

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

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
 www.guman.net

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 southwest corner of said Section 9; thence, along the south line of said Section 9, N89°42'00"W, a distance of 1369.83 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. N00°53'49"W, a distance of 75.32 feet;
5. N00°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;

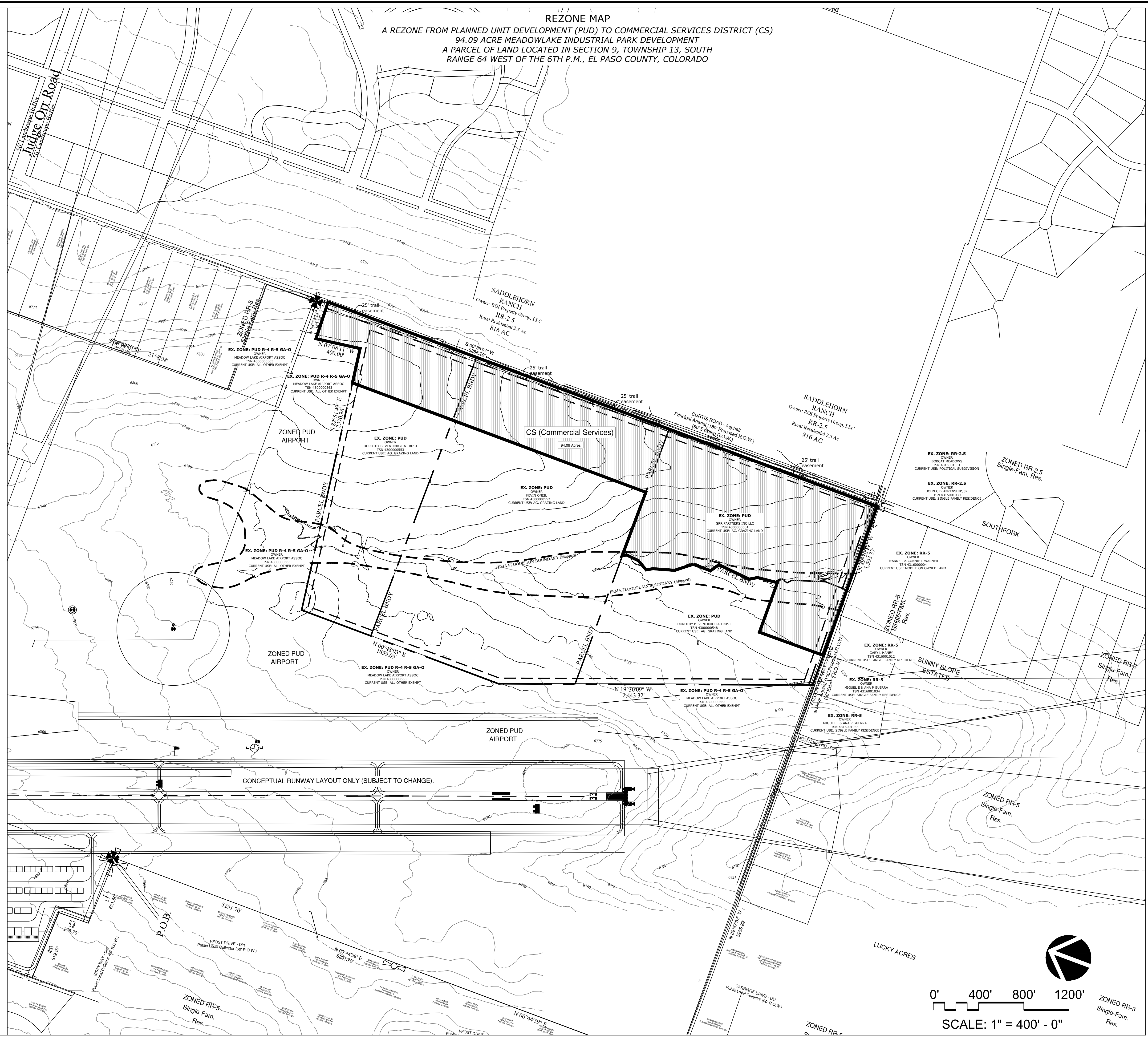
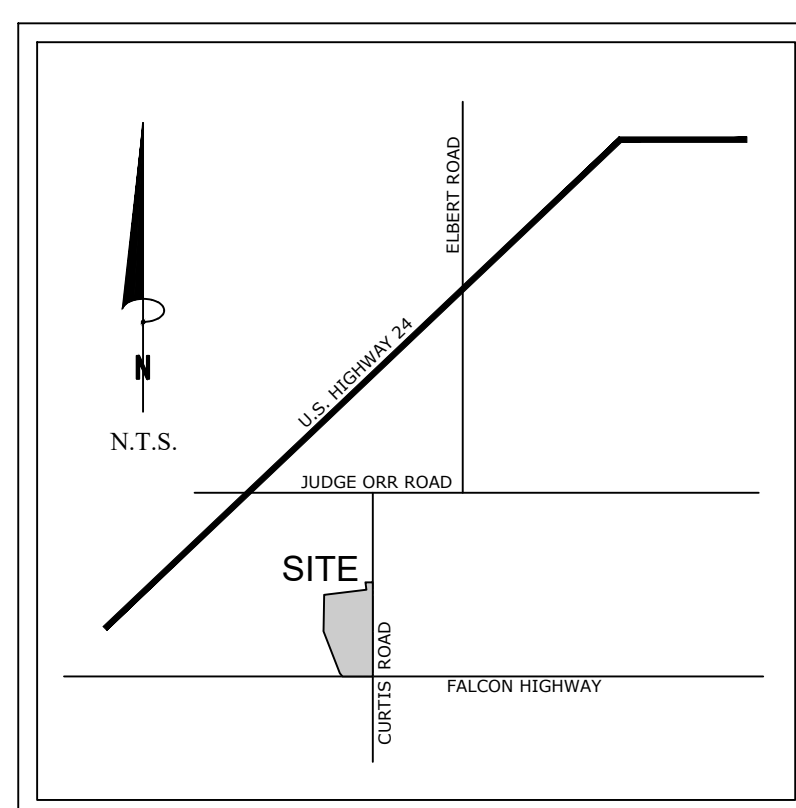
thence leaving said centerline, S89°07'54"E, a distance of 601.85 feet; thence N00°32'00"E, a distance of 270.18 feet; thence N02°58'01"E, a distance of 310.83 feet; thence N00°58'00"W, a distance of 400.00 feet; thence N88°40'40"E, a distance of 343.70 feet, to the **POINT OF BEGINNING**.

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 431600004 | |
| Haney, Gary L 14580 Falcon Hwy, Peyton, CO 80831 431600102 | |
| Guerra, Miguel E & Ana P 14510 Falcon Hwy, Peyton, CO 80831 431600104 | |
| Guerra, Miguel E & Ana P 14460 Falcon Hwy, Peyton, CO 80831 431600103 | |
| Meadow Lake Airport Assoc. 13625 Judge Orr Road, Peyton, CO 80831 4300000542 | |
| ROI Property Group, LLC 2495 Ripdon Street, Napa, CA 94558 4300000541 | |
| ROI Property Group, LLC 16 Dickman Lane, Napa, CA 94558 4300000543 | |
| 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):

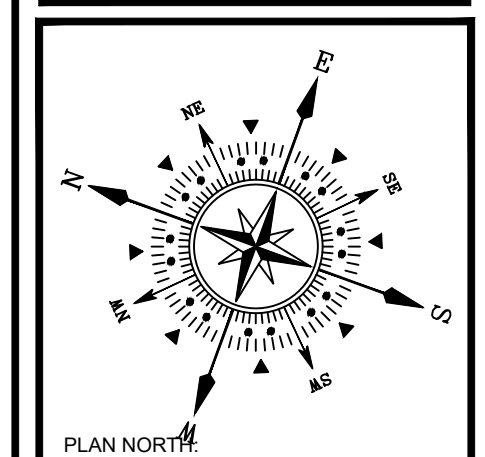


William Guman & Associates, Ltd.
 URBAN PLANNING | COMMUNITY DESIGN |
 LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 633-9700
 www.guman.net
 bill@guman.net

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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 |

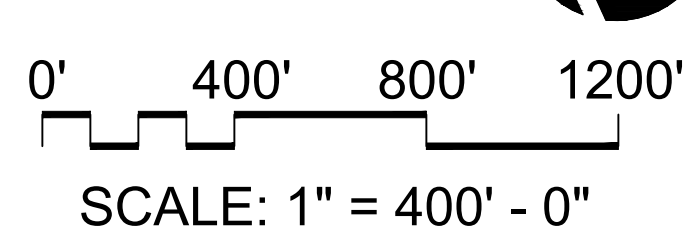
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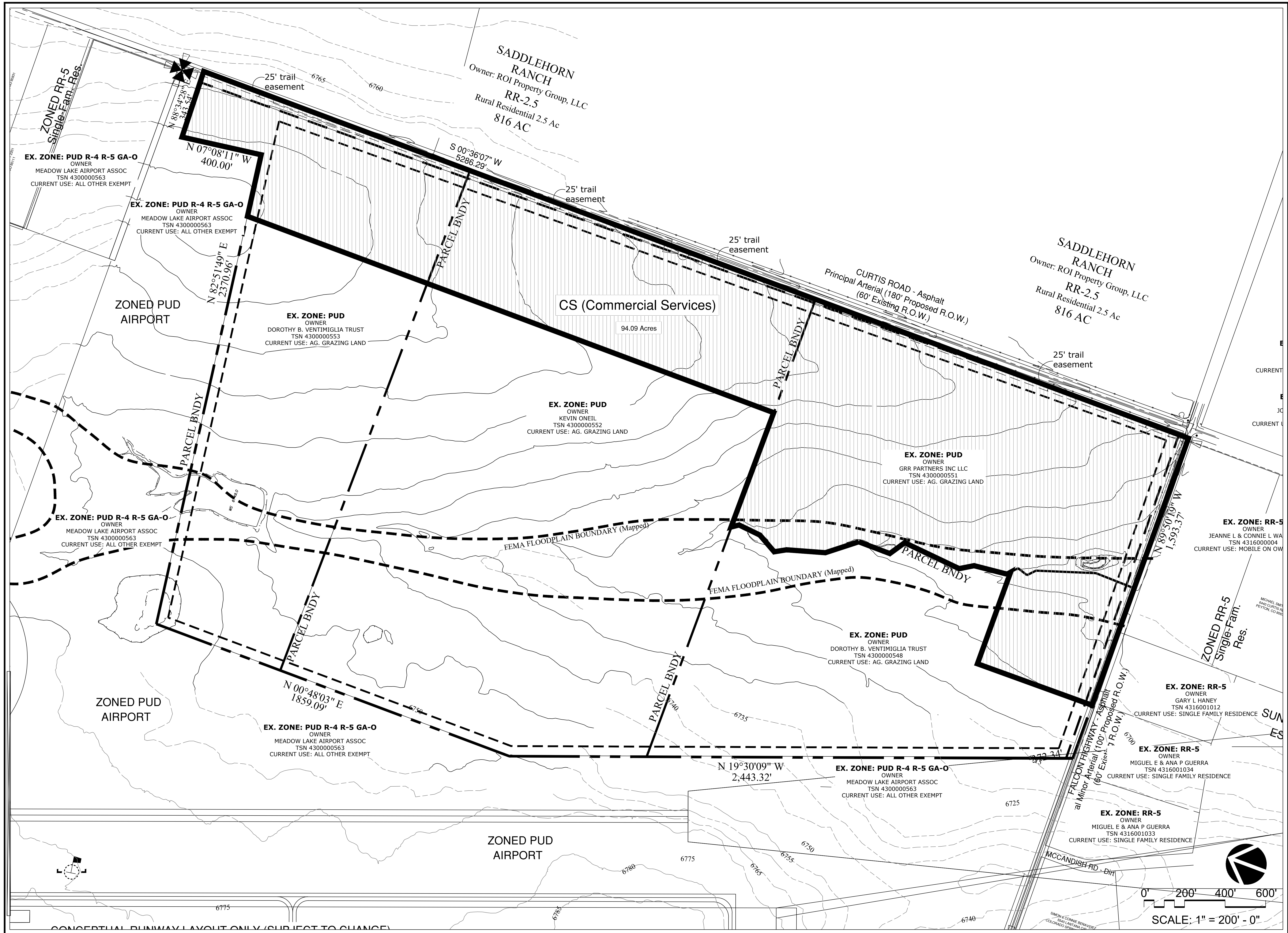
PLAN SCALE: 1" = 400' (OR AS NOTED ON PLAN)

SHEET TITLE:
COVER SHEET

SHEET NO:
1
 1 of 2 SHEETS

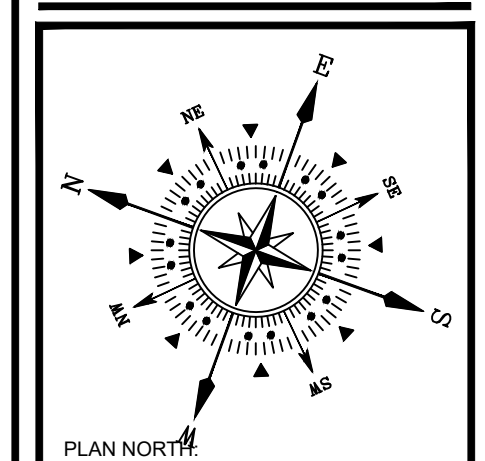
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PROJECT ADDRESS: CURTIS ROAD PEYTON, CO 80831
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| 8/4/20 | GEM | | REVISED TEXT PER INITIAL REVIEW |

NOTES:

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

SHEET TITLE: COMMERCIAL SERVICES

SHEET NO.: 2
 2 OF 2 SHEETS

FILE NO.: FILE#