

# SPACE VILLAGE RETAIL CENTER - PROPOSED SIGNAGE PLAN

## Final Plat of: SPACE VILLAGE FILING NO. 3

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
(Unincorporated area) COUNTY OF EL PASO, STATE OF COLORADO

14380

**PROPOSED RELOCATION OF  
NEW SHOPPING CENTER SIGN**

### DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS: That Space Village Retail LLC, a Colorado limited liability company, being the sole owner of the following described Tract of land:

A Tract of land lying in the Northwest Quarter of Section 17, Township 14 South, Range 65 West of the Sixth Principal Meridian, in the County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of said Section 17 monumented by a found 3-1/4" aluminum cap marked "PLS 22573", from which the North 1/4 corner of said Section 17, monumented by a found 3-1/4" aluminum cap marked "LS 13830", bears North 89° 43' 09" East (Basis of Bearings as determined by Global Positioning System observations and referenced to the Colorado State Plane Coordinate System, Central Zone, NAD83) a ground distance of 2651.73 feet, with all bearings herein relative thereto;

Thence North 89° 43' 09" East 215.38 feet on the North line of said Northwest Quarter; thence South 00° 16' 51" East 50.00 feet to the intersection of the East Right-of-Way line of Peterson Road and the South Right-of-Way line of Space Village Avenue (also being Colorado Highway 94) as shown on Colorado Department of Transportation highway plans, project number 017-2(13), dated 1988 and the POINT OF BEGINNING of the Tract of land herein described; Thence North 89° 43' 09" East 194.35 feet on said South Right-of-Way line, parallel with and 50.00 feet South of (as measured perpendicular to) said North line of the Northwest Quarter, said South Right-of-Way line also established by a Right-of-Way Deed recorded in Book 1005 at Page 282, to a 1/2 inch rebar found at the Northwest corner of Lot 1, SPACE VILLAGE FILING NO. 2, a subdivision in said County and State according to the plat recorded in Plat Book B4 at Page 177; Thence South 00° 16' 19" East 160.89 feet on the West line of said Lot 1 to a 1/2 inch rebar found at the Southwest corner of said Lot 1; Thence North 89° 44' 22" East 124.49 feet on the South line of said Lot 1 to the Southeast corner of said Lot 1; Thence South 00° 26' 52" East 128.86 feet to a 1/2 inch rebar with a red cap marked "MVE LS 37928" found at the northwesterly corner of Lot 1, COWPERWOOD SAIC, a subdivision of land in said County and State according to the plat recorded as Reception Number 205122546; Thence South 53° 13' 42" West 455.13 feet on the northwesterly line of last said Lot 1 to the southeasterly corner of Lot 1, PETERSON OFFICE PROJECT, a subdivision of land in said County and State according to the plat recorded in Plat Book D4 at Page 129; Thence North 33° 32' 13" West 89.69 feet on the easterly line of last said Lot 1; Thence North 53° 29' 26" East 75.71 feet continuing on said easterly line to the northerly line of said Lot 1; Thence South 89° 11' 03" West 5.73 feet on said northerly line; Thence North 53° 21' 20" East 0.81 feet continuing on said northerly line; Thence South 89° 16' 39" West 142.28 feet continuing on said northerly line to a 1/2 inch rebar with a yellow cap marked "MVE LS 17665" found at the Northwest corner of said Lot 1, said corner also lying on the East Right-of-Way line of Peterson Road as shown on said Colorado Department of Transportation plans, project number 017-2(13), and described as parcel 9, Formerly: C&W McDonald; Thence North 00° 43' 21" West 241.44 feet on said East Right-of-Way line, also shown on said Colorado Department of Transportation plans; Thence North 42° 20' 43" East 271.74 feet continuing on said East Right-of-Way line to the POINT OF BEGINNING; said Tract containing 180,028 square feet or 4.132 acres;

Has laid out, subdivided and platted said Tract into Lots as per the map shown hereon under the name and style of "SPACE VILLAGE FILING NO. 3", to hereafter be a subdivision of land in the County of El Paso, State of Colorado. The public easements designated herein are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The public Sanitary Sewer Easement and Public Improvements Easement are hereby dedicated for the purposes as designated. The entities responsible for providing the services for which said public easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of the utility lines and related facilities.

Space Village Retail LLC

### OWNER ADDRESS

Space Village Retail LLC  
90 S. Cascade Avenue, Suite 1500  
Colorado Springs, Colorado 80903

By: Danny Mientka, Manager

### NOTARY CERTIFICATE

State of Colorado  
County of El Paso

This instrument was acknowledged before me this 11 day of February, 2019, by Danny Mientka as Manager of Space Village LLC, a Colorado limited liability company.

Notary Public

My commission expires: 06/20/2022

Svenja Oland-Griswold  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184025608  
MY COMMISSION EXPIRES JUNE 20, 2022

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for SPACE VILLAGE FILING NO. 3 was approved by the El Paso County, Colorado Board of County Commissioners on the day of 2019, A.D., subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public, including the easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Make Wall  
Chair, Board of County Commissioners  
Date 3/1/19

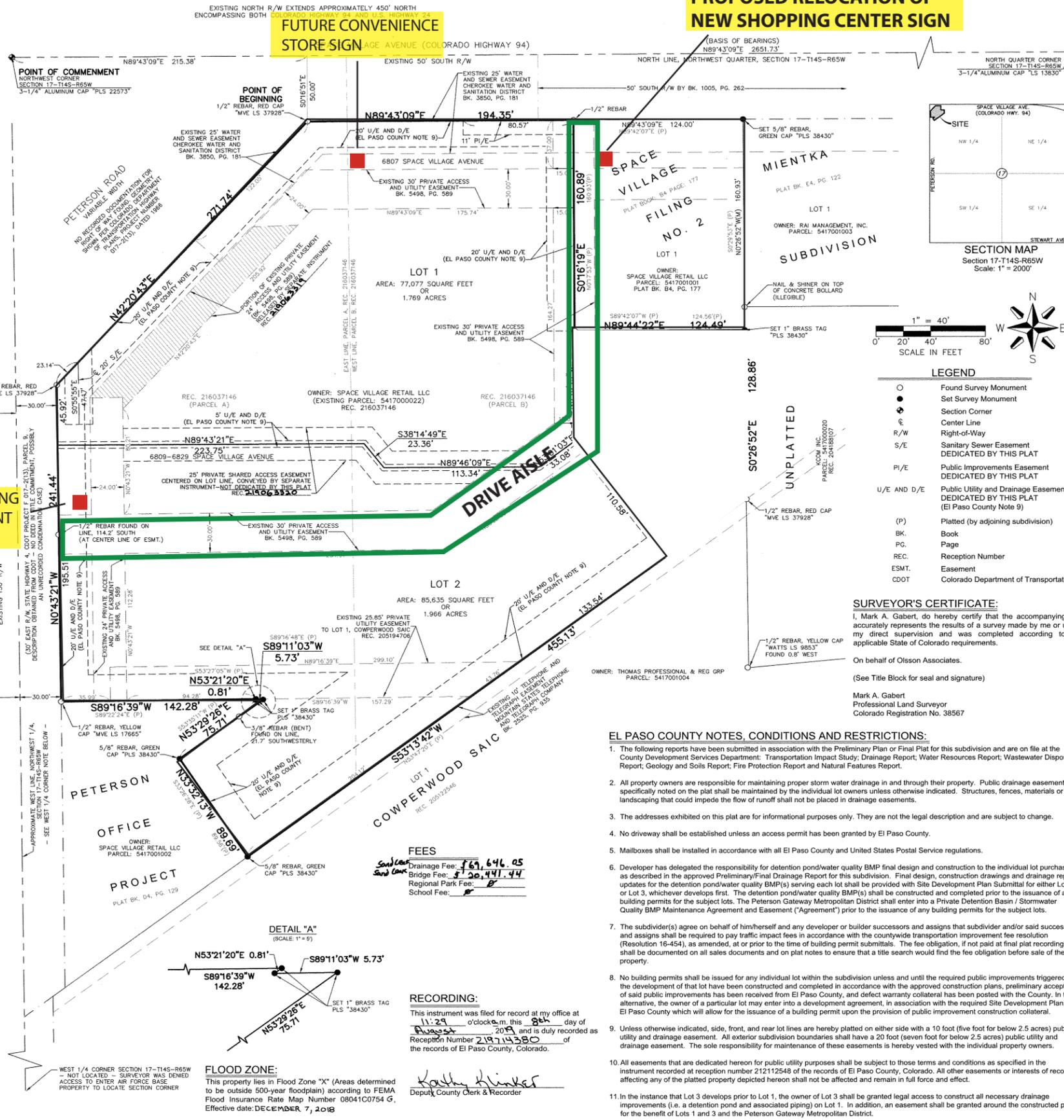
### COUNTY APPROVAL:

Approval is granted for this plat of SPACE VILLAGE FILING NO. 3 on this 31<sup>ST</sup> day of JULY, 2019 A.D.

El Paso County Director of Planning and Community Development

### GENERAL NOTES:

- This survey does not constitute a title search by Olsson Associates to determine ownership or easements of record. For all information regarding easements, right-of-way and title of record, Olsson Associates relied upon commitment for title insurance provided by client and issued by Old Republic National Title Insurance Company, Order No. SC55064238-3, Effective Date: November 2, 2017 at 5:00:00. Olsson Associates has examined the above referenced title commitment and all the documents referenced in the Schedule B-2 (Exception) section. All the plottable easements that are referenced therein and lying within or adjoining the subject property have been plotted on the map at right. All blanket, unplottable items encompassing the subject property that are listed therein are noted in the Property Notes section below. If any other matters affect this property they are unknown to this firm and surveyor and are therefore not shown or noted.
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Basis of Bearings: Bearings are based on the North line of the Northwest 1/4 of Section 17, Township 14 South, Range 65 West of the 6th Principal Meridian; being monumented at the West end of said North line by a 3.25" aluminum cap stamped "PLS 22573" and at the East end of said North line by a 3.25" aluminum cap stamped "LS 13830", bearing North 89° 43' 09" East with a ground distance of 2651.73 feet. Units shown are U.S. survey feet.
- Date of Survey: July 21, 2017.
- The water and sanitation is provided by Cherokee Metropolitan District.
- EXISTING ENCUMBRANCE NOTES:**  
According to the title commitment referenced in General Note 1, the following blanket and/or unplottable matters affect this property (Note: the numbers below directly correspond to the Schedule B-2 Exception item numbers as listed in said title commitment. Item numbers 1 through 8 are standard exceptions and are not addressed in these notes):
- The effect of inclusion of the subject property in the Cherokee Water District now known as the Cherokee Metropolitan District, as evidenced by order for inclusion recorded May 20, 1980 in Book 3312 at Page 965.
- The effect of Resolution No. 82-79, Land Use-42 regarding variance of use recorded April 6, 1982 in Book 3550 at Page 396.
- The effect of inclusion of subject property in the Cherokee Water and Sanitation District now known as the Cherokee Metropolitan District, as evidenced by Order for Inclusion recorded October 13, 1983 in Book 3791 at Page 1006.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Avigation Easement recorded November 14, 1986 in Book 5270 at Page 687.
- Restrictive covenants, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in Instrument recorded April 21, 1988, in Book 5498 at Page 54.
- The effect of Resolution No. 12-299 regarding findings and order approving medical marijuana licenses, recorded August 31, 2012, under Reception No. 212101508.
- Those specific leases shown on rent roll attached to assignment of leases recorded April 12, 2016 under Reception No. 216037147.
- Terms Conditions and Provisions of Resolution No. 17-294 recorded October 24, 2017 at Reception No. 217128921.



**OLSSON ASSOCIATES**  
1525 Raleigh St., Suite 400  
Denver, CO 80204  
TEL: 303.237.2659  
FAX: 303.237.2659  
www.olssonassociates.com

**811**  
Know what's below.  
Call before you dig.  
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION
1	01/10/2018	Revised per county comments
2	02/12/2018	Revised per county comments
3	10/17/2018	Revised El Paso Co Notes 8 and 11

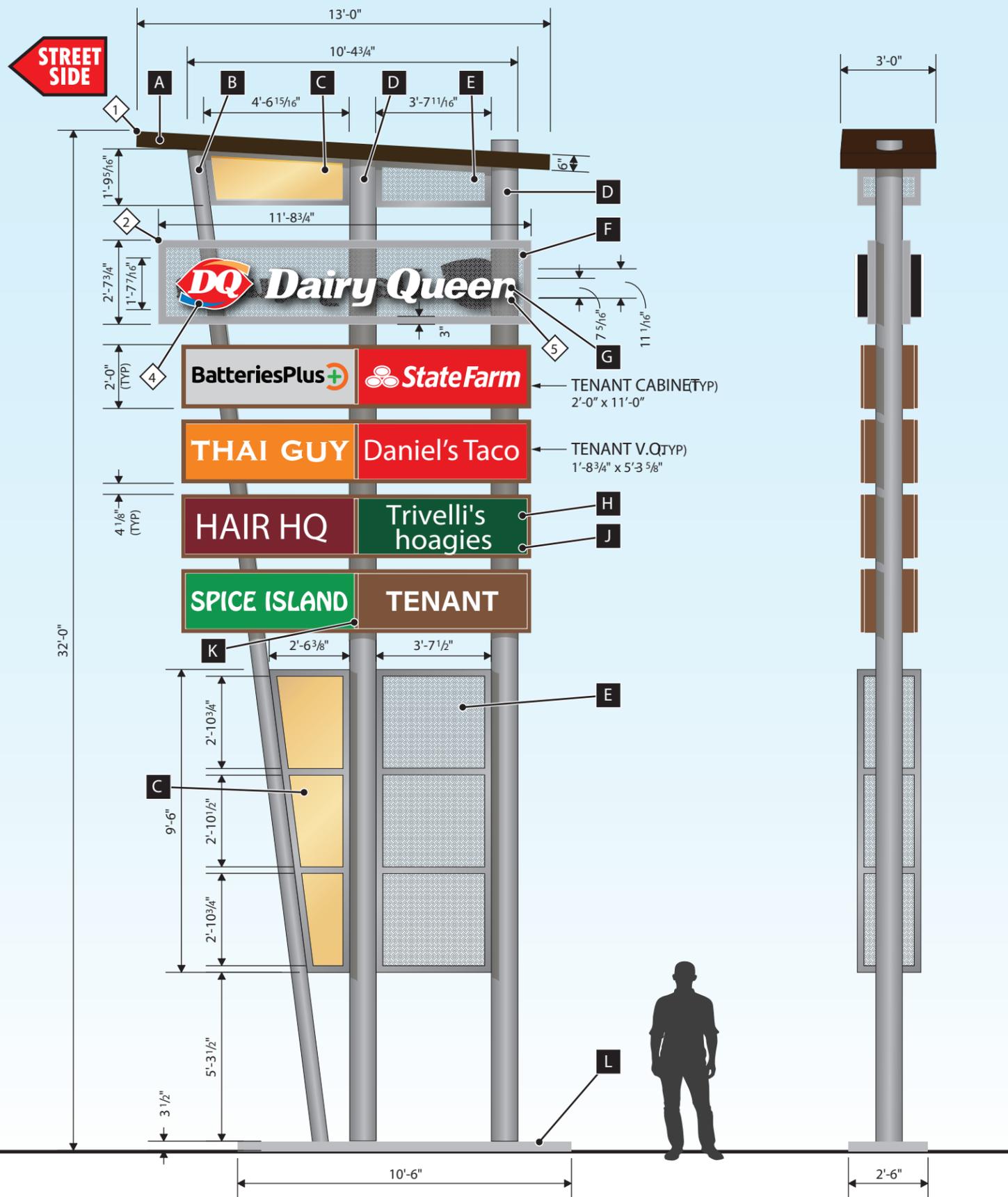
Final Plat  
SPACE VILLAGE FILING NO. 3  
A Subdivision of part of the  
NW 1/4, SECTION 17-T14S-R65W  
(Unincorporated Area) EL PASO COUNTY, COLORADO 2018

drawn by:                      DD  
checked by:                      DMV  
approved by:                      MAQ  
QA/QC by:                       
project no.: 017-1754  
drawing no.: V\_FPT\_171754  
date: 06.07.2018

**SHEET**  
1 of 1  
SF-18-016

DWG: F:\2017\1501-2000\017-1754\40-Design\Survey\SRV\FVT\_71754.dwg  
 DATE: Oct 02, 2018 4:09pm  
 USER: ddelap  
 XREFS: 71754\_TPO 692-Proposed Lot Lines\_11.2.17  
 692 Easement Linework

# PROPOSED SIGN



**1** MULTI-TENANT PYLON - D/F, INTERNALLY ILLUMINATED: 3/8" = 1'-0"  
 QUANTITY: 1 MANUFACTURE & INSTALL

**1.2** SIDE VIEW

SCOPE OF WORK:	
MANUFACTURE & INSTALL (1) DOUBLE-SIDE MULTI-TENANT PYLON. ANCHOR TENANT TO BE PAN CHANNEL LETTERS ON A PERF BACKER. ALL OTHER TENANT TO BE ROUT OUT & BACK UP COPY.	
REMOVE & DISPOSE EXISTING PYLON.	
PERMITTING SIGN1 AREA: 118.85ft <sup>2</sup>	
<b>FINAL ELECTRICAL CONNECTION BY:</b>	

FABRICATION SPECIFICATIONS		
<b>A</b> TOPPER	MATERIAL	STEEL (ALUMINUM SKIN)
	TYPE	SQUARE TUBE
	SIZE	2"x 6" / ENGINEERING TO DETERMINE
	PAINT	DARK BROWN / SEE COLOR KEY
	FINISH	SEMI-GLOSS
<b>B</b> STRUCTURE	MATERIAL	STEEL
	TYPE	PIPE
	SIZE	6"
	PAINT	SILVER / SEE COLOR KEY
	FINISH	SEMI-GLOSS

<b>C</b> CABINET	MATERIAL	ALUMINUM
	PAINT	SILVER / SEE COLOR KEY
	FINISH	SEMI-GLOSS
	LIGHTING	LED (RGB)
	RETAINER	ALUMINUM
	SIZE	2 1/2" x 2 1/2"
	PAINT	SILVER / SEE COLOR KEY
	FINISH	SEMI-GLOSS
	FACE	MATERIAL: ACRYLIC
		COLOR: #2406 (LIGHT DIFFUSING)
<b>D</b> STRUCTURE	MATERIAL	STEEL
	TYPE	PIPE
	SIZE	10"
	PAINT	SILVER / SEE COLOR KEY
	FINISH	SEMI-GLOSS

<b>E</b> CABINET	MATERIAL	ALUMINUM
	PAINT	SILVER / SEE COLOR KEY
	FINISH	SEMI-GLOSS
	LIGHTING	NONE
	RETAINER	ALUMINUM
	SIZE	2 1/2" x 2 1/2"
	PAINT	SILVER / SEE COLOR KEY
	FINISH	SEMI-GLOSS
	FACE	TYPE: PERFORATED ALUMINUM
		THICKNESS: .063"
		HOLES: 1/4" DIAMETER
		SPACING: 5/16" STAGGERED
		PAINT: SILVER / SEE COLOR KEY (PAINT BOTH SIDE - FRONT & BACK)
		FINISH: SILVER / SEE COLOR KEY
		ATTACHMENT: WELD TO BACKSIDE OF FRAME

<b>F</b> PANEL	MATERIAL	ALUMINUM
	THICKNESS	3"x 3" SQUARE TUBE
	PAINT	SILVER / SEE COLOR KEY
	FINISH	SEMI-GLOSS
	FACE	TYPE: PERFORATED ALUMINUM
		THICKNESS: .063"
		HOLES: 1/4" DIAMETER
		SPACING: 5/16" STAGGERED
		PAINT: SILVER / SEE COLOR KEY (PAINT BOTH SIDE - FRONT & BACK)
		FINISH: SILVER / SEE COLOR KEY
		ATTACHMENT: WELD TO BACKSIDE OF FRAME

<b>G</b> PANCHANNEL	LIGHT	TYPE: LED
	COLOR	WHITE LED (5000k)
	FACE	MATERIAL: ACRYLIC
		COLOR: WHITE #7328
	VINYL	LAYER: 1st SURFACE
		COLOR: DIGITAL PRINT
	RETAINER	TYPE: TRIMCAP
		SIZE: 1"
		COLOR/PAINT: PRE-PAINTED WHITE
	RETURN	DEPTH: 5"
		PAINT: PRE-PAINTED BLACK

FABRICATION SPECS CONTINUED		
<b>H</b> CABINET	PRODUCT	STANDARD EXTRUSION
	SIGN BODY	2PART SINGLE FACE
	DEPTH	6"
	LIGHTING	LED
	PAINT	BROWN / SEE COLOR KEY
	FINISH	SEMI-GLOSS
	RETAINER	TYPE: 2PART RETAINER
		SIZE: 1 5/8" x 1 5/8"
<b>J</b> FACE	MATERIAL	ACRYLIC
	COLOR	WHITE #7328
	VINYL	LAYER: 1st SURFACE
		COLOR: SEE COLOR KEY
<b>K</b> DIVIDER BAR	TYPE	STANDARD DIVIDER
	SIZE	1 1/2"
	PAINT	BROWN / SEE COLOR KEY
	FINISH	SEMI-GLOSS
<b>L</b> MOW STRIP	TYPE	CONCRETE
	SIZE	3 1/2"
	COLOR	NATURAL (GREY)

COLOR KEY	
<b>1</b>	PAINT: SHERWIN WILLIAMS T.B.D.
<b>2</b>	PAINT: SHERWIN WILLIAMS # EZ1100
<b>3</b>	PAINT: SHERWIN WILLIAMS T.B.D.
<b>4</b>	VINYL: DIGITAL PRINT
<b>5</b>	ACRYLIC: WHITE #7328
<b>6</b>	VINYL: 3M #363051 SILVER GRAY BACKGROUND: STATE FARM / DANIEL'S TACO
<b>7</b>	VINYL: 3M #363022 BLACK BACKGROUND: BATTERIES+BULBS
<b>8</b>	VINYL: 3M #363084 TANGERINE BACKGROUND: THAI GUY
<b>9</b>	VINYL: 3M #363049 BURGUNDY BACKGROUND: HAIR HQ
<b>10</b>	VINYL: 3M #363076 HOLLY GREEN BACKGROUND: TRIVELLI'S
<b>11</b>	VINYL: 3M #3630156 VIVID GREEN BACKGROUND: SPICE ISLAND
<b>12</b>	VINYL: 3M #3635222 BLACK PERFORATED VINYL TENANT COPY: BATTERIES+BULBS

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROVED VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

## YESCO

Denver Region

Denver  
 11220 E. 53rd Avenue, Suite 30  
 Denver, CO 80239  
 303-375-9933

Colorado Springs  
 5011 List Drive  
 Colorado Springs, CO 80919  
 719-385-0103

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CLIENT: SPACE VILLAGE

ADDRESS: 6809-6829 SPACE VILLAGE A

CITY / STATE / ZIP: COLORADO SPRINGS, CO

ACCOUNT EXECUTIVE: STEVE HEIECK

DESIGNER: BRIAN CRIPPIN

ORIGINAL DATE: 01.11.2018

CUSTOMER APPROVAL

Client Signature / Date

Landlord Signature / Date

---

ELECTRICAL NOTE

NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RUNS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.

IF VOLTAGE IS NOT 120 PLEASE INDICATE YOUR VOLTAGE HERE


VOLTS      AMPS

UL NOTE

YESCO IS A UL LISTED SIGN MANUFACTURER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

REVISIONS

DATE	REVISION	DESIGNER
01/17/18	reduce pylon / revise tenants	bc
01/22/18	add tenant / show existing pylon at relative scale	bc
02/12/19	value engineer pylon design	bc
02/19/19	change to 10" square tube	bc
10/03/19	2 new concepts	bc
12/14/20	new concept	bc
12.17.20	fulls specs	bc
12.29.20	corrected pipe size	bc
01.06.21	show tenants / change cabinets to signcomp	bc
01.19.21	re-order tenant panels	bc
01.21.21	update batteries plus logo	bc
01.21.21	no change	bc
01.27.21	update batteries plus tenant panel	bc
02.11.21	no change	bc

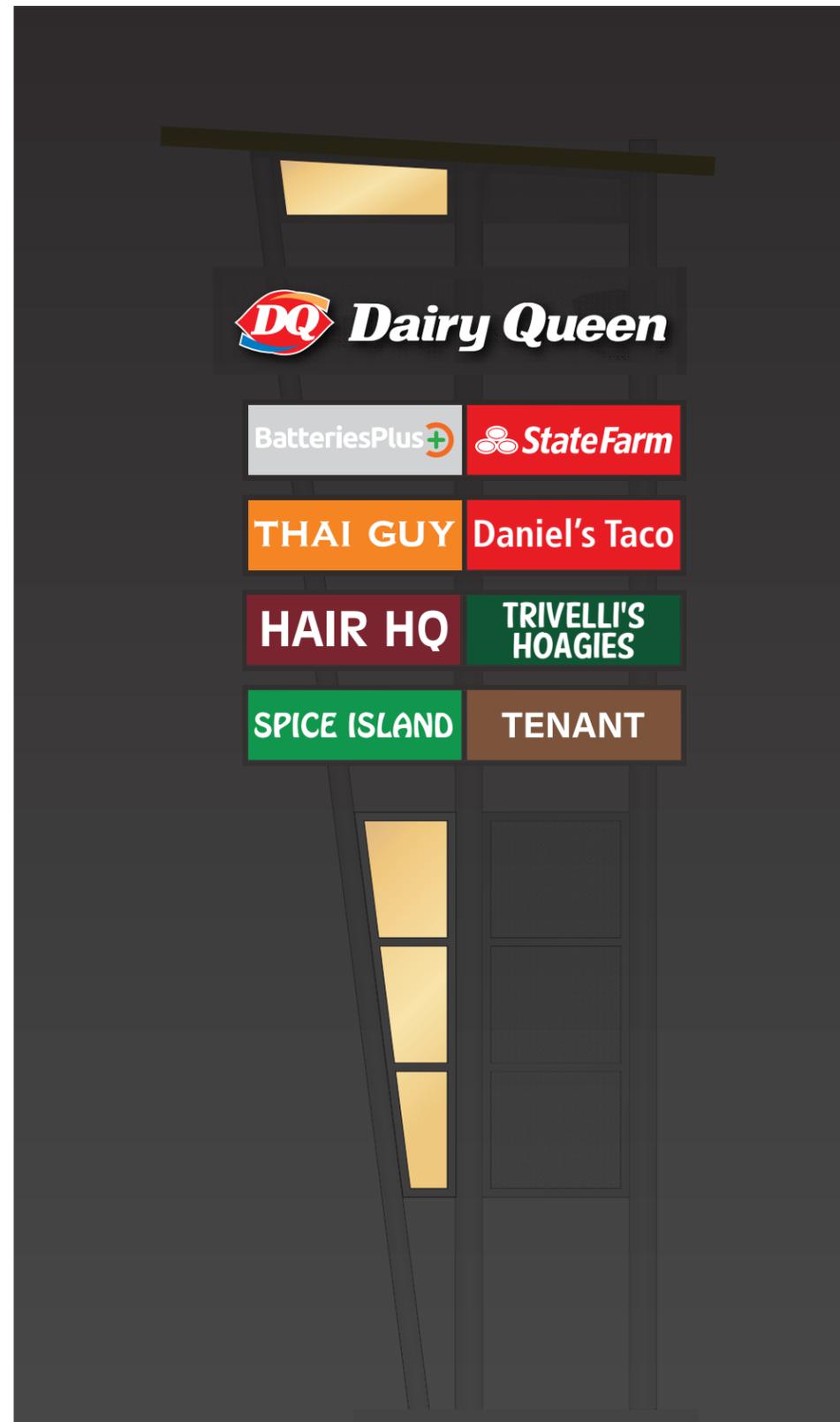
DESIGN NUMBER: ART11164 R14

PAGE 1 OF 3

# EXISTING SIGN



**1.3** EXISTING PYLON



**1.4** CONCEPTUAL NIGHTVIEW

**YESCO**  
Denver Region

**Denver**  
11220 E. 53rd Avenue, Suite 300  
Denver, CO 80239  
303-375-9933

**Colorado Springs**  
5011 List Drive  
Colorado Springs, CO 80919  
719-385-0103

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[www.yesco.com](http://www.yesco.com)

CLIENT:  
**SPACE VILLAGE**

ADDRESS:  
**6809-6829 SPACE VILLAGE AVE.**

CITY / STATE / ZIP:  
**COLORADO SPRINGS, CO**

ACCOUNT EXECUTIVE:  
**STEVE HEIECK**

DESIGNER:  
**BRIAN CRIPPIN**

ORIGINAL DATE:  
**01.11.2018**

CUSTOMER APPROVAL

Client Signature / Date

Landlord Signature / Date

ELECTRICAL NOTE

NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RUNS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.

IF VOLTAGE IS NOT 120 PLEASE INDICATE YOUR VOLTAGE HERE

-	-	-	-	-	-
VOLTS			AMPS		

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12/14/20	new concept	bc
12.17.20	fulls specs	bc
12.29.20	no change	bc
01.06.21	show tenants on nightview	bc
01.19.21	re-order tenant panels	bc
01.21.21	update batteries plus logo	bc
01.21.21	no change	bc
01.27.21	update batteries plus tenant panel	bc
02.11.21	no change	bc

DESIGN NUMBER:

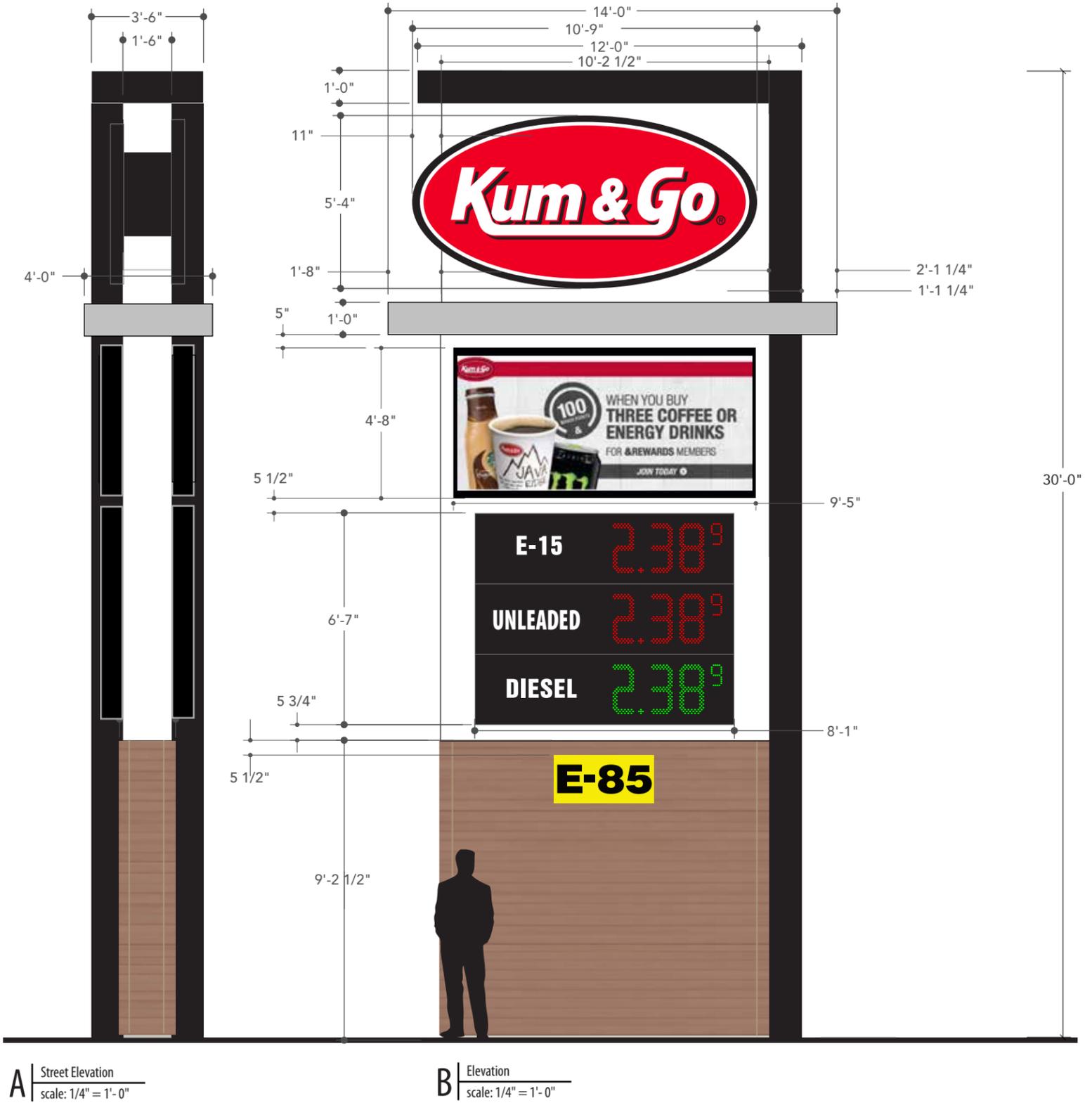
**ART11164 R14**

PAGE OF

**2** **3**

# 30' MONUMENT

## Kum & Go Space Village



5'-4" x 10'-9" KUM & GO - AREA : 57.3 SQ FT  
 4'-8" x 9'-5" FULL COLOR LED DISPLAY - AREA: 43.85  
 6'7 1/4" X 8'-1" GAS PRICE SIGN - AREA: 52.68 SQ FT  
 1'-6" x 3'-2" E-85 PLACARD - 4.74 SQ FT  
**TOTAL SQ. FT - 158.57**

**A** Street Elevation  
 scale: 1/4" = 1'-0"

**B** Elevation  
 scale: 1/4" = 1'-0"



1225 North Lansing Avenue  
 Tulsa, Oklahoma 74106  
 ph: 918.587.7171  
 cell: 918.630.0033  
 web: cnfsigns.com

PROJECT/CLIENT NAME:  
**SPACE VILLAGE**

LOCATION:

ACCOUNT EXECUTIVE:  
**TERRY HOWARD**  
 DATE OF ORIGINAL DWG:  
**APRIL 20, 2021**

REVISION HISTORY:  
 04.20.21 REVIEW

SIGN TYPE/DESCRIPTION:  
 30' MONUMENT SIGN

SHEET NAME:  
**KG-30.0**