

MARSHALL, CLARK, 8/20/2021 8:32 AM

SITE DATA:

OWNER:	CSJ NO 1 LLC 111 S. TEJON STREET, SUITE 222 COLORADO SPRINGS, CO 80903
PETITIONER/DEVELOPER:	GOODWIN KNIGHT 8605 EXPLORER DRIVE, SUITE 250 COLORADO SPRINGS, CO 80920 ATTN: DAVE MORRISON
PREPARER/APPLICANT:	HR GREEN DEVELOPMENT, LLC 7222 COMMERCE CENTER DRIVE, SUITE 220 COLORADO SPRINGS, CO 80919 ATTN: PHIL STUEPFERT, KEN HUHN
EXISTING ZONING:	RS-6000 CAD-0
PROPOSED ZONING:	PUD

PARCEL #	PARCELID	OWNER	ADDRESS	ZONING
1	5529118002	MESA RIDGE NO 2 LLC	111 S TEJON ST STE 222 COLORADO SPRINGS, CO, 80903-2246	N/A
2	5529117001	MESA RIDGE NO 1 LLLP	7765 PITCHER RD FOUNTAIN, CO, 80817-4833	N/A
3	5529105018	MUNIZ PAUL K	2759 PREAKNESS COLORADO SPRINGS CO, 80916-4373	RS-6000 CAD-0
4	5529105017	RIVERS RICHARD M	7565 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9399	RS-6000 CAD-0
5	5529105016	CIECIEREGA TOMASZ JAN	7555 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9399	RS-6000 CAD-0
6	5529105015	HUGHES JIMMIE A JR	7545 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9399	RS-6000 CAD-0
7	5529105014	SPOTO JOSEPH	2820 JULEP DR COLORADO SPRINGS CO, 80916-4358	RS-6000 CAD-0
8	5529105013	SIMPSON PETER J	13611 E 104TH AVE STE 800 PMB180 COMMERCE CITY CO, 80022-8	RS-6000 CAD-0
9	5529105012	LECONTE JUSTIN	7515 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9399	RS-6000 CAD-0
10	5529105011	BROWN JASON	7505 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9399	RS-6000 CAD-0
11	5529105010	BLAKE BRIAN E	7495 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9398	RS-6000 CAD-0
12	5529105009	CUPP MICHAEL J	4842 AUSTIN RD GUNPOWDER MD, 21010-1742	RS-6000 CAD-0
13	5529105008	FELICIANO FRANKIE	7475 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9398	RS-6000 CAD-0
14	5529105007	BELCHER RONALD F	112 MAGNOLIA CIR ENTERPRISE AL, 36330-1264	RS-6000 CAD-0
15	5529105006	MARTINEZ JUAN HERNANDEZ	7455 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9398	RS-6000 CAD-0
16	5529105005	GONZALES ALEX T JR	7445 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9398	RS-6000 CAD-0
17	5529105004	ALLEN LOUISE L	7435 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9398	RS-6000 CAD-0
18	5529105003	ALLEN TAHILIA	7425 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9398	RS-6000 CAD-0
19	5529105002	MACEDO ROBERTO JAVIER	7415 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9398	RS-6000 CAD-0
20	5529105001	BLASZKOWIAK THOMAS E	7405 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9398	RS-6000 CAD-0
21	5520416044	BOND TIANA	7395 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9392	RS-6000 CAD-0
22	5520416043	HARDER HELMUT TRUSTEE	3402 HANGLEWOOD LN PLS VRDS EST CA, 90274-4131	RS-6000 CAD-0
23	5520416042	CRESPO MARK	7375 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9392	RS-6000 CAD-0
24	5520416041	RUEGG AMANDA E	7365 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9392	RS-6000 CAD-0
25	5520416040	JONES RENE RAE	7355 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9392	RS-6000 CAD-0
26	5520416039	WATZKA PATRICIA C	7345 WOODY CREEK DR COLORADO SPRINGS CO, 80911-9392	RS-6000 CAD-0
27	5520425007	PEREZ FREDY A	7360 WOODY CREEK DR COLORADO SPRINGS CO, 80911-8310	RS-6000 CAD-0
28	5520425008	RODBOURN ALAN C	7370 WOODY CREEK DR COLORADO SPRINGS CO, 80911-8310	RS-6000 CAD-0
29	5520425009	MCQUEEN WILLIAM A JR	7385 SONGBIRD DR COLORADO SPRINGS CO, 80911-8321	RS-6000 CAD-0
30	5520427010	HAMADA-KEALE NARA NAMI	7475 POWDERWASH DR COLORADO SPRINGS CO, 80911-8306	RS-6000 CAD-0
31	5520427009	KOPINSKI CHARLES JAMES	7465 POWDERWASH DR COLORADO SPRINGS CO, 80911-8306	RS-6000 CAD-0
32	5520427008	JOHNSON SMITH JR	7455 POWDERWASH DR COLORADO SPRINGS CO, 80911-8306	RS-6000 CAD-0
33	5520427007	THORNTON HARLEY R	7445 POWDERWASH DR COLORADO SPRINGS CO, 80911-8306	RS-6000 CAD-0
34	5520427012	VELASQUEZ CHRISTOPHER G	7410 WOODY CREEK DR COLORADO SPRINGS CO, 80911-8309	RS-6000 CAD-0
35	5529104001	BOTELLO ANICETO MONTOYA	7430 WOODY CREEK DR COLORADO SPRINGS CO, 80911	RS-6000 CAD-0
36	5520427013	AGANON ANTHONY F	7465 FOXGLOVE CT COLORADO SPRINGS CO, 80911-8318	RS-6000 CAD-0
37	5520427014	MCKENNA JOHN A	7425 FOXGLOVE CT COLORADO SPRINGS CO, 80911-8318	RS-6000 CAD-0
38	5529104002	FLKOSKI RONALD J	7420 FOXGLOVE CT COLORADO SPRINGS CO, 80911-8317	RS-6000 CAD-0
39	5529104003	KEPHART MYRANDA BROOKE	7460 FOXGLOVE CT COLORADO SPRINGS CO, 80911	RS-6000 CAD-0
40	5529104004	MCKEE JOHN MARK	7480 FOXGLOVE CT COLORADO SPRINGS CO, 80911-8317	RS-6000 CAD-0
41	5529104005	TANIS WILLIAM JR	7490 WOODY CREEK DR COLORADO SPRINGS CO, 80911-8309	RS-6000 CAD-0
42	5529104006	KRAEMER EVAN GARY	7510 WOODY CREEK DR COLORADO SPRINGS CO, 80911-8308	RS-6000 CAD-0
43	5529104007	SEVEY KRYSTAL	7495 COTTAGE GROVE CT COLORADO SPRINGS CO, 80911-8316	RS-6000 CAD-0
44	5529104008	REYNOLDS ROBERT J	1770 SECLUSION PT APT C COLORADO SPRINGS CO, 80918-7960	RS-6000 CAD-0
45	5529104009	HARRIS STEVAN GRANT	7465 COTTAGE GROVE CT COLORADO SPRINGS CO, 80911-8316	RS-6000 CAD-0
46	5529104010	OPPERMAN ERIC JON	7445 COTTAGE GROVE CT COLORADO SPRINGS CO, 80911-8316	RS-6000 CAD-0
47	5529104012	ROETTGER RENEE M	7480 COTTAGE GROVE CT COLORADO SPRINGS CO, 80911-8315	RS-6000 CAD-0
48	5529104013	FUSS CALVIN TYLER	7560 WOODY CREEK DR COLORADO SPRINGS CO, 80911-8308	RS-6000 CAD-0
49	5521301069	WILLIAMS ULYSSES L	7356 CORAL RIDGE DR COLORADO SPRINGS CO, 80925-9409	PUD CAD-0
50	5521301070	MITCHELL HENRY D	7362 CORAL RIDGE DR COLORADO SPRINGS CO, 80925-9409	PUD CAD-0
51	5521301071	BOXLEY DAVID W	7368 CORAL RIDGE DR COLORADO SPRINGS CO, 80925-9409	PUD CAD-0
52	5521301072	BENZINGER RONALD L	7374 CORAL RIDGE DR COLORADO SPRINGS CO, 80925-9410	PUD CAD-0
53	5521301073	TURNER TRAPPER J	7380 CORAL RIDGE DR COLORADO SPRINGS CO, 80925-9410	PUD CAD-0
54	5521301074	KRAUSS ALLEN E	2339 MAJESTIC PLAINS CT COLORADO SPRINGS CO, 80915-1967	PUD CAD-0
55	5521301075	POUDYAL PRABIN	9722D WASHINGTON LOOP WATERTOWN NY, 13603	PUD CAD-0
56	5521301076	GODINHO KEVIN J	7398 CORAL RIDGE DR COLORADO SPRINGS CO, 80925-9410	PUD CAD-0
57	5521310012	HINES ROCHELLE D	7350 SILVERDALE ST COLORADO SPRINGS CO, 80911-9324	PUD CAD-0
58	5521310011	ARMETTA MICHAEL D	7361 CORAL RIDGE DR COLORADO SPRINGS CO, 80925-9409	PUD CAD-0
59	5528200005	GLEN INVESTMENT GROUP NO II LLC	3 WIDEFIELD BLVD COLORADO SPRINGS CO, 80911-2126	CS CAD-0
60	5528200006	MESA RIDGE JOINT VENTURE LLC	111 S TEJON ST STE 222 COLORADO SPRINGS CO, 80903-2246	CS CAD-0
61	5528200007	GLEN INVESTMENT GROUP NO II LLC	3 WIDEFIELD BLVD COLORADO SPRINGS CO, 80911-2126	CS CAD-0
62	5528000028	JENKINS CAROLYN S	111 S TEJON ST STE 222 COLORADO SPRINGS CO, 80903-2246	N/A
63	5528210011	DELIBERTI MICHAEL	7747 WHIPPLE PL FOUNTAIN CO, 80817-1452	N/A
64	N/A	N/A	N/A	N/A
65	5528210009	WALTON JAMES	7723 WHIPPLE PL FOUNTAIN CO, 80817-1452	N/A
66	5528210008	YOUNT JOSEPH	7710 WHIPPLE PL FOUNTAIN CO, 80817-1452	N/A
67	5528210007	GHIHLIOTTY WALDEMAR LINARES	7722 WHIPPLE PL FOUNTAIN CO, 80817-1452	N/A
68	5528210006	GROVES TIMOTHY J	7734 WHIPPLE PL FOUNTAIN CO, 80817-1452	N/A
69	5528210005	LEBRON JOSE	7758 WHIPPLE PL FOUNTAIN CO, 80817-1452	N/A
70	5528210004	JOHNVIN WILLIAM	7866 BRAXTON DR FOUNTAIN CO, 80817-1436	N/A
71	5528210003	SHAFFER JOSEPH L	7860 BRAXTON DR FOUNTAIN CO, 80817-1436	N/A
72	5528210002	HARROLD LEVI C	7854 BRAXTON DR FOUNTAIN CO, 80817-1436	N/A
73	5528210001	ROLLE KENNETH CHARLES	7848 BRAXTON DR FOUNTAIN CO, 80817-1436	N/A
74	5529113056	LOPEZ RAFAEL	7842 BRAXTON DR FOUNTAIN CO, 80817-1436	N/A
75	5529113055	ESPERO WILSHAWN	7836 BRAXTON DR FOUNTAIN CO, 80817-1436	N/A
76	5529113054	HARRISON CHRISTOPHER M	7830 BRAXTON DR FOUNTAIN CO, 80817-1436	N/A
77	5529113053	FERRER PEDRO ELIUD	7824 BRAXTON DR FOUNTAIN CO, 80817-1436	N/A
78	5529113052	GORDON STEPHEN AARON	7818 BRAXTON DR FOUNTAIN CO, 80817-1436	N/A
79	5529100018	FOUNTAIN MUTUAL IRRIGATION CO	PO BOX 75292 COLORADO SPRINGS CO, 80970-5292	N/A

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

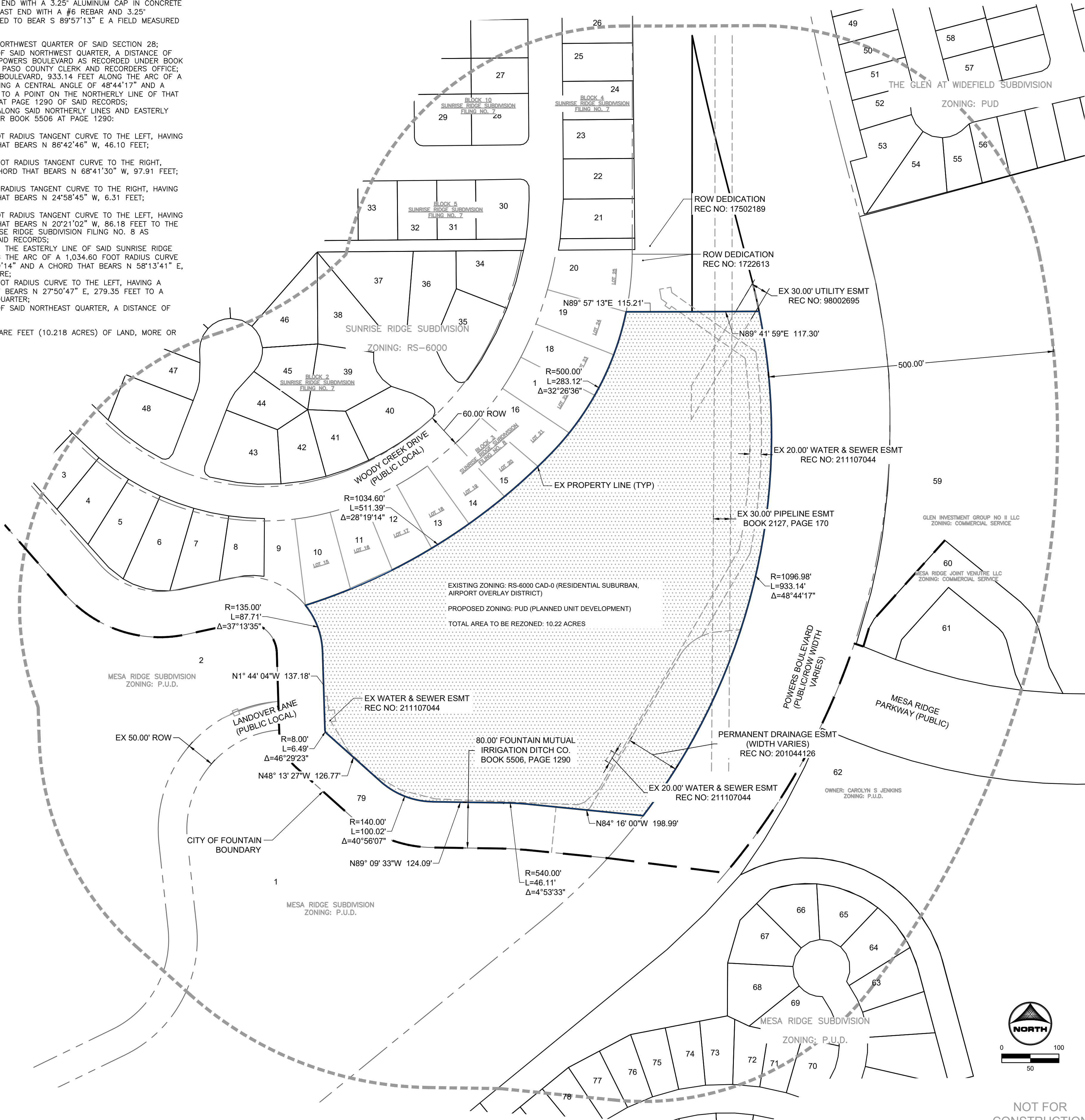
BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, MONUMENTED AT THE WEST END WITH A 3.25" ALUMINUM CAP IN CONCRETE STAMPED "PLS 4842" AND MONUMENTED AT THE EAST END WITH A #6 REBAR AND 3.25" ALUMINUM CAP STAMPED "PLS 38141" AND ASSUMED TO BEAR S 89°57'13" E A FIELD MEASURED DISTANCE OF 2,652.37 FEET.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 89°41'59" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 117.30 FEET TO A POINT ON THE WEST LINE OF POWERS BOULEVARD AS RECORDED UNDER BOOK 6788 AT PAGE 531 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE; THENCE ALONG THE WEST LINE OF SAID POWERS BOULEVARD, 933.14 FEET ALONG THE ARC OF A 1,096.98 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°44'17" AND A CHORD THAT BEARS S 12°56'23" W, 905.26 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290 OF SAID RECORDS; THENCE OF THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTHERLY LINES AND EASTERLY LINES OF SAID PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290:

- 1) N 84°16'00" W, A DISTANCE OF 198.99 FEET;
 - 2) 46.11 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°53'33" AND A CHORD THAT BEARS N 86°42'46" W, 46.10 FEET;
 - 3) N 89°09'33" W, A DISTANCE OF 124.09 FEET;
 - 4) 100.02 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40°56'07" AND A CHORD THAT BEARS N 68°41'30" W, 97.91 FEET;
 - 5) N 48°13'27" W, A DISTANCE OF 126.77 FEET;
 - 6) 6.49 FEET ALONG THE ARC OF AN 8.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46°29'23" AND A CHORD THAT BEARS N 24°58'45" W, 6.31 FEET;
 - 7) N 01°44'04" W, A DISTANCE OF 137.18 FEET;
 - 8) 87.71 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°13'35" AND A CHORD THAT BEARS N 20°21'02" W, 86.18 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 3, SUNRISE RIDGE SUBDIVISION FILING NO. 8 AS RECORDED UNDER RECEPTION NO. 1722613 OF SAID RECORDS;
- THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY LINE OF SAID SUNRISE RIDGE SUBDIVISION FILING NO. 8: 1) 511.39 FEET ALONG THE ARC OF A 1,034.60 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°19'14" AND A CHORD THAT BEARS N 58°13'41" E, 506.20 FEET TO A POINT OF COMPOUND CURVATURE;
- 2) 283.12 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°26'36" AND A CHORD THAT BEARS N 27°50'47" E, 279.35 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;
- THENCE N 89°57'13" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 115.21 FEET TO THE POINT OF BEGINNING.


CONTAINING A CALCULATED AREA OF 445,104 SQUARE FEET (10.218 ACRES) OF LAND, MORE OR LESS.

TO BE PLATTED AS "THE COTTAGES AT MESA RIDGE"



DRAWN BY: CBM	JOB DATE: 8/20/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 200541	0" = 1"
CAD DATE: 8/20/2021		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\200541\CAD\Draws\C\Rezone\Rezone_Map		

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.300.4140 TOLL FREE: 800.728.7805
FAX: 844.273.1057 | HRGreen.com

THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO



REZONE EXHIBIT
REZONE MAP

SHEET
RZ

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