

LEGAL DESCRIPTION

LEGAL DESCRIPTION: COMMUNITY COMMERCIAL ZONE (CC)

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11, SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

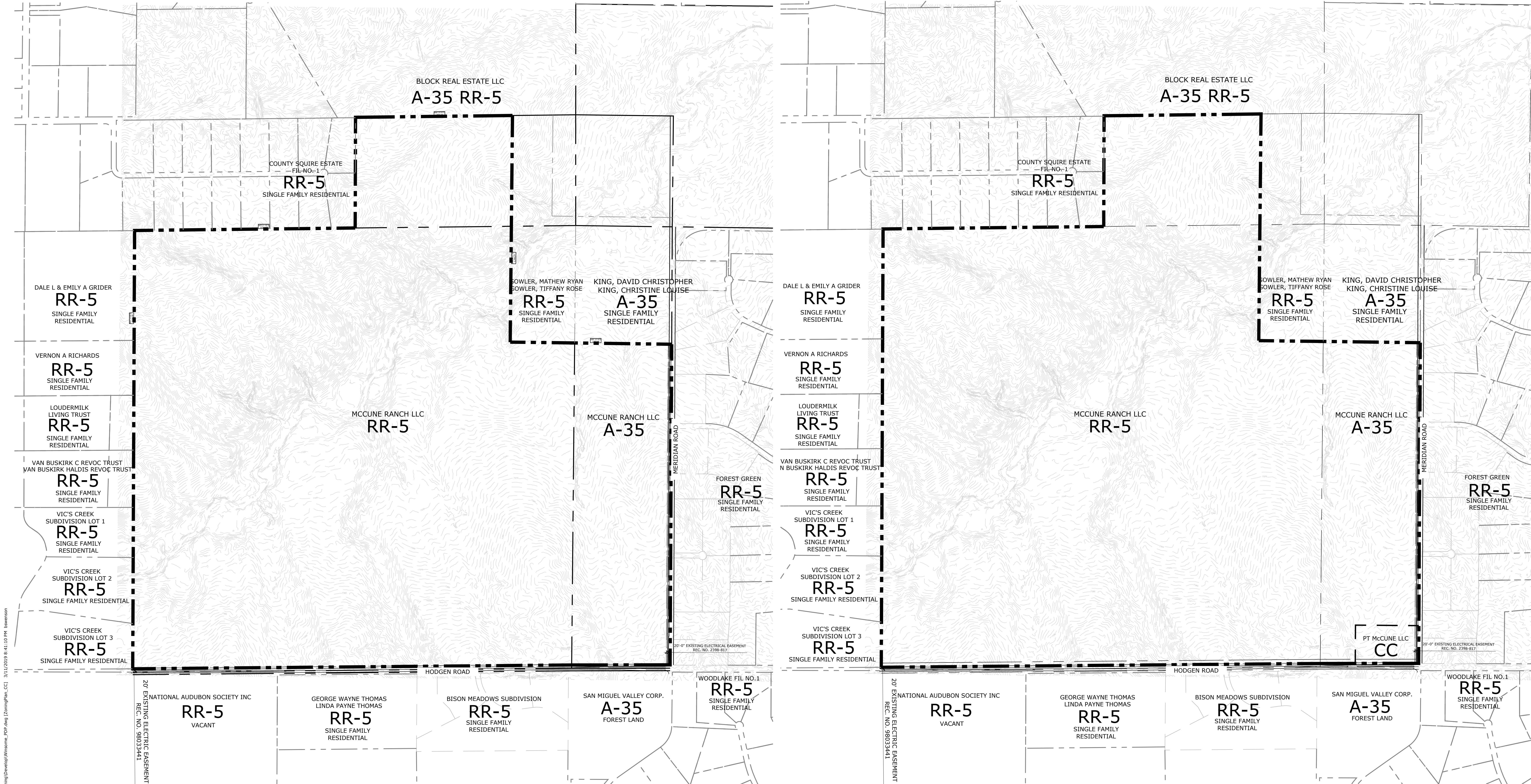
BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S68°17'00"E A DISTANCE OF 6,891.25 FEET TO THE SOUTHEAST CORNER OF PARCEL 4 AS RECORDED UNDER RECEPTION NUMBER 218900072 SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°55'06"W ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 4 A DISTANCE OF 757.65 FEET; THENCE N01°17'14"E A DISTANCE OF 457.57 FEET; THENCE S89°31'37"E A DISTANCE OF 756.62 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 4 ALSO BEING ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19; THENCE S00°17'06"W ON SAID EAST LINE A DISTANCE OF 450.25 FEET TO THE POINT OF BEGINNING:

CONTAINING A CALCULATED AREA OF 343,440 SQUARE FEET OR 7.884 ACRES

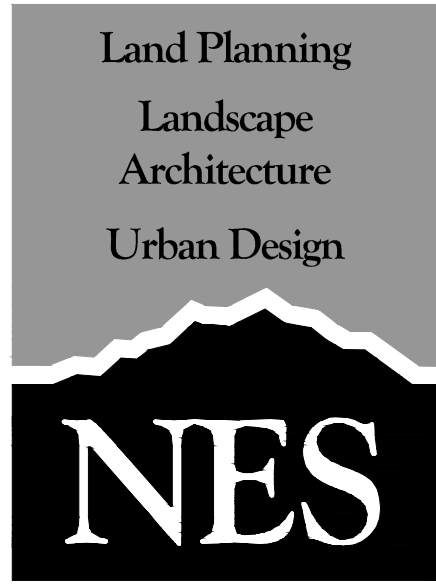
SITE DATA

OWNER:	McCune Ranch LLC 17480 N. Meridian Rd PO Box 38 Elbert, CO 80106
SUBDIVIDER / APPLICANT:	PT McCune LLC 1864 Woodmoor Drive, Suite 100 Monument, CO 80132
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
TAX ID NUMBER:	5100000493
SITE ACREAGE:	766.66 AC
EXISTING ZONING:	RR-5 & A-35
PROPOSED ZONING:	RR-5, A-35, CC
Commercial:	7.884 ac



EXISTING ZONING

PROPOSED ZONING



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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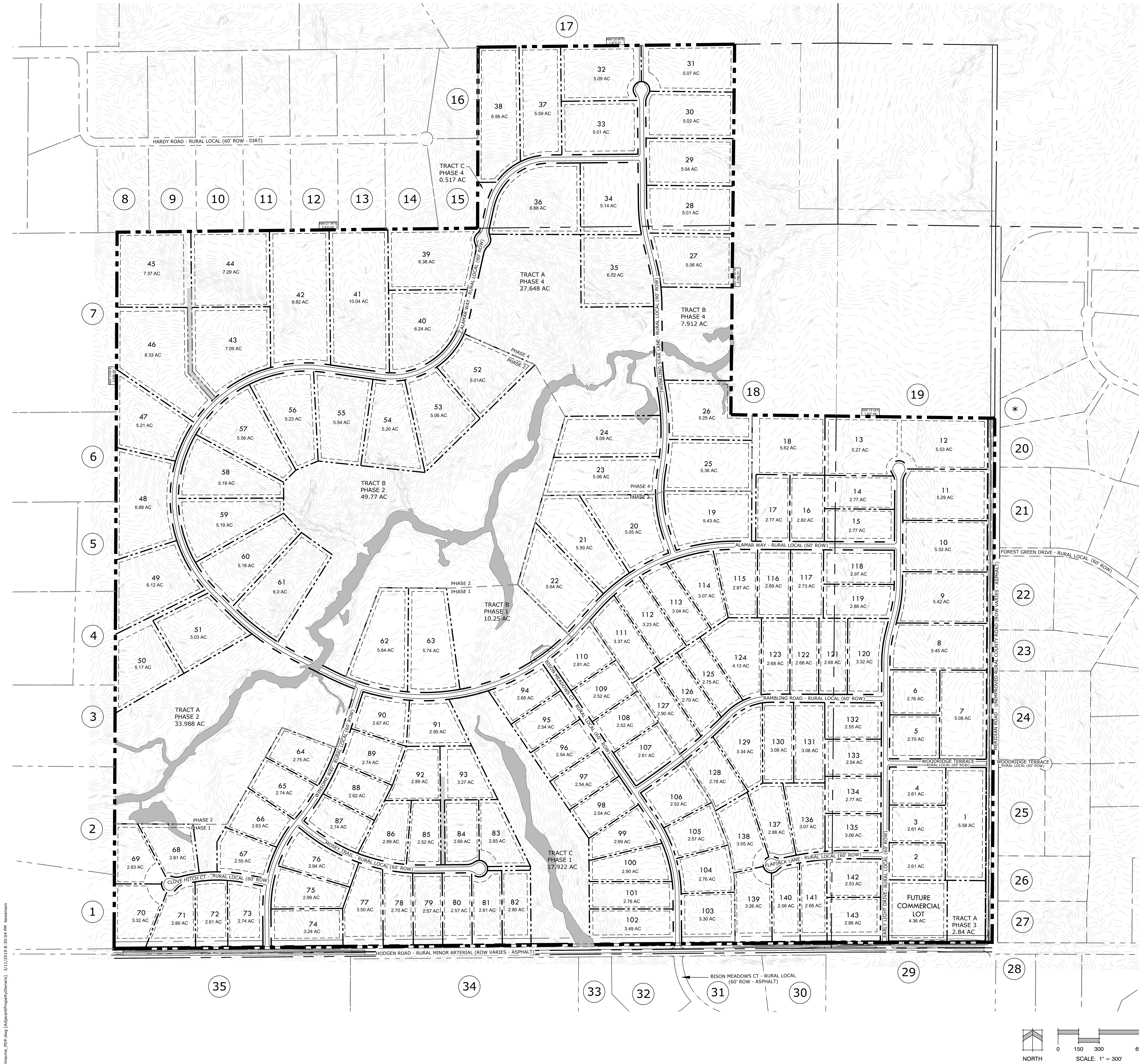
Winsome

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10-15-18	JBS	INITIAL SUBMITTAL
1-16-19	JBS	PER COUNTY COMMENTS
3-12-19	JBS	PER COUNTY COMMENTS

COMMUNITY
COMMERCIAL
ZONING PLAN

PCD File No. SP 18-006



ADJACENT OWNER:

1. 5123001017
Victor Verstraete
7225 ELLIS DR
WEATHERFORD TX 76088-8402

2. 5123001016
Victor Verstraete
7225 ELLIS DR
WEATHERFORD TX 76088-8402

3. 5123001015
Mandy A Penny-Weber
17075 E GOSHAWK RD
COLORADO SPRINGS CO 80908-1661

4. 5123000019
Carrol C Van Buskirk
17105 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1629

5. 5123000013
Loudermilk Living Trust
302 N 52nd Ave
Phoenix, AZ 85043-2723

6. 5123000012
Vernon A Richards
17215 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1631

7. 5123000046
Dale L & Emily A Grinder
17275 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1631

8. 5113001001
Toby Conquest
10825 HARDY RD
COLORADO SPRINGS CO 80908-1512

9. 5113001002
Mark Werner
10875 HARDY RD
COLORADO SPRINGS CO 80908-1512

10. 5113001003
Mark C Gibney
Virginia A Gibney
10925 HARDY RD COLORADO
SPRINGS CO 80908-1553

11. 5113001004
Donald D England
10975 HARDY RD
COLORADO SPRINGS CO 80908-1553

12. 5113001005
JANKOVSKY KRYSTLE R
JANKOVSKY ZACHARY E
11025 HARDY RD
COLORADO SPRINGS CO 80908-1548

13. 5113001006
LARSEN KENNETH
LARSEN MARY K
11075 HARDY RD
COLORADO SPRINGS CO 80908-1548

14. 5113001007
REDUS KIM
REDUS RANDY
PO BOX 88323
COLORADO SPRINGS CO 80908-8323

15. 5113001008
OATES JACLYN M
11175 HARDY RD
COLORADO SPRINGS CO 80908-1550

16. 5113001009
PATTISON MICHAEL P
PATTISON JENNIFER S
11170 HARDY RD
COLORADO SPRINGS CO 80908-1549

17. 5100000257
BLOCK REAL ESTATE LLC
7310 W WILSON AVE
HARWOOD HEIGHTS IL 60706-4708

18. 5100000494
GOWLER MATTHEW RYAN
GOWLER TIFFANY ROSE
435 WOLVERINE WAY
MONUMENT CO 80132

19. 4100000432
KING DAVID CHRISTOPHER
KING CHRISTINE LOUISE
16755 VINCENT
MONUMENT CO 80132
20. 4119002023
HANSEN DONALD M
HANSEN REBECCA A
12265 OLD BARN RD
ELBERT CO 80106-8935

21. 4119002034
JEWETT DONALD Q & DIANN S
12120 FOREST GREEN DR
ELBERT CO 80106-8953

22. 4119003003
GEIB KENT M
GEIB COLLEEN L
12125 FOREST GREEN DR
ELBERT CO 80106-8920

23. 4119003004
STRIEGEL SCOTT ANTHONY
STRIEGEL CHRYSTAL
12255 FOREST GREEN DR
ELBERT CO 80106-8920

24. 4119003005
SIMMONS LAWRENCE W
16785 N MERIDIAN RD
ELBERT CO 80106-8913

25. 4119003012
MCHUGH BRUCE W & DEBRA A
16725 N MERIDIAN RD
ELBERT CO 80106

26. 4119003013
STIPPICH DAVID A
16575 N MERIDIAN RD
ELBERT CO 80106-8913

27. 4119003014
STOVALL KACEY D
11930 HODGEN RD
ELBERT CO 80106-8802

28. 4130002014
DONIGIAN ARAM
DONIGIAN KRISTEN
16360 ARTESIAN TER
ELBERT CO 80106-8859

29. 4100000274
SAN MIGUEL VALLEY CORP
7800 E DORADO PL STE 250
ENGLEWOOD CO 80111-2336

30. 5125102002
BRADY KEVIN P
BRADY FARIBA
174 STONE TOWN RD
RINGWOOD NJ 07456-1118

31. 5125102001
BANGHART TIMOTHY
BANGHART SHELLEY
9143 ARGENTINE PASS TRL
COLORADO SPRINGS CO 80924-7018

32. 5125101005
LUND JEFFREY S
LUND BRIDGET H
11615 BISON MEADOWS CT
COLORADO SPRINGS CO 80908-1102

33. 5125101006
SNYDER JOHN D
SNYDER KATHERINE O
12348 GRAND TETON DR
PEYTON CO 80831-7083

34. 5100000482
THOMAS GEORGE WAYNE
THOMAS LINDA A
11285 HODGEN RD
COLORADO SPRINGS CO 80908-2300

35. 5100000474
NATIONAL AUDUBON SOCIETY A/K/A
NATIONAL AUDUBON SOCIETY INC
225 VARICK ST FL 7
NEW YORK NY 10014-4396
- * NO INFORMATION IS AVAILABLE
FOR THIS PARCEL ON THE EL PASO
COUNTY ASSESSORS WEBSITE.

Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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