

PROPERTY RESTORATION SOLUTIONS

3465 Hoofbeat Road

Peyton, CO 80831

719-650-5895

Site Development Plan Summary

**Prepared in accordance with Chapter 6 of the El Paso County Land Development Code
(LDC)**

Owner / Applicant Information

Owner: Shawn Turano

Phone: 719-650-5895

Email: shawn@prscs.com

Address: 3465 Hoofbeat Road, Peyton, CO 80831

Property Tax Schedule Number: 4332003001

Property Information

Current Zoning: RR-5 (Rural Residential, 5-acre minimum)

Parcel Legal Description:

LOT 1, CORRAL RANCHES FILING NO. 10, EL PASO COUNTY, COLORADO

Lot / Parcel Size: 6.14 acres

Legal Description of Proposed Building:

2,028-square-foot business operations building to be constructed on the property located at 3465 Hoofbeat Road, Peyton, Colorado 80831, situated within El Paso County, Colorado, and identified by Property Tax Schedule Number 4332003001. The proposed structure shall be located entirely within the boundaries of the parcel described in the recorded legal description for the property and shall comply with all applicable RR-5 zoning district dimensional standards, including required front, side, and rear yard setbacks. The building footprint consists of approximately 2,028 square feet of enclosed floor area intended for

use as office, equipment storage, and operational support space for Property Restoration Solutions. The building shall be positioned as shown on the Site Development Plan, with final placement subject to county review and approval. All construction, utilities, drainage improvements, and associated site features shall be installed in accordance with the El Paso County Land Development Code, Engineering Criteria Manual, and all applicable building and safety regulations.

1. Purpose and Scope

This Site Development Plan has been prepared in accordance with Chapter 6 of the El Paso County Land Development Code to illustrate the proposed improvements, site layout, circulation, utilities, drainage, and operational characteristics for the Property Restoration Solutions facility. The plan demonstrates compliance with all applicable county standards and ensures compatibility with the surrounding rural residential environment.

2. Existing and Proposed Land Use & Zoning

Existing Land Use: Rural residential with an established single-family residence and accessory structures.

Proposed Land Use: Continuation of rural residential use with the addition of a 2,028 sq ft business operations building for Property Restoration Solutions.

Zoning: RR-5 (existing and proposed).

3. Site Layout and Improvements

The Site Development Plan identifies the placement of existing structures and the proposed 2,028-square-foot building. Improvements maintain RR-5 setbacks, preserve rural character, and minimize impacts on adjacent properties. Internal circulation, parking, and operational areas ensure safe and efficient movement throughout the site.

4. Lot Area Coverage Calculation

Total Lot Area: 6.14 acres (267,458 sq ft)

Total Gross Building Square Footage: 2,028 sq ft

Lot Coverage Percentage: 0.76%

5. Open Space, Landscaping, and Impermeable Surface Percentage

Open Space: Approximately 99% of the parcel remains undeveloped or natural.

Landscaping: Existing native vegetation preserved where feasible; drought-tolerant plantings added for screening.

Impermeable Surfaces: Includes the 2,028 sq ft building and associated hard-surface areas; total impermeable coverage remains under 5%.

6. Access and Circulation

Access is provided from Hoofbeat Road in compliance with county access management standards. The plan includes adequate turning radii, emergency access, and internal circulation routes.

7. Utilities and Services

The plan identifies the location and method of connection for all utilities, including electric, gas, telecommunications, and on-site water and wastewater systems.

8. Drainage and Grading

Grading and drainage improvements maintain natural flow patterns, prevent off-site impacts, and ensure long-term stability.

9. Compliance and Coordination

This Site Development Plan complies with all applicable provisions of LDC Chapter 6. Coordination with county departments and utility providers will continue throughout the review process.



Shawn Turano, Owner

03-01-26

Date

Property Restoration Solutions