

BURGESS ROAD

There are no zoning approvals for two dwellings/additional dwelling on this property.

A project scoping was completed in 2008 in which PCD advised the owner to apply for a variance of use. A land use application was never submitted.

N 89°24'57" E 732.31 POINT OF BEGINNING - (E) RESIDENCE 2

S 88°39'50" W 100.20

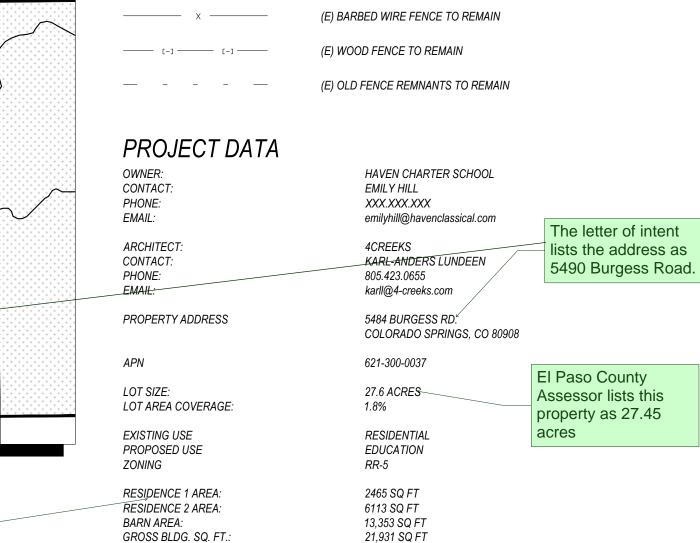
KEY SITE PLAN

E) POINT OF INGRESS/EGRESS

PROPOSED SIGNAGE LOCATION -

identify the existing width of the driveway Refer to ECM 2.4.1.E for min. and max vidth of two way driveways and revise as necessary.

SCALE: 1" = 200'



PROPERTY LINE

(E) WIRE FENCE TO REMAIN

PARKING CALCULATIONS

OPEN SPACE:

LANDSCAPING.

IMPERMEABLE SURFACE:

NUMBER OF DWELLING UNITS:

	REQUIRED PER COUNTY CODE	# OF CLASSROOMS	# OF HIGH SCHOOL STUDENTS	SUBTOTAL REQ'D
ELEMENTARY OR JUNIOR HIGH	2 SPACES PER CLASSROOM	7		14
SENIOR HIGH	1 SPACE PER 4 STUDENTS		32	8
		TOTAL REQUIRED		22
		TOTAL PROVIDED		22

→ 2 UNITS / 26.7 ACRES OR 0.07 UNITS/ACRE

88.8%

6.3%

4.9%

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13 AND RUN THENCE NORTH ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 1650 FEET TO THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE WEST ON THE NORTH LINE OF SAID 10 ACRE TRACT A DISTANCE OF 592.8 FT TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY:

THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 1025 FEET; THENCE ANGLE RIGHT 90° WESTERLY A DISTANCE OF 100.2 FEET; THENCE ANGLE LEFT 90° SOUTHERLY A DISTANCE OF 180 FT; THENCE ANGLE LEFT 90° EASTERLY 185.2 FT; THENCE ANGLE RIGHT 90° SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 445 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 13; THENCE WESTERLY ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTHERLY ON THE WESTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO INTERSECT THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE SAID SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE EASTERLY ON SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 30 FEET THEREOF; COUNTY OF EL PASO, STATE OF COLORADO.

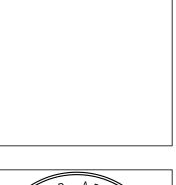
PROJECT DESCRIPTION

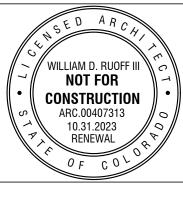
THE PROJECT PROPOSES THE CONVERSION OF A 6,000± SF RESIDENCE TO A PRIVATE SCHOOL, COMPRISING CLASSROOMS, MEETING SPACES, AN OFFICE, AND SUPPORT SPACES, AND THE CONVERSION OF A 13,350± SF HORSE BARN INTO CLASSROOMS, MEETING SPACES, LIBRARY, KITCHEN, WORKSHOP, AN OFFICE, AND SUPPORT SPACES.

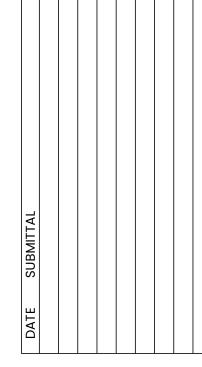
PLANNING DIRECTOR SIGNATURE

4CREEKS

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APPROVED BY:

AND ARE THE PROPERTY OF 4CREEKS. THE DESIGN AND INFORMATION REPRESENTED ON THESE DRAWINGS ARE EXCLUSIVELY FOR THE PROJECT INDICATED AND SHALL NOT BE TRANSFERRED OR OTHERWISE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM 4CREEKS.



PLOT DATE: 7/12/2023 JOB NO.: 22470

DEVELOPMENT



GREENHOUSE EXAMPLE (SHOWN FOR REFERENCE ONLY)

