

# WATERVIEW NORTH

## INDUSTRIAL ZONING - I-2

LOCATED IN A PORTION OF SECTIONS 8 & 9,  
T15S, R65W OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO

### LEGEND

WATERVIEW NORTH BOUNDARY	---
EXISTING PARCEL LINE	---
EXISTING RIGHT OF WAY	---
EXISTING PROPERTY EASEMENTS	---
EXISTING PROPERTY SECTION LINE	---
PROPOSED ZONE BOUNDARY	---

### SITE DATA

NAME OF SUBDIVISION: WATERVIEW NORTH  
 EXISTING ZONING: A-5  
 PROPOSED ZONING: CS, I-2, RM-12, RM-30, RS-5000  
 PROPOSED USE: RELATIVE TO PROPOSED ZONES  
 AREA: 116.53 AC. (22.07 AC CS, 26.05 AC I-2, 34.53 AC RM-12,  
 10.34 AC RM-30, 23.54 AC RS-5000)  
 MAXIMUM NO. OF RESIDENTIAL UNITS: 850

NOTE:  
 ALL USE AND SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

### SUBDIVIDER/PETITIONER

CPR ENTITLEMENTS, LLC  
 31 N. TEJON ST., SUITE 500  
 COLORADO SPRINGS, CO 80903  
 719-377-0244

### PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC  
 31 N. TEJON ST., SUITE 500  
 COLORADO SPRINGS, CO 80903  
 719-227-7388

### LAND OWNERS

CPR ENTITLEMENTS, LLC  
 31 N. TEJON ST., SUITE 500  
 COLORADO SPRINGS, CO 80903  
 719-377-0244

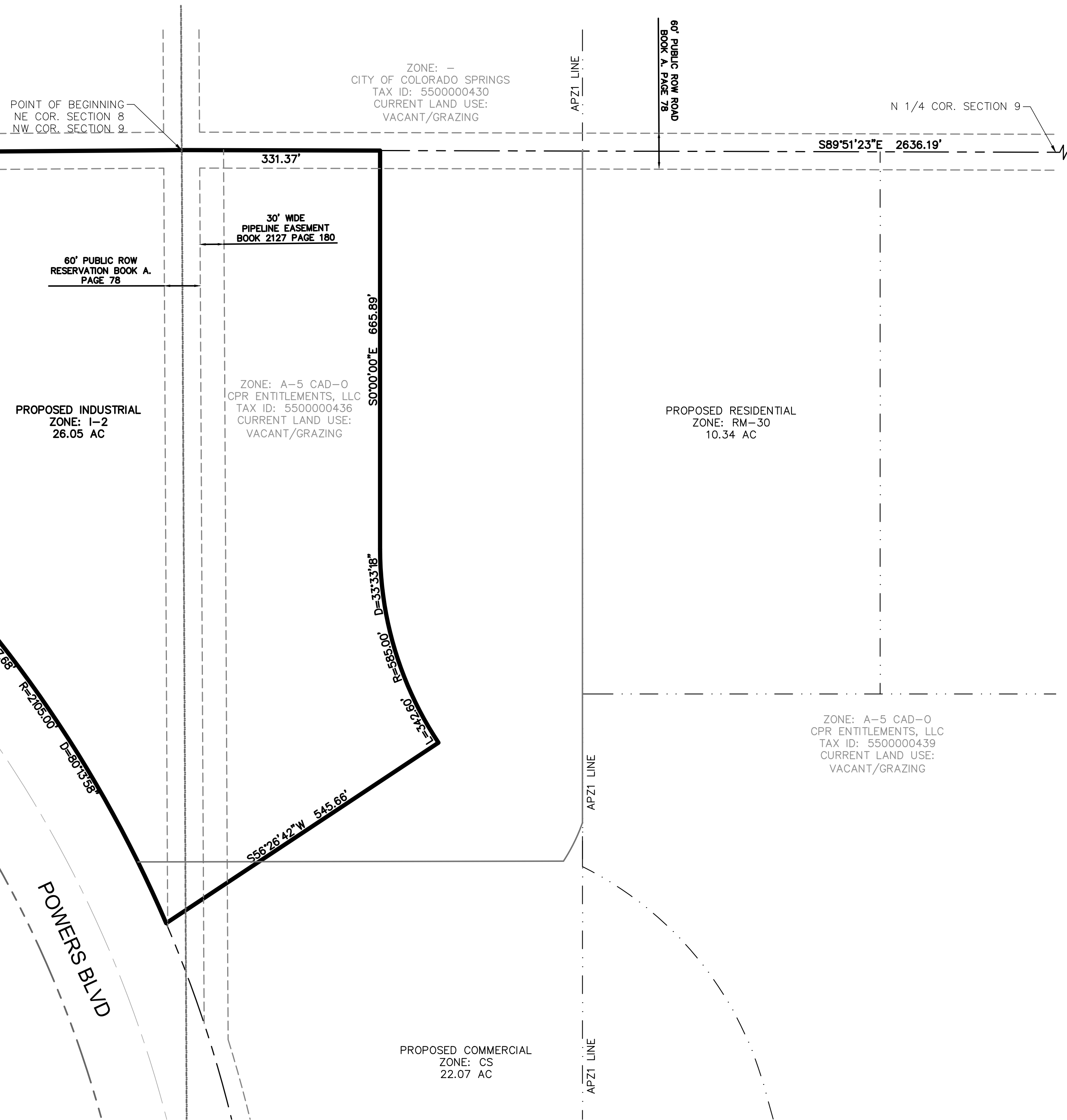
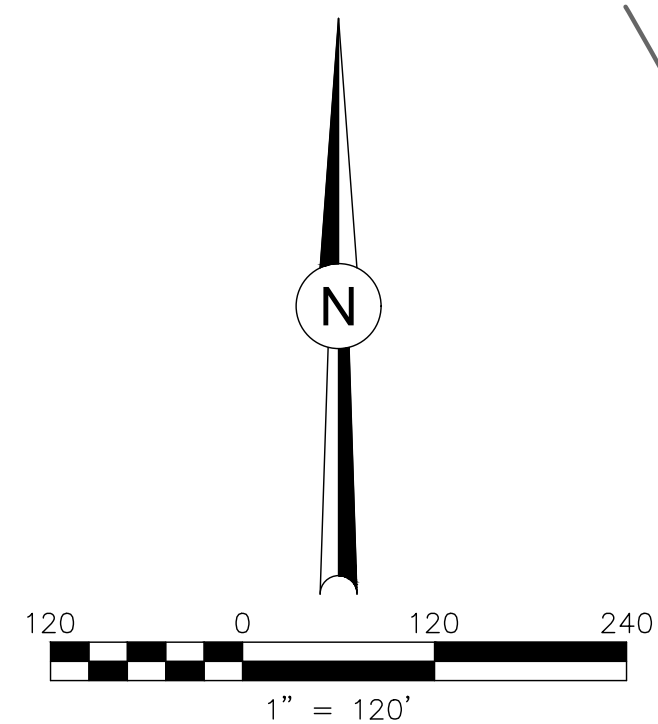
ZONE: A-5  
 RANKIN HOLDINGS LP,  
 BLUME, EUGENIA M. & BASIL E. TRUST  
 JUDY R. TIMM  
 TAX ID: 5500000333  
 CURRENT LAND USE:  
 VACANT/GRAZING

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 9;  
 THENCE S81°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 331.37 FEET;  
 THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 665.89 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 342.60 FEET, A DELTA ANGLE OF 33°33'18", WHOSE LONG CHORD BEARS S16°46'39"E A DISTANCE OF 337.73 FEET;  
 THENCE S56°26'42"W A DISTANCE OF 545.66 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BLVD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21) OF THE RECORDS OF SAID EL PASO COUNTY;  
 THE FOLLOWING COURSE IS ON SAID RIGHT-OF-WAY LINE:  
 THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2462.00 FEET, A DELTA ANGLE OF 67°00'46", WHOSE LONG CHORD BEARS N56°40'27"W A DISTANCE OF 2324.05 FEET TO THE NORTH LINE OF THE NE ¼ OF SAID SECTION 8;  
 THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8 AND THE POINT OF BEGINNING.

PARCEL CONTAINS 1,134,540 SQUARE FEET OR 26.045 ACRES MORE OR LESS



**DSE** Dakota Springs Engineering

31 N. TEJON, SUITE 500  
 COLORADO SPRINGS, CO 80903  
 P: (719) 227-7388  
 F: (719) 227-7392

48 HOURS BEFORE YOU DIG,  
 CALL UTILITY LOCATORS  
**1-800-922-1987**  
 CITY OF COLORADO UTILITIES  
 GAS, ELECTRIC, WATER AND WASTEWATER  
 719-377-0002

DESIGNED BY: JUM DATE: 03.12.21

DRAWN BY: JUM DATE: 03.22.21

CHECKED BY: DATE:

SCALE: 1" = 120'

HORIZ: N/A

VERT: N/A

STATION: FROM: TO:

**WATERVIEW NORTH**

**INDUSTRIAL ZONING - I-2**

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER:  
**0219-05**

SHEET **1** OF **1**

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