

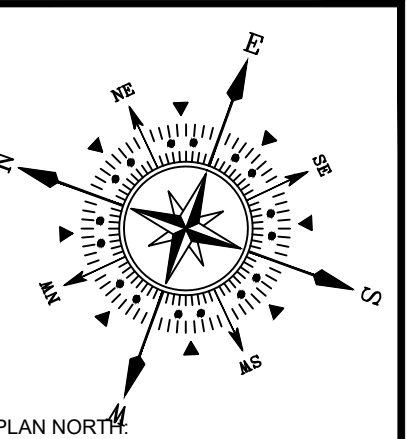
REZONE MAP
A REZONE FROM PLANNED UNIT DEVELOPMENT (PUD) TO COMMERCIAL SERVICES DISTRICT (CS)
94.09 ACRE MEADOWLAKE INDUSTRIAL PARK DEVELOPMENT
A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 13, SOUTH
RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

William Guman & Associates, Ltd.
 URBAN PLANNING | COMMUNITY DESIGN |
 LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 633-9700
 www.GumanLtd.com
 bill@guman.net

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MEADOWLAKE INDUSTRIAL PARK
CURTIS ROAD
PEYTON, CO 80831

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION: RZ/PUD TO CS-COMMERCIAL SERVICES

DATE: 03/02/2020
 DESIGNED: WFG
 CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
	8/4/20	GEM	REVISED TEXT PER INITIAL REVIEW

NOTES:

PLAN SCALE: 1" = 400' (OR AS NOTED ON PLAN)

SHEET TITLE:
COVER SHEET

SHEET NO:
1
 1 of 2 SHEETS

FILE NO:
 FILE#

APPLICANT:
 William Guman & Associates, Ltd.
 Planning and Landscape Architecture
 Attn: Bill Guman, RLA, ASLA
 731 North Weber Street, Ste. 10
 Colorado Springs, CO 80903
 (719) 633-9700

PREPARED BY:
 William Guman & Associates, Ltd.
 Planning and Landscape Architecture
 Attn: Bill Guman, RLA, ASLA
 731 North Weber Street, Ste. 10
 Colorado Springs, CO 80903
 (719) 633-9700

Clark Land Surveying, Inc.
 Land Surveyors
 Attn: Stewart L. Mapes, Jr., PLS
 177 S. Tiffany Drive, Unit 1
 Pueblo West, CO 81007
 (719) 582-1270

LSC Transportation Consultants, Inc.
 Traffic Consultant
 Attn: Jeff Hodsdon, P.E., P.T.O.E.
 545 East Pikes Peak Avenue, Ste. 210
 Colorado Springs, CO 80903
 (719) 633-2868

SITE DATA:

TSN: 4300000553, 4300000552, 4300000548, 4300000551

AREA TO BE REZONED: 94 Acres, plus or minus
 EXISTING ZONING: Planned Unit Development PUD
 PROPOSED ZONING: Commercial Services CS
 CURRENT USE: Agricultural Grazing Land
 PROPOSED USE: Retail, wholesale or service, commercial uses that serve the general public.

LEGAL DESCRIPTION:
 COMMERCIAL DISTRICT DESCRIPTION:
 A portion of the East half of Section 9, Township 13 South, Range 64 West, of the 6th P.M. El Paso County, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 9; thence, along the east line of said Section 9, S00°15'50"W (bearing and based on the east line of Section 9, Township 13 South, Range 64 West, of the 6th P.M. El Paso County, State of Colorado and bears S00°15'50"W), a distance of 93.03 feet, to the **POINT OF BEGINNING**; thence, continuing along said east line, S00°15'50"W, a distance of 5162.79 feet, to the southeast corner of said Section 9; thence, along the south line of said Section 9, N89°42'00"W, a distance of 1369.03 feet; thence, leaving said south line, thence N00°17'54"E, a distance of 600.20 feet, to a point on the centerline of an existing creek; thence along said centerline the following twelve (12) courses:

1. S89°42'00"E, a distance of 480.21 feet;
2. N48°01'00"W, a distance of 19.91 feet;
3. N05°09'39"W, a distance of 167.78 feet;
4. N03°53'49"W, a distance of 75.32 feet;
5. N05°53'03"E, a distance of 207.26 feet;
6. N50°34'06"W, a distance of 90.86 feet;
7. N01°11'08"E, a distance of 103.35 feet;
8. N07°41'46"W, a distance of 173.54 feet;
9. N15°18'11"W, a distance of 191.48 feet;
10. N08°28'10"W, a distance of 61.99 feet;
11. N29°40'26"E, a distance of 108.54 feet;
12. N00°10'37"E, a distance of 113.91 feet;
13. N33°51'48"W, a distance of 40.73 feet;

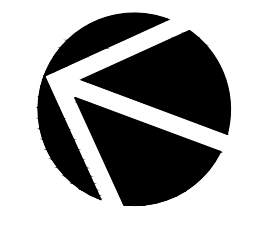
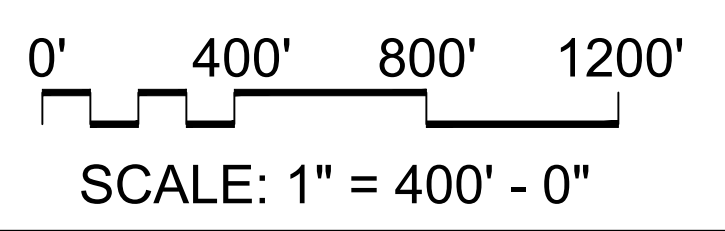
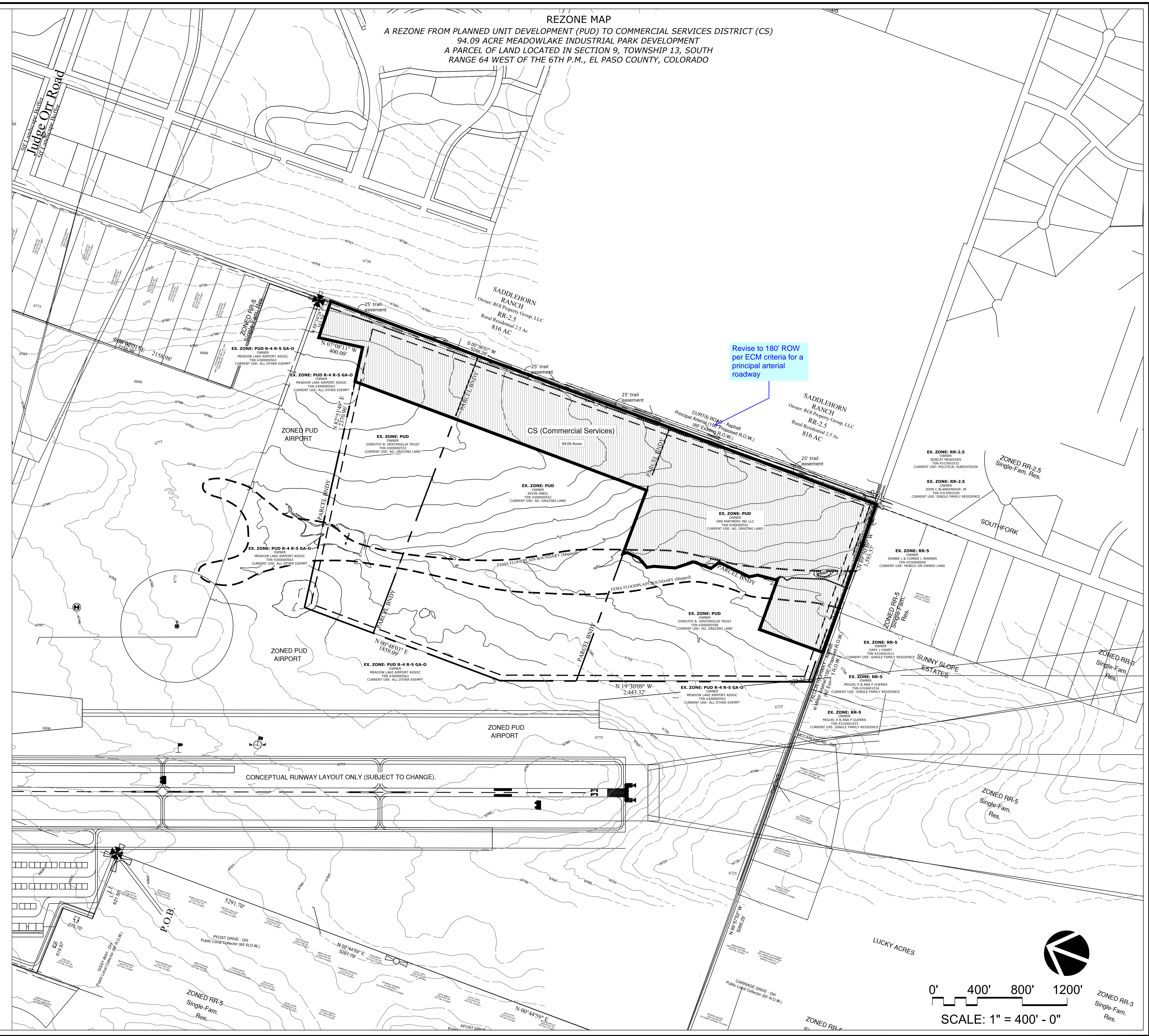
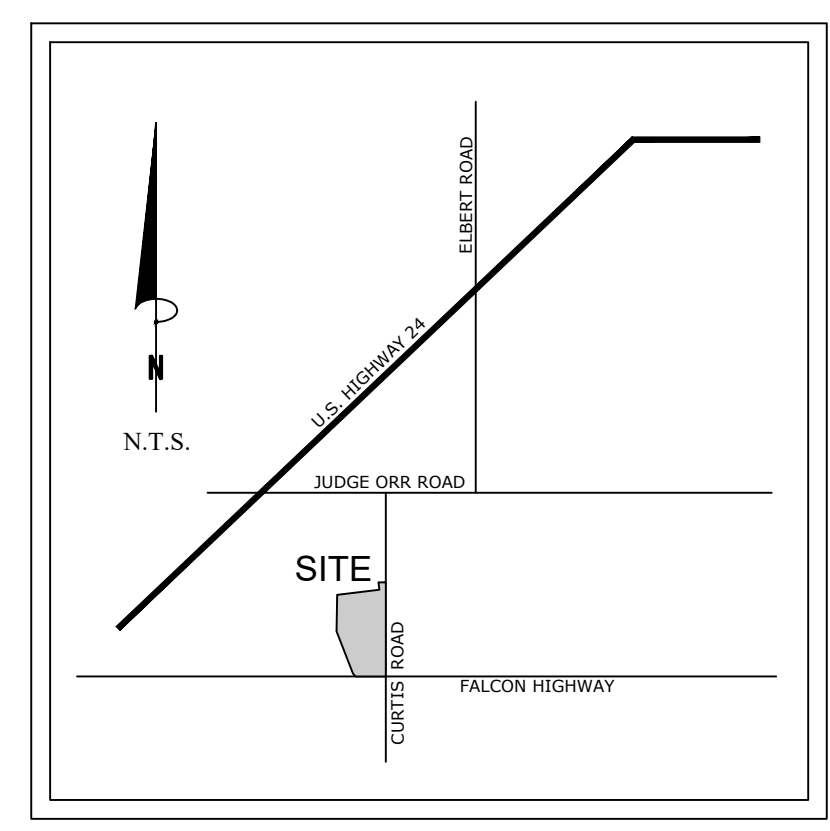
thence leaving said centerline, S89°07'54"E, a distance of 601.85 feet; thence N00°32'00"E, a distance of 270.18 feet; thence N02°58'01"E, a distance of 310.83 feet; thence N08°50'58"W, a distance of 400.00 feet; thence N88°40'40"E, a distance of 343.70 feet, to the **POINT OF BEGINNING**.

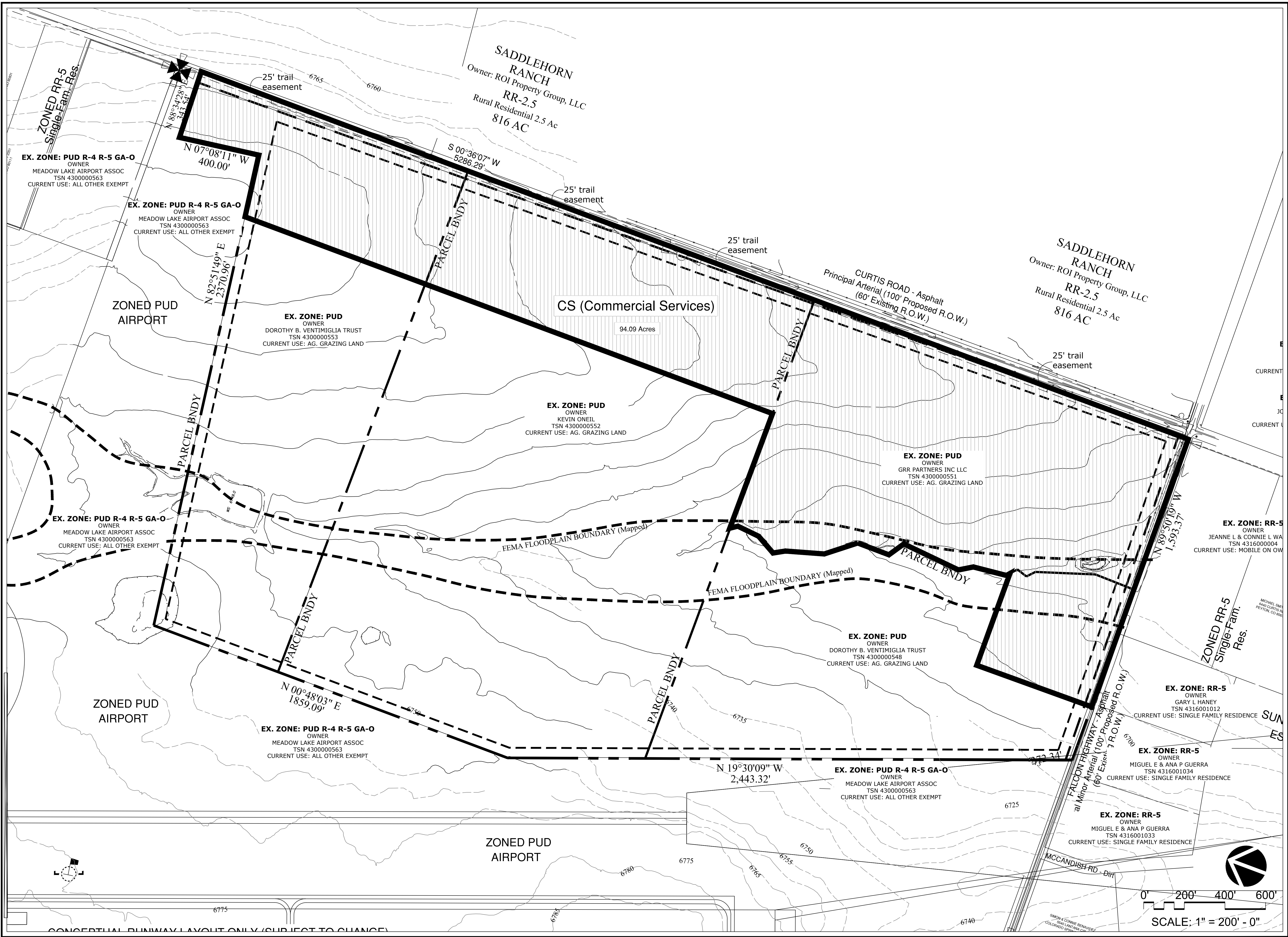
Containing 4,105,390 Sq. Ft. or 94.247 acres, more or less.

ADJACENT PROPERTY OWNERS:

OWNER OF RECORD / STREET ADDRESS	ASSESSOR'S TSN
Warner, Jeanne L & Connie L 6480 Curtis Road, Peyton, CO 80831 4316000004	
Haney, Gary L 14580 Falcon Hwy, Peyton, CO 80831 4316001012	
Guerra, Miguel E & Ana P 14510 Falcon Hwy, Peyton, CO 80831 4316001034	
Meadow Lake Airport Assoc. 13025 Judge Orr Road, Peyton, CO 80831 4300000543	
ROI Property Group, LLC 2495 Ripdon Street, Napa, CA 94558 4300000541	
ROI Property Group, LLC 16 Dickman Lane, Napa, CA 94558 4300000542	
Reynolds, Faye 6634 Masters Road, Maineville, TX 77578 4300000550	
Botical Meadows 6434 Southfork Drive, Peyton, CO 80831 4315001031	
Blankenship, John C, Jr. 6424 Southfork Drive, Peyton, CO 80831 4315001030	

VICINITY MAP (NTS):

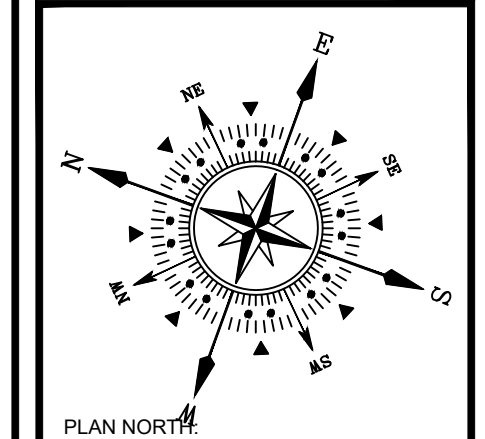




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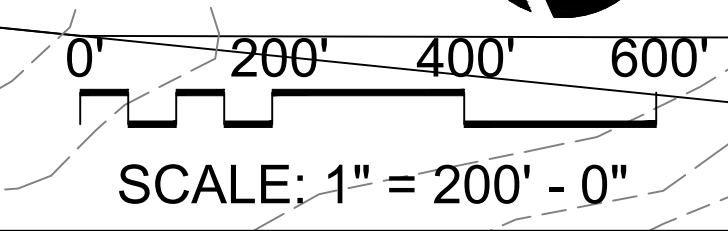
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PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE:
 COMMERCIAL SERVICES

SHEET NO.:
 2
 2 OF 2 SHEETS

FILE NO.: FILE#



CONCEPTUAL RUNWAY LAYOUT ONLY (SUBJECT TO CHANGE)