.  
**LS1**  
 1 OF 7 SHEETS



No review for the roadway/lot lines/streams/etc.



Vicinity Map

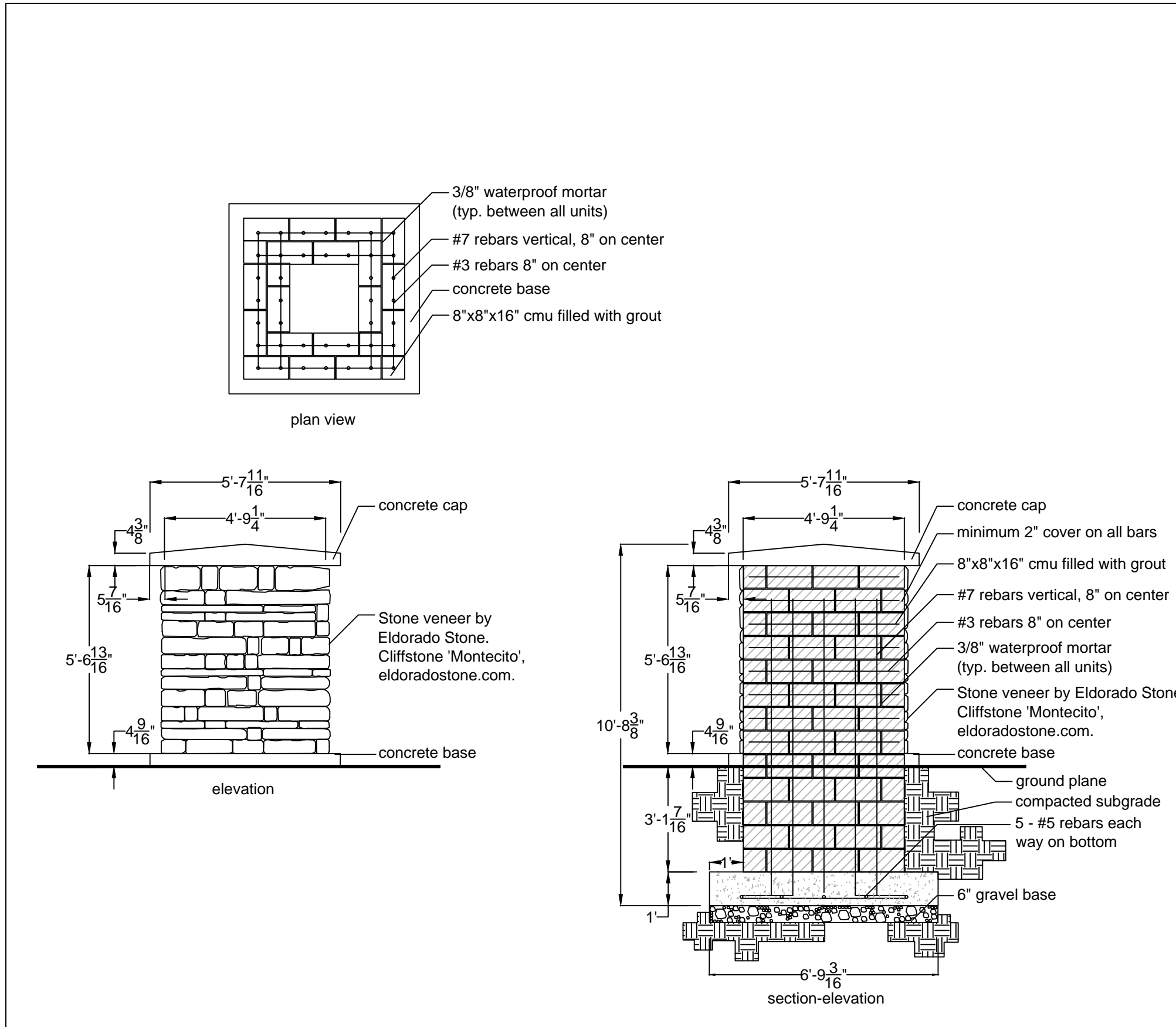


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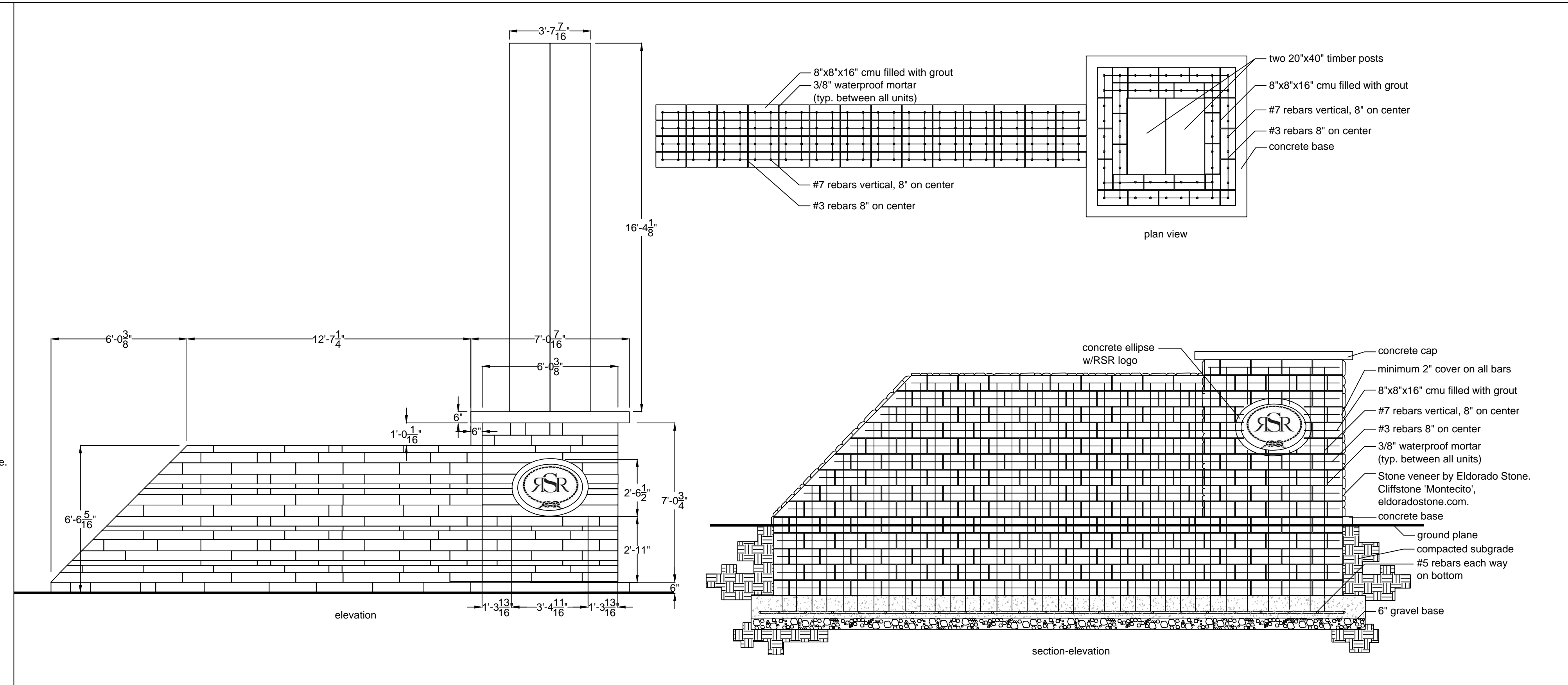




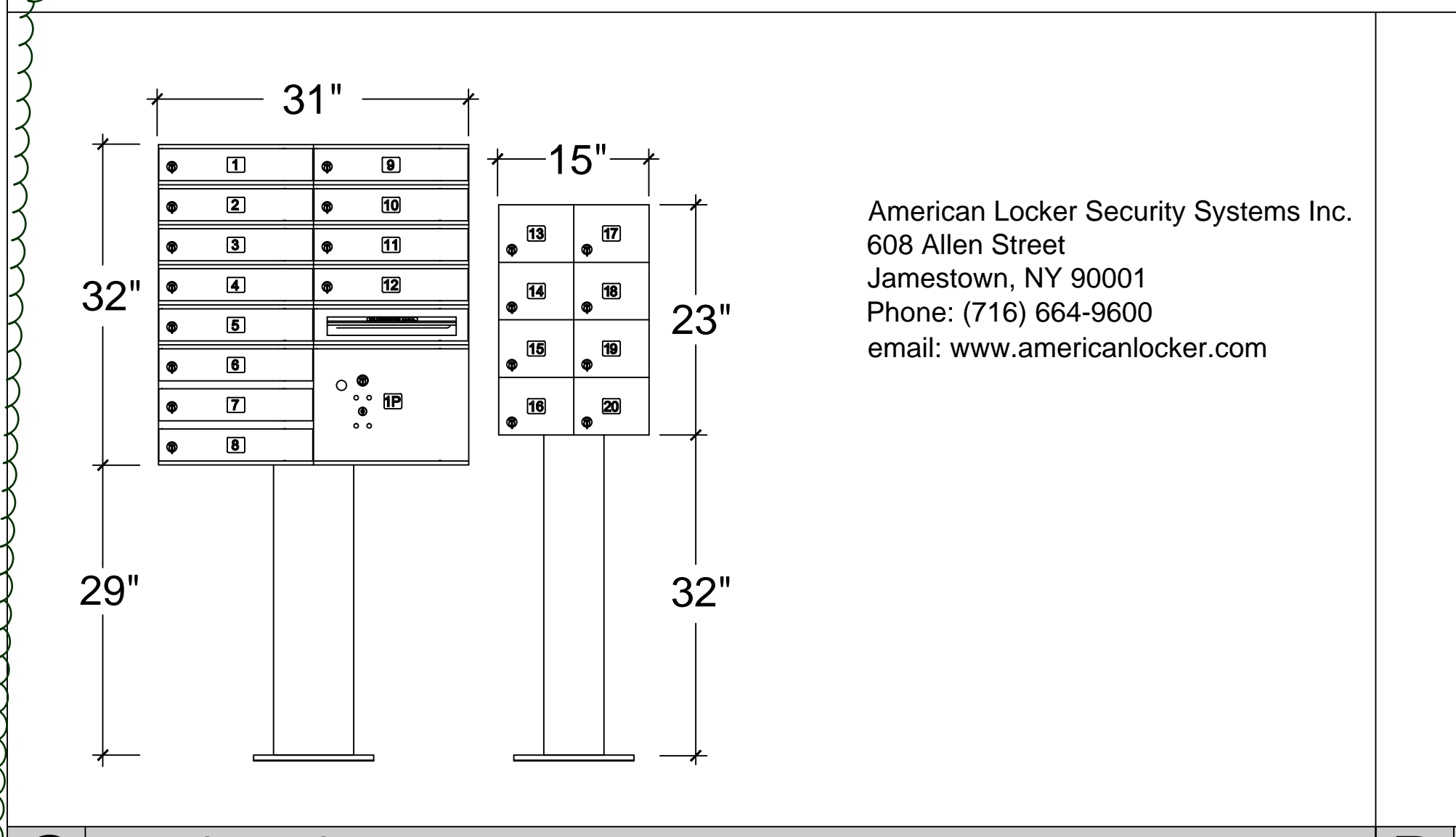




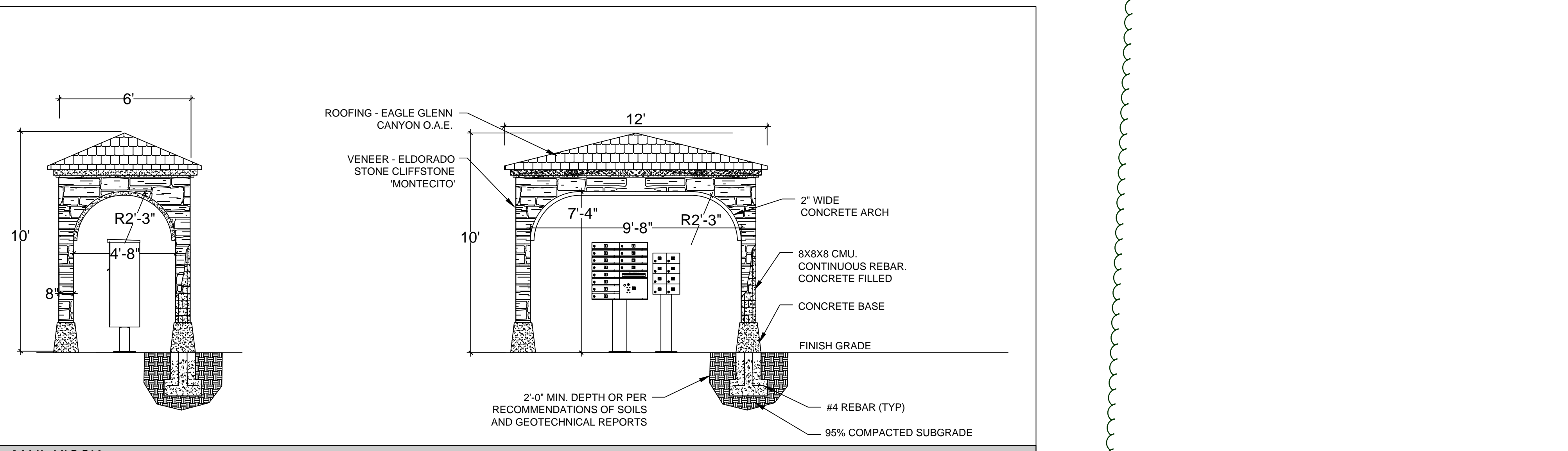
**A** STONE FACED COLUMNS  
NOT TO SCALE



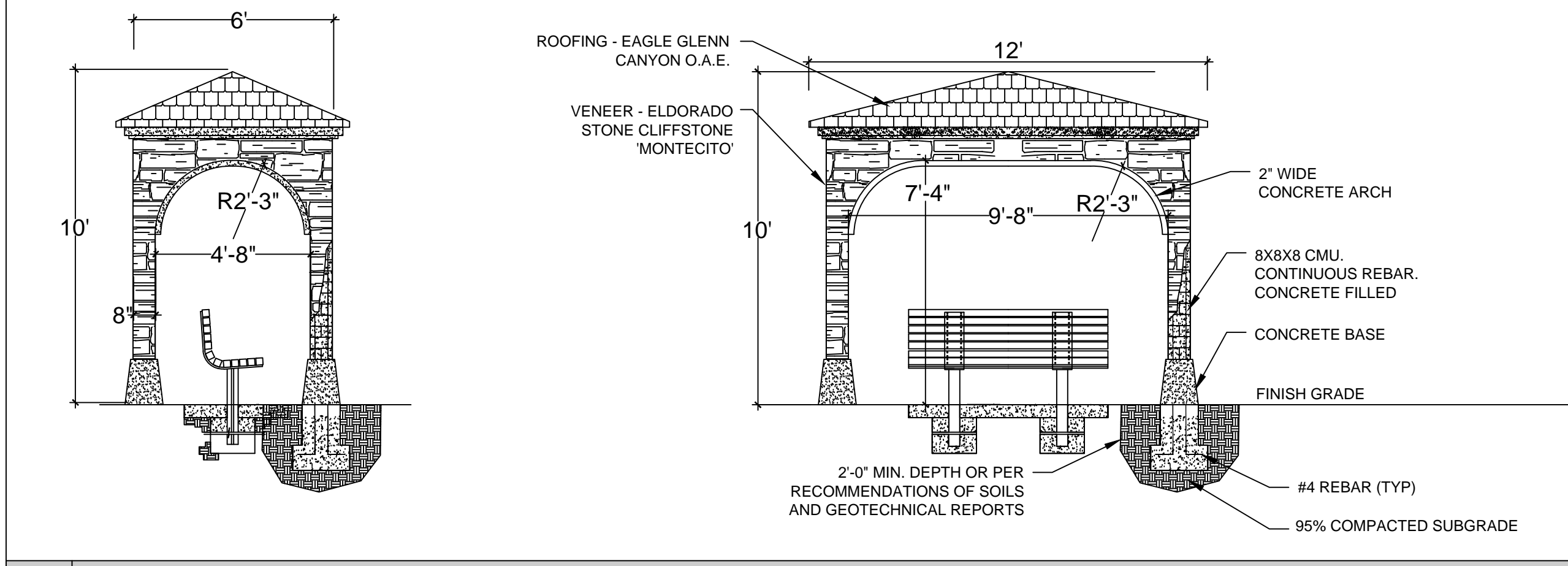
**B** STONE FACED ENTRANCE WINGWALL AND COLUMN (SOUTH)  
NOT TO SCALE



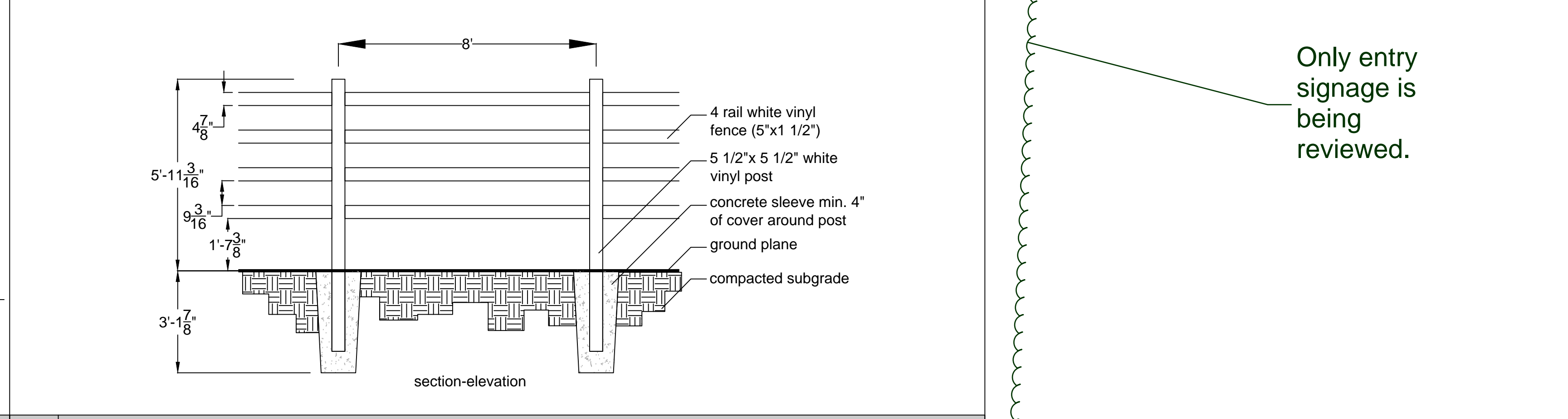
**C** MAILBOX UNITS  
NOT TO SCALE



**D** MAIL KIOSK  
NOT TO SCALE



**E** SCHOOL BUS SHELTER  
NOT TO SCALE

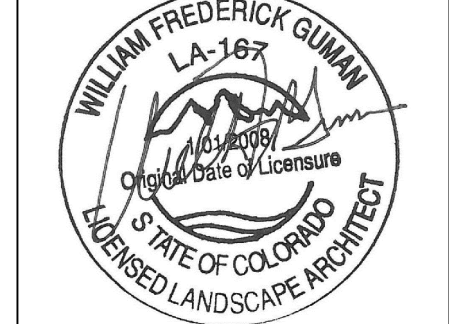


**F** WHITE VINYL FENCE  
NOT TO SCALE

Only entry signage is being reviewed.

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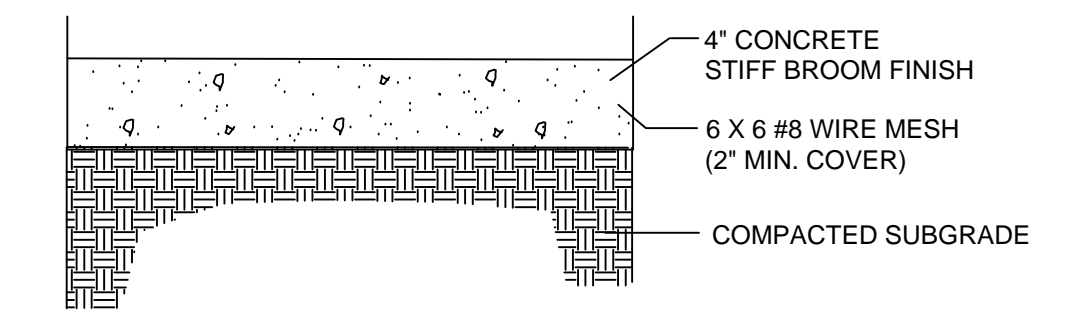
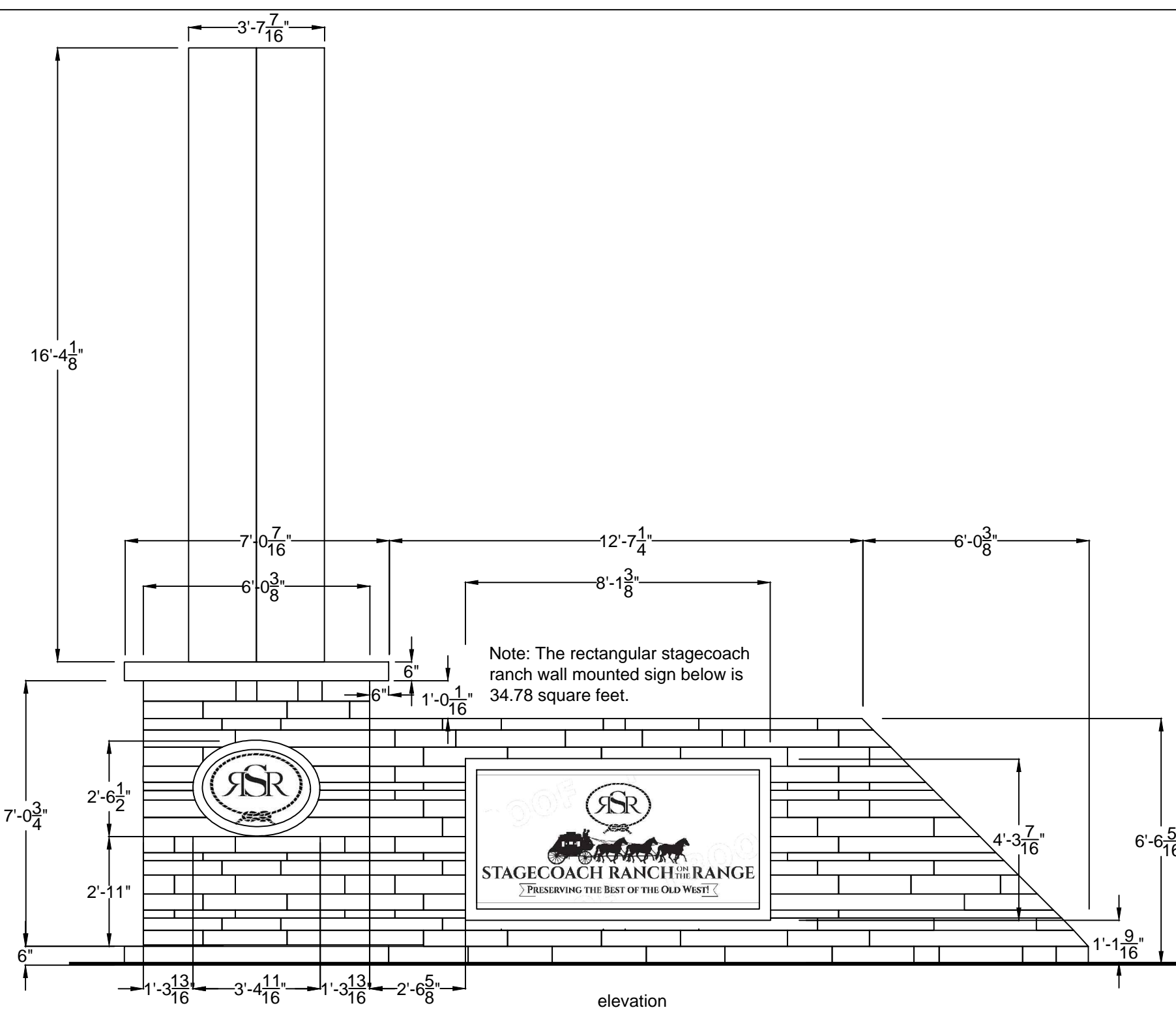
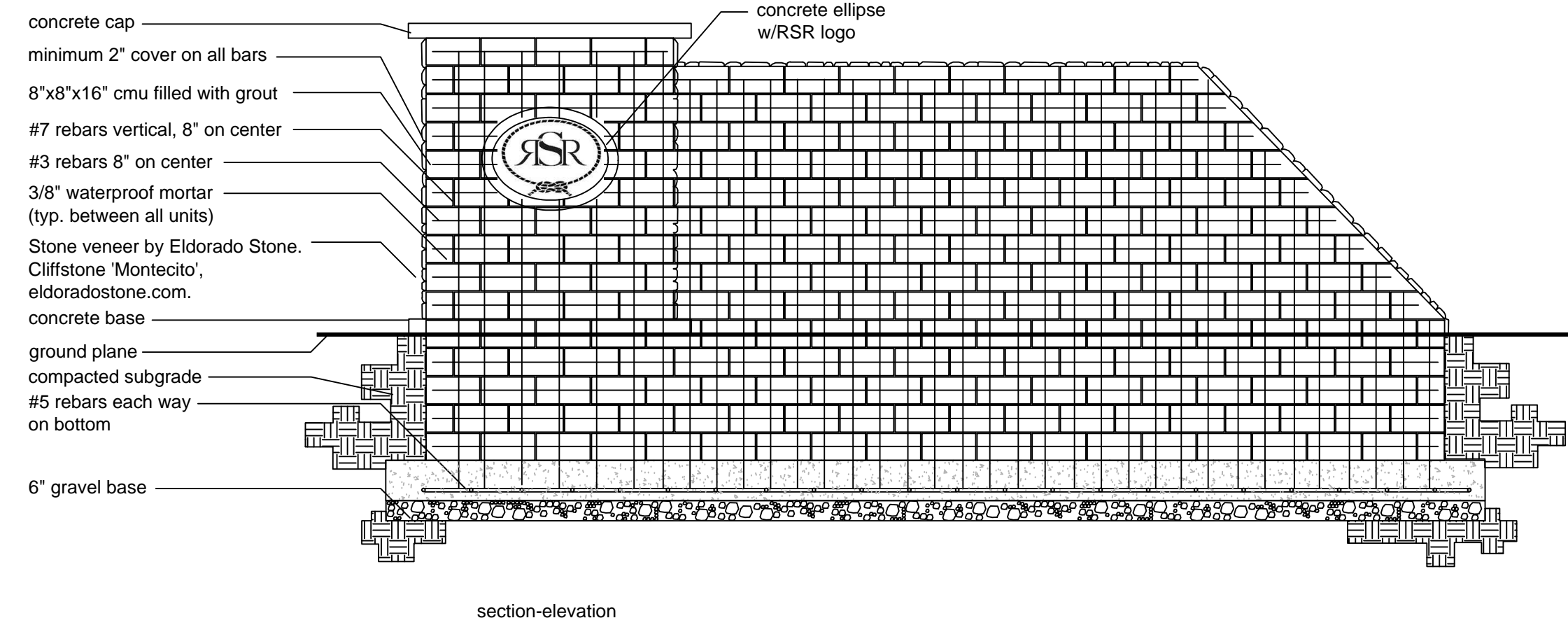
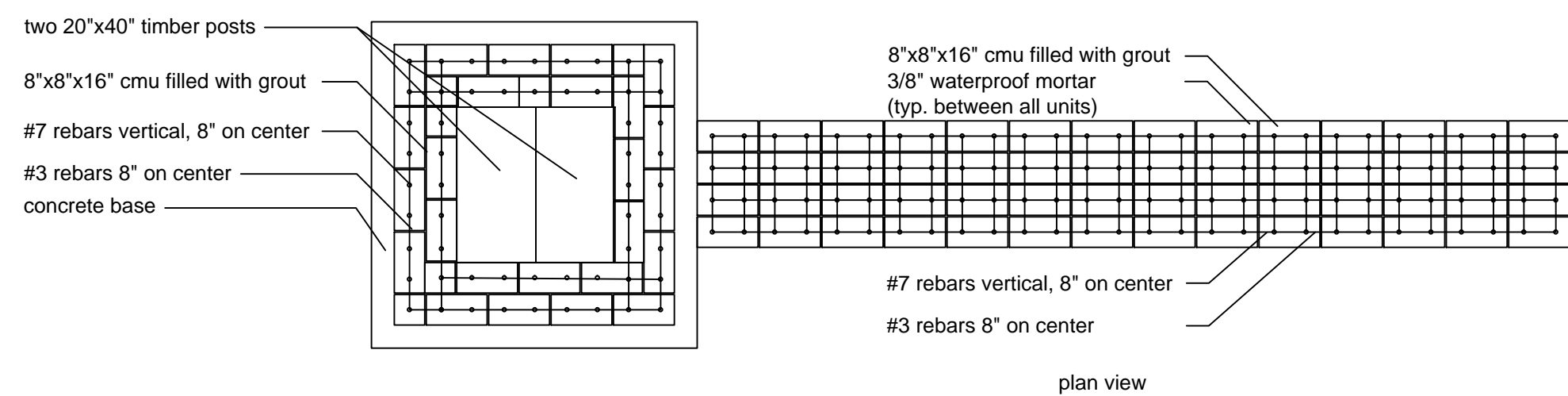
LANDSCAPE CONSTRUCTION DETAILS

SHEET NO.

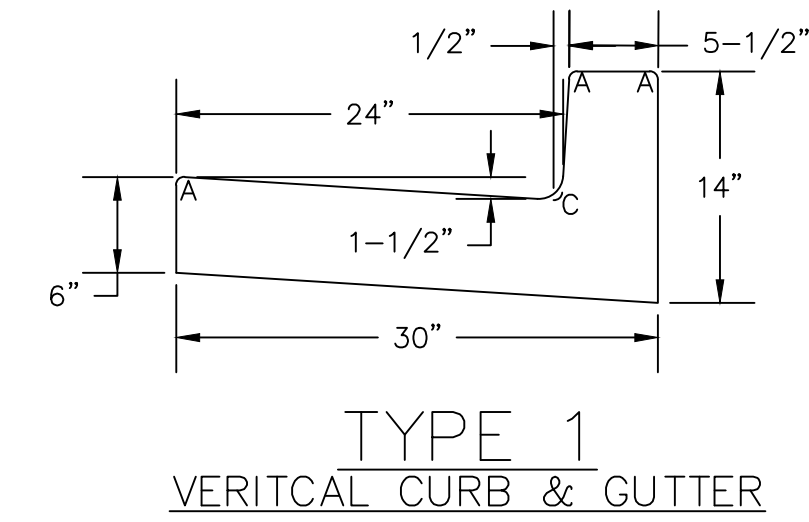
**LS4**

4 of 7 SHEETS



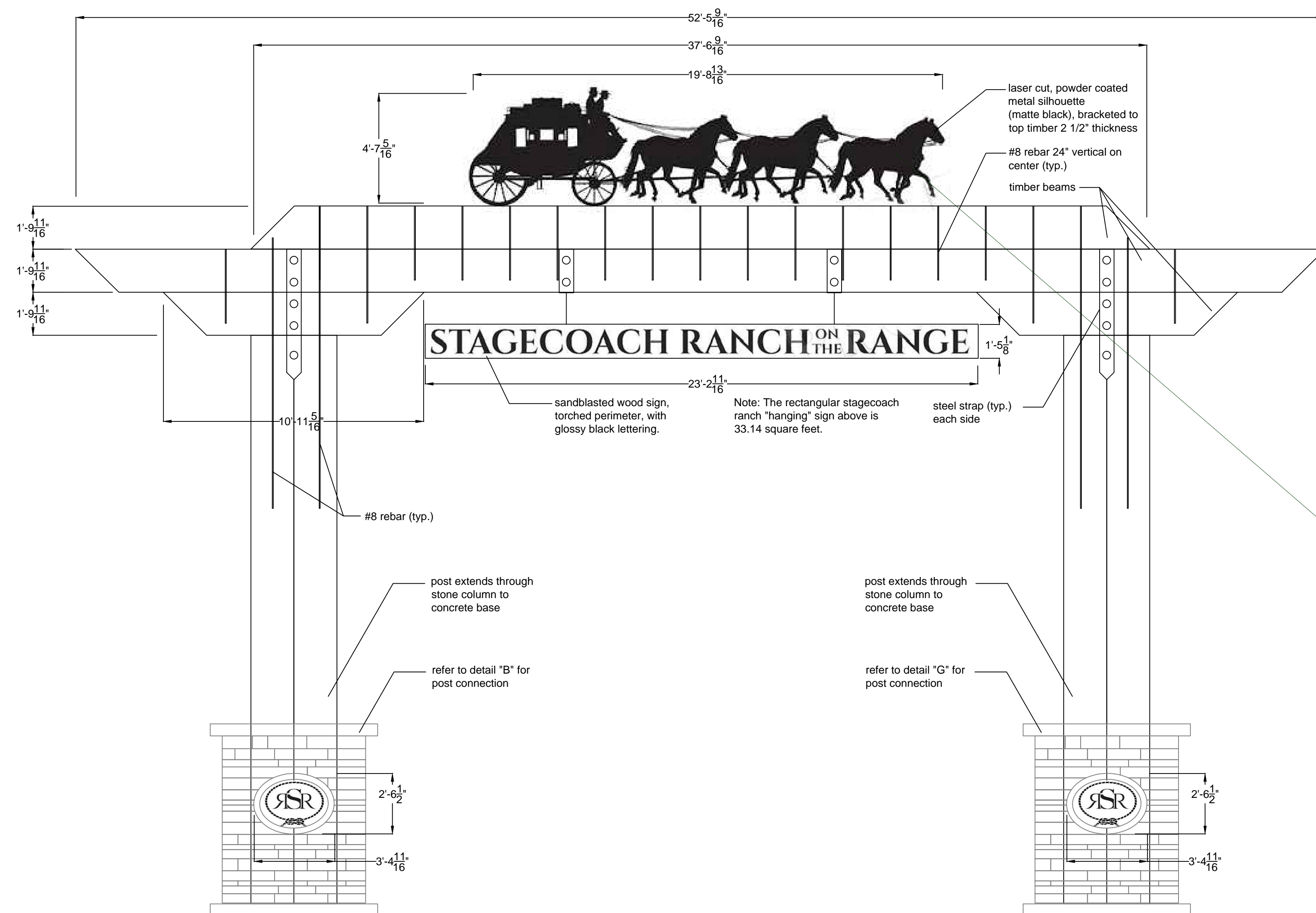


**I** 4" CONCRETE WALK  
NOT TO SCALE

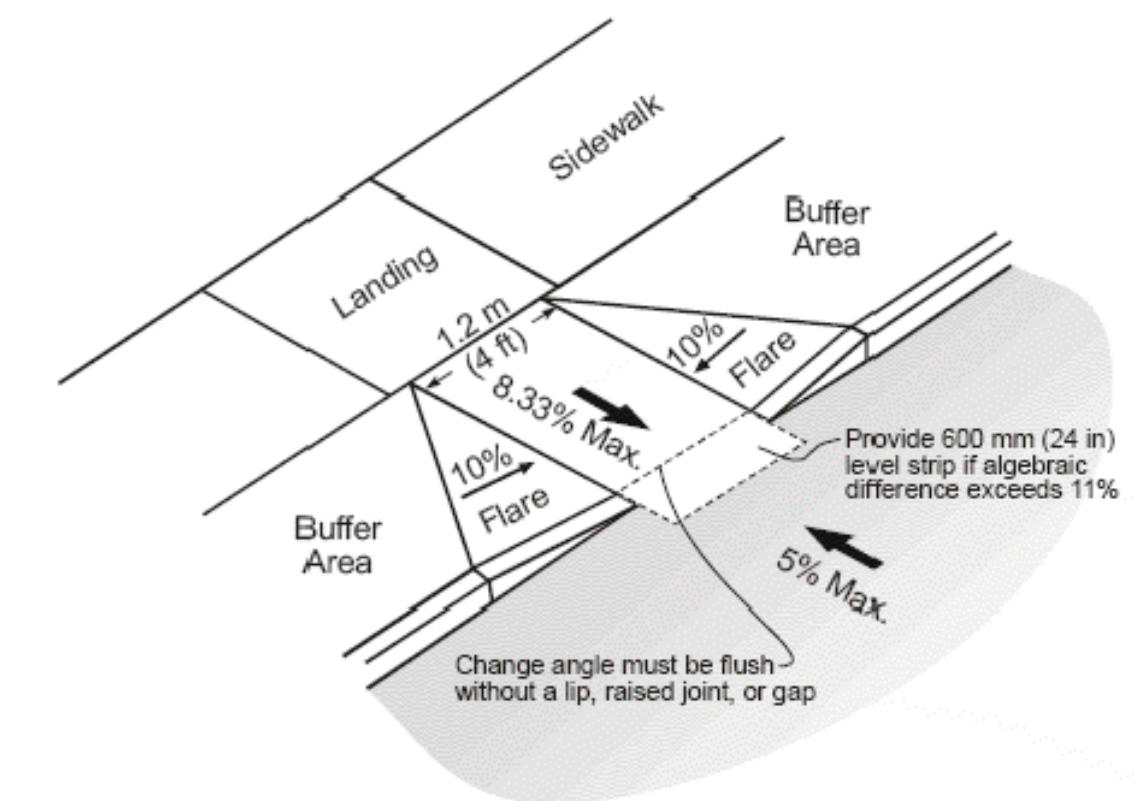


**J** STANDARD CURB & GUTTER DETAILS  
NOT TO SCALE

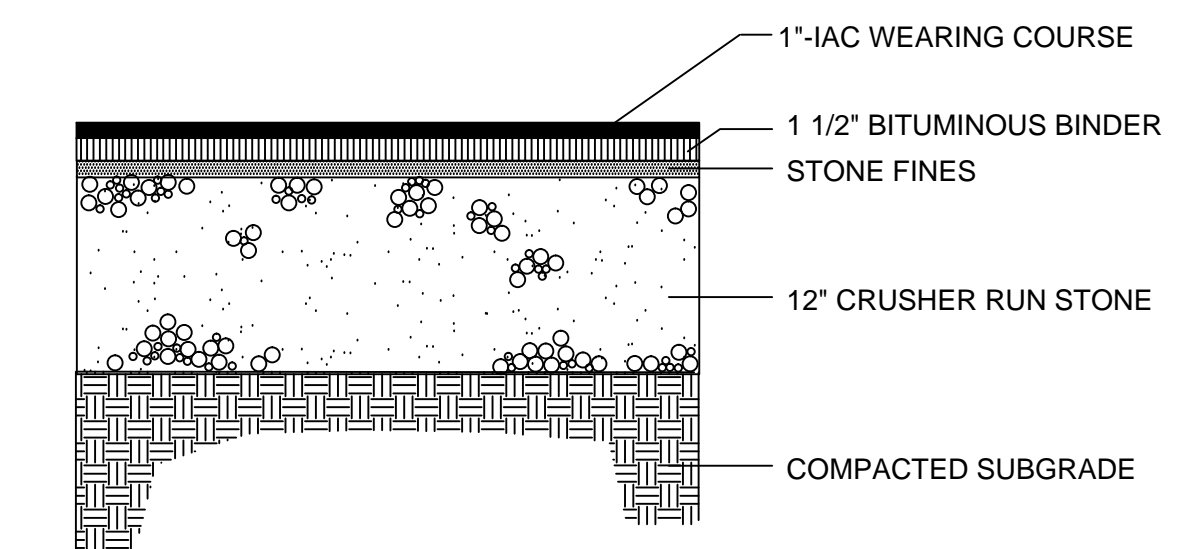
**G** STONE FACED ENTRANCE WINGWALL AND COLUMN (NORTH)  
NOT TO SCALE



**H** ENTRANCE ARCH  
NOT TO SCALE



**K** HANDICAPPED RAMP  
NOT TO SCALE



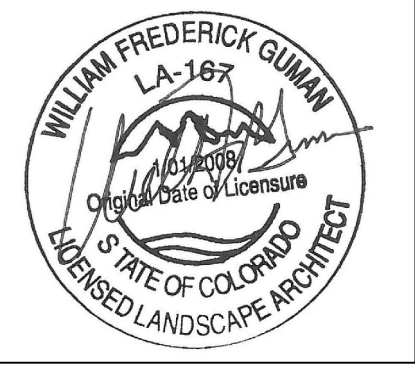
**L** ASPHALT ROADWAY  
NOT TO SCALE

**William Gunn**  
& Associates, Ltd.  
LANDSCAPE ARCHITECTS  
731 North Weber Street, Suite 10  
Colorado Springs, CO 80903  
719.633.9700 fax 719.633.4250  
Email: WGunn@aol.com  
REGISTERED ARCHITECT, STATE OF COLORADO

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Landscape Development Plan  
PEYTON, CO

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LANDSCAPE CONSTRUCTION DETAILS

SHEET NO.  
**LS5**  
5 OF 7 SHEETS













Planning and Community Development Department

**Customer:**

Stagecoach Ranch  
 4101 Nasa Rd 1  
 Office  
 El Lago, TX 77586

**Date :** 4/5/2017 8:03:39 AM

**Receipt # :** 1000032

**TransactionType :** Debit

**Reference :** \*\*\*\*9196

**Fee Total :** \$387.00

**Convenience Fee :** \$3.95

**Payment Total :** \$390.95

**Payment ID :** ELPPCD000070116

**Authorization Code :** 695211

**Created by :** danc@coronadorealtyadvisors.com

**Applicant Name** Coronado Realty Advisors, LLC  
**Project Name** Ranch Sign  
**File Number** SC-17-034

Account #	Account	Comment	Amount
34130-101	Other (Misc): Other		\$225.00
34132-100	Surcharge		\$37.00
34130-101	Other (Misc): Other		\$125.00
		SUBTOTAL	\$387.00
		Convenience Fee	\$3.95
		TOTAL	\$390.95