

LEGAL DESCRIPTION

LEGAL DESCRIPTION: COMMERCIAL COMMUNITY 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 757.25 FEET; THENCE N00°05'22"W A DISTANCE OF 457.60 FEET; THENCE S89°32'22" E A DISTANCE OF 760.23 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 450.41 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 344,463 SQUARE FEET OR 7.908 ACRES.

LEGAL DESCRIPTION: RURAL RESIDENTIAL ZONE (RR-2.5)

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A PORTION OF SECTION 24, RANGE 11 SOUTH, RANGE 65 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 S00°14'17"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING ON THE WEST BOUNDARY OF PARCEL 4 AS RECORDED UNDER RECEPTION NUMBER 218900072, A DISTANCE OF 1,684.27 FEET TO THE POINT OF BEGINNING; THENCE S89°41'23"E A DISTANCE OF 592.24 FEET; THENCE S89°45'22"E A DISTANCE OF 228.16 FEET; THENCE N29°41'56"E A DISTANCE OF 290.80 FEET; THENCE N29°42'50"E A DISTANCE OF 275.07 FEET; THENCE N29°40'56"E A DISTANCE OF 247.22 FEET; THENCE S65°10'12"E A DISTANCE OF 420.91 FEET TO A NON-TANGENTIAL CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N88°40'09"W, HAVING A DELTA OF 04°13'01", A RADIUS OF 1,790.00 FEET AND A LENGTH OF 131.74 FEET TO A POINT OF TANGENT; THENCE N17°06'50"E A DISTANCE OF 418.11 FEET TO A NON-TANGENTIAL CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N18°14'28"E HAVING A DELTA OF 63°05'26", A RADIUS OF 1,525.00 FEET, AND A LENGTH OF 1,679.23 FEET TO A NON-TANGENTIAL LINE; THENCE N42°24'41"E A DISTANCE OF 263.38 FEET TO A NON-TANGENTIAL CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S47°24'47"E, HAVING A DELTA OF 26°45'05", A RADIUS OF 1,406.00 FEET, AND A LENGTH OF 656.46 FEET TO A NON-TANGENTIAL LINE; THENCE N70°41'45"E A DISTANCE OF 66.62 FEET; THENCE N19°51'39"W A DISTANCE OF 123.15 FEET TO A NON-TANGENTIAL CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N71°18'36"E HAVING A DELTA OF 19°17'45", A RADIUS OF 965.94 FEET, AND A LENGTH OF 325.30 FEET TO A NON-TANGENTIAL LINE; THENCE S89°23'24"E A DISTANCE OF 638.53 FEET; THENCE N00°44'38"E A DISTANCE OF 561.15 FEET TO A POINT ON THE BOUNDARY LINE OF SAID PARCEL 4; THENCE ON THE BOUNDARY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES:

1.S89°15'17"E A DISTANCE OF 613.35 FEET
2.S89°15'18"E A DISTANCE OF 1,158.32 FEET
3.S00°17'06"W A DISTANCE OF 3,378.25 FEET

THENCE N89°32'22"W A DISTANCE OF 760.23 FEET; THENCE S00°05'22"E A DISTANCE OF 457.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 4; THENCE ON THE SOUTHERLY AND WESTERLY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES:

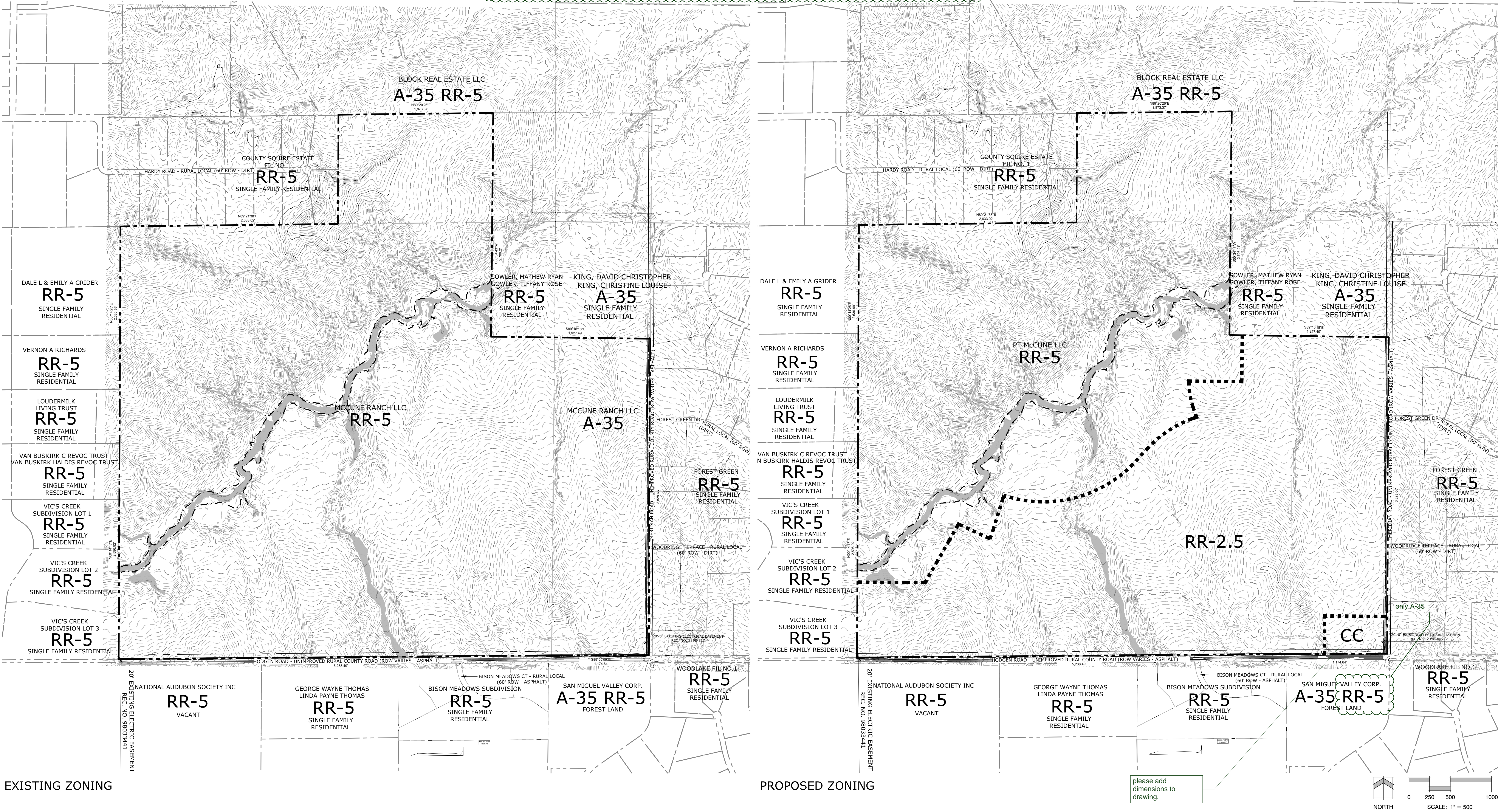
1.S89°55'06"W A DISTANCE OF 417.39 FEET
2.S89°30'15"W A DISTANCE OF 5,238.49 FEET
3.N00°14'17"E A DISTANCE OF 912.66 FEET

CONTAINING A CALCULATED AREA OF 15,502,728 SQUARE FEET OR 355.894 ACRES.

SITE DATA

OWNER:	McCune Ranch LLC 17480 N. Meridian Rd PO Box 36 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, RR-2.5, CC
Commercial:	7.908 ac
RR-2.5 Residential:	355.894 ac
RR-5 Residential:	402.858 ac

each rezone application should have their own zoning map. Please remove all information pertaining to a residential rezoning (comment applies to entire drawing)



EXISTING ZONING

PROPOSED ZONING

SHEET INDEX

Sheet 1 of 2: Zoning Plan
Sheet 2 of 2: Adjacent Property Owners

Land Planning
Landscape
Architecture
Urban Design



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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McCune

ZONING MAP

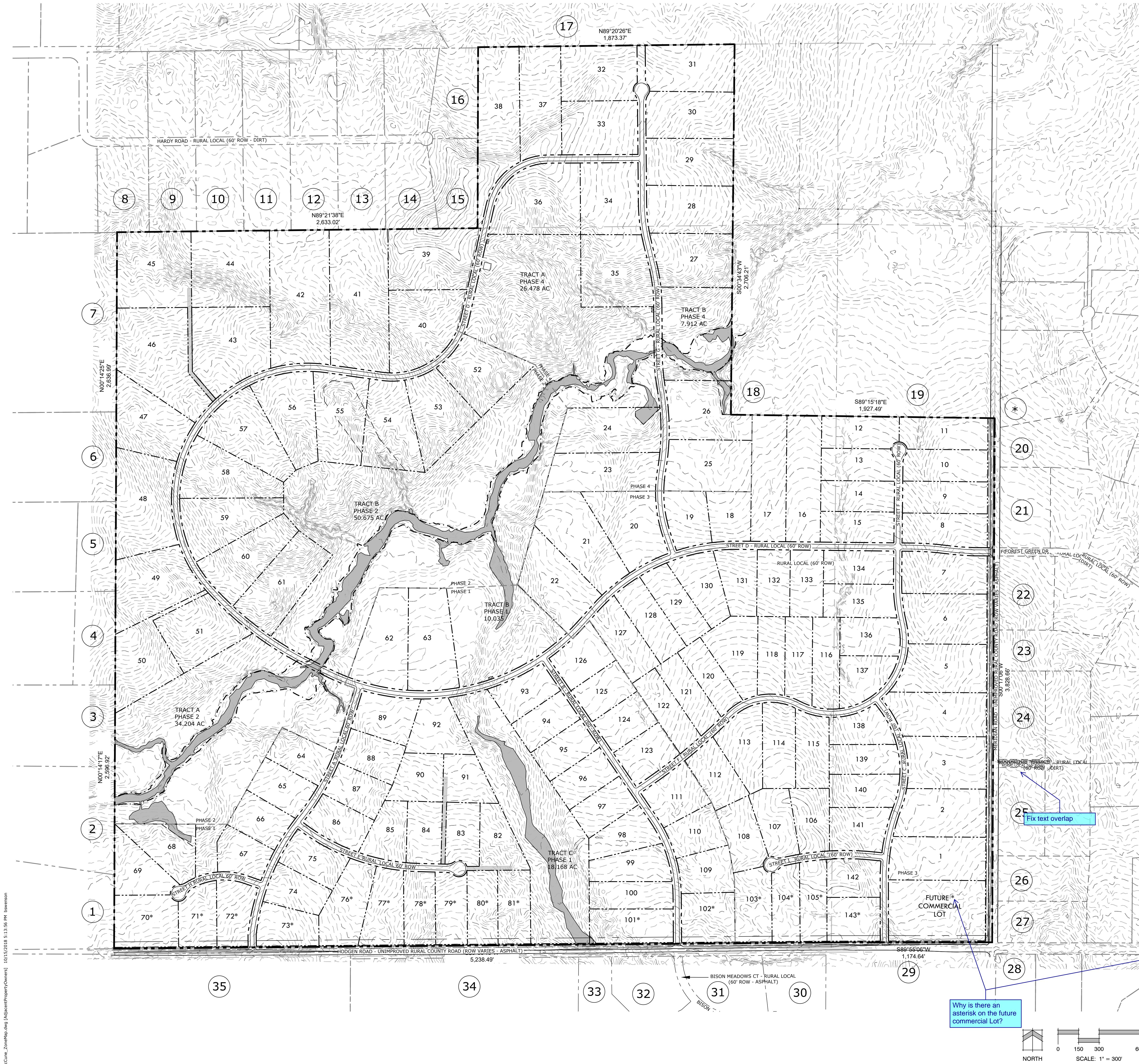
ENTITLEMENT

DATE: 10-12-18
PROJECT MGR: JBS
PREPARED BY: INITIAL SUBMITTAL

ZONING PLAN

1
1 of 2

P 18-XXX
CC-18-XXX



ADJACENT OWNER:

- | | |
|--|--|
| 1. 5123001017
Victor Verstraete
7225 ELLIS DR
WEATHERFORD TX 76088-8402 | 20. 4119002023
HANSEN DONALD M
HANSEN REBECCA A
12265 OLD BARN RD
ELBERT CO 80106-8935 |
| 2. 5123001016
Victor Verstraete
7225 ELLIS DR
WEATHERFORD TX 76088-8402 | 21. 4119002034
JEWETT DONALD Q & DIANN S
12120 FOREST GREEN DR
ELBERT CO 80106-8953 |
| 3. 5123001015
Mandy A Penny-Weber
17075 E GOSHAWK RD
COLORADO SPRINGS CO 80908-1661 | 22. 4119003003
GEIB KENT M
GEIB COLLEEN L
12125 FOREST GREEN DR
ELBERT CO 80106-8920 |
| 4. 5123000019
Carrol C Van Buskirk
17105 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1629 | 23. 4119003004
STRIEGEL SCOTT ANTHONY
STRIEGEL CHRYSAL
12255 FOREST GREEN DR
ELBERT CO 80106-8920 |
| 5. 5123000013
Loudermilk Living Trust
302 N 52nd Ave
Phoenix, AZ 85043-2723 | 24. 4119003005
SIMMONS LAWRENCE W
16785 N MERIDIAN RD
ELBERT CO 80106-8913 |
| 6. 5123000012
Vernon A Richards
17215 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1631 | 25. 4119003012
MCHUGH BRUCE W & DEBRA A
16725 N MERIDIAN RD
ELBERT CO 80106 |
| 7. 5123000046
Dale L & Emily A Grinder
17275 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1631 | 26. 4119003013
STIPPICH DAVID A
16575 N MERIDIAN RD
ELBERT CO 80106-8913 |
| 8. 5113001001
Toby Conquest
10825 HARDY RD
COLORADO SPRINGS CO 80908-1512 | 27. 4119003014
STOVALL KACEY D
11930 HODGEN RD
ELBERT CO 80106-8802 |
| 9. 5113001002
Mark Werner
10875 HARDY RD
COLORADO SPRINGS CO 80908-1512 | 28. 4130002014
DONIGIAN ARAM
DONIGIAN KRISTEN
16360 ARTESIAN TER
ELBERT CO 80106-8859 |
| 10. 5113001003
Mark C Gibney
Virginia A Gibney
10925 HARDY RD COLORADO
SPRINGS CO 80908-1553 | 29. 4100000274
SAN MIGUEL VALLEY CORP
7800 E DORADO PL STE 250
ENGLEWOOD CO 80111-2336 |
| 11. 5113001004
Donald D England
10975 HARDY RD
COLORADO SPRINGS CO 80908-1553 | 30. 5125102002
BRADY KEVIN P
BRADY FARIBA
174 STONE TOWN RD
RINGWOOD NJ 07456-1118 |
| 12. 5113001005
JANKOVSKY KRISTLE R
JANKOVSKY ZACHARY E
11025 HARDY RD
COLORADO SPRINGS CO 80908-1548 | 31. 5125102001
BANGHART TIMOTHY
BANGHART SHELLEY
9143 ARGENTINE PASS TRL
COLORADO SPRINGS CO 80924-7018 |
| 13. 5113001006
LARSEN KENNETH
LARSEN MARY K
11075 HARDY RD
COLORADO SPRINGS CO 80908-1548 | 32. 5125101005
LUND JEFFREY S
LUND BRIDGET H
11615 BISON MEADOWS CT
COLORADO SPRINGS CO 80908-1102 |
| 14. 5113001007
REDUS KIM
REDUS RANDY
PO BOX 88323
COLORADO SPRINGS CO 80908-8323 | 33. 5125101006
SNYDER JOHN D
SNYDER KATHERINE O
12348 GRAND TETON DR
PEYTON CO 80831-7083 |
| 15. 5113001008
OATES JACLYN M
11175 HARDY RD
COLORADO SPRINGS CO 80908-1550 | 34. 5100000482
THOMAS GEORGE WAYNE
THOMAS LINDA A
11285 HODGEN RD
COLORADO SPRINGS CO 80908-2300 |
| 16. 5113001009
PATTISON MICHAEL P
PATTISON JENNIFER S
11170 HARDY RD
COLORADO SPRINGS CO 80908-1549 | 35. 5100000474
NATIONAL AUDUBON SOCIETY A/K/A
NATIONAL AUDUBON SOCIETY INC
225 VARICK ST FL 7
NEW YORK NY 10014-4396 |
| 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 | * NO INFORMATION IS AVAILABLE
FOR THIS PARCEL ON THE EL PASO
COUNTY ASSESSORS WEBSITE. |
| 19. 4100000432
KING DAVID CHRISTOPHER
KING CHRISTINE LOUISE
16755 VINCENT
MONUMENT CO 80132 | |

Land Planning
Landscape
Architecture
Urban Design



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Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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McCune

ZONING MAP

ENTITLEMENT

DATE: BY: DESCRIPTION:
10-15-18 JBS INITIAL SUBMITTAL

ADJACENT PROPERTY
OWNERS

2

2 OF 2

P 18-XXX
CC-18-XXX

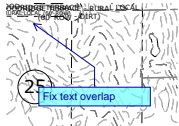
Markup Summary

dsdlaforce (2)



Subject: Callout
Page Label: [1] AdjacentPropertyOwners
Author: dsdlaforce
Date: 10/30/2018 12:47:36 PM
Color: ■

Why is there an asterisk on the future commercial Lot?



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Author: dsdlaforce
Date: 10/30/2018 12:47:36 PM
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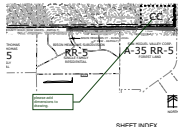
Fix text overlap

dsdruiz (3)



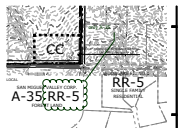
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Author: dsdruiz
Date: 11/6/2018 8:43:04 AM
Color: ■

each rezone application should have their own zoning map. Please remove all information pertaining to a residential rezoning (comment applies to entire drawing)



Subject: Callout
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Author: dsdruiz
Date: 11/6/2018 8:43:44 AM
Color: ■

please add dimensions to drawing.



Subject: Cloud+
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Author: dsdruiz
Date: 11/6/2018 8:45:20 AM
Color: ■

only A-35