



## Nonuse Variance Request Site Plan

"No soil disturbance or vegetation removal permitted without an approved PE stamped Hillside site plan. Soil disturbance is moving, removing and/or placing of any earth material, natural or processed, before, during and after the construction phase of this project. If there is any soil disturbance or vegetation removal, as the permittee acknowledge that an approved Hillside site plan will be required prior to any soil disturbance or vegetation removal."

Mark Cook 03/28/25



**Owner Name:**  
PINON VALLEY LLC

**Address:**  
6110 Pemberton Way

**Property TSN:**  
7314201028

**Zone District:**  
PDZ HS (Planned Development Zone w/

**Legal Description:**  
LOT 12 PINON VALLEY  
FIL NO 4 COLO SPGS

**Lot Size:**  
4,950 sq. ft.

**Height of Proposed Structure:**  
Attached Deck: 6'

**1st Floor SF:**  
797 sq. ft.

**Garage SF:**  
380 sq. ft.

**Proposed Structure SF:**  
100sq.ft.

**Lot Coverage:**  
25.79% - House & Deck  
**Max Lot Coverage (30%)**  
**Front Yard Coverage: 26.81%**

### Legend

- Parcels
- Building Footprints
- Limit of Disturbance

1:240



Disclaimer: By submitting this site plan, the applicant certifies all property lines, dimensions, and structure information is true and accurate.

40.0 0 20.00 40.0 Feet

NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
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**A NONUSE VARIANCE TO APPROVED PINON VALLEY PDZ DEVELOPMENT PLAN TO ALLOW A 15' REAR YARD BUILDING SETBACK WHERE A 25' REAR YARD BUILDING SETBACK IS REQUIRED LOCATED AT 6110 PEMBERTON WAY.**