

ZONING MAP THOMPSON THRIFT - VENETUCCI

COMMENCING AT THE NORTHWESTERLY CORNER OF SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECORDED UNDER RECEPTION NO. 222714970, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECORDED UNDER RECEPTION NO. 222714970, EL PASO COUNTY, COLORADO; THENCE N 53° 59' 29" E, ALONG THE NORTHERLY LINE OF SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4 (BASIS OF BEARING), A DISTANCE OF 226.24 FEET TO THE POINT OF BEGINNING;

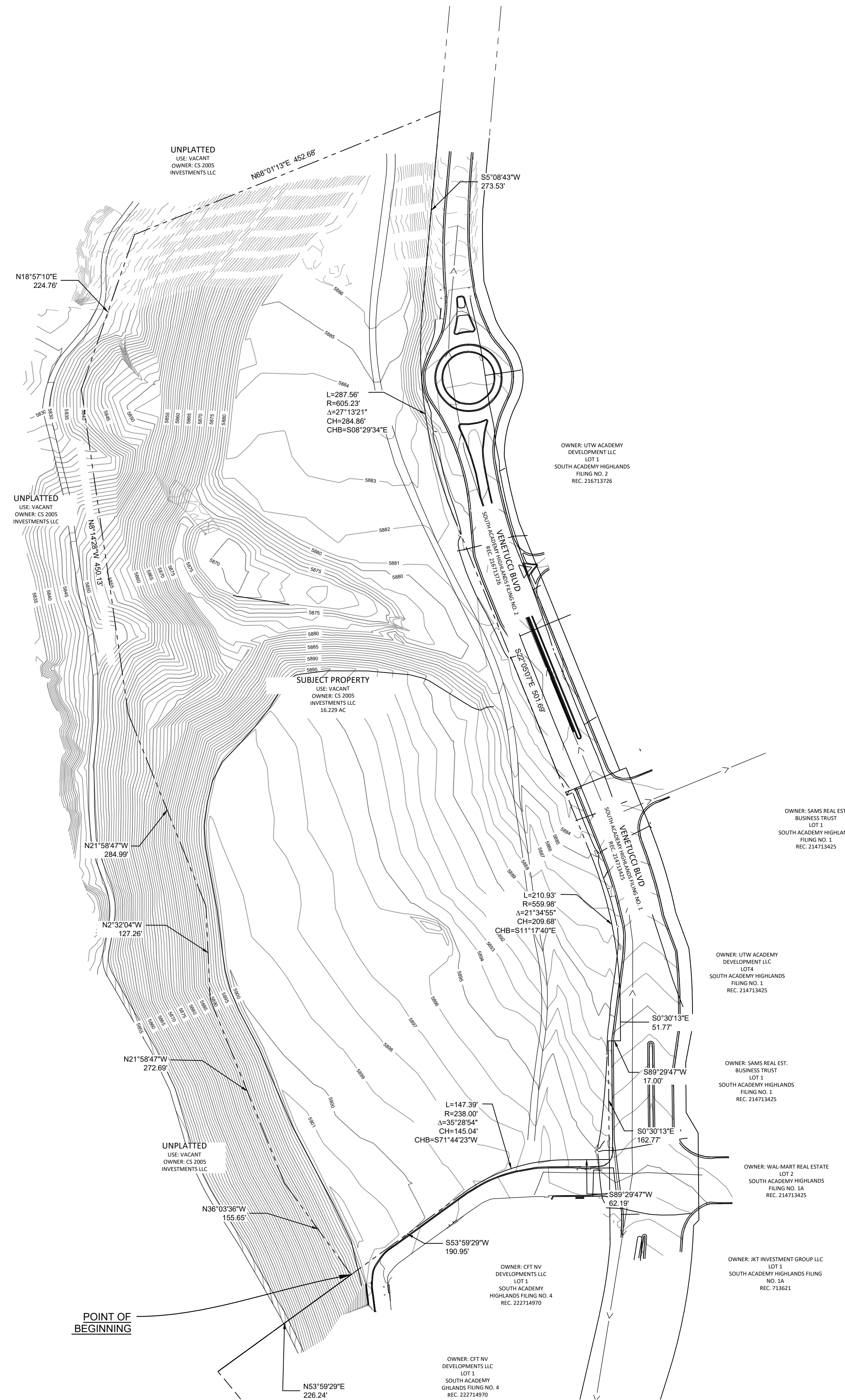
THENCE N 36° 03' 36" W, A DISTANCE OF 155.65 FEET;
 THENCE N 21° 58' 47" W, A DISTANCE OF 272.69 FEET;
 THENCE N 02° 32' 04" W, A DISTANCE OF 127.26 FEET;
 THENCE N 21° 58' 47" W, A DISTANCE OF 284.99 FEET;
 THENCE N 08° 14' 28" W, A DISTANCE OF 450.13 FEET;
 THENCE N 18° 57' 10" E, A DISTANCE OF 224.76 FEET;
 THENCE N 68° 01' 13" E, A DISTANCE OF 452.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VENETUCCI BOULEVARD;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID VENETUCCI BOULEVARD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

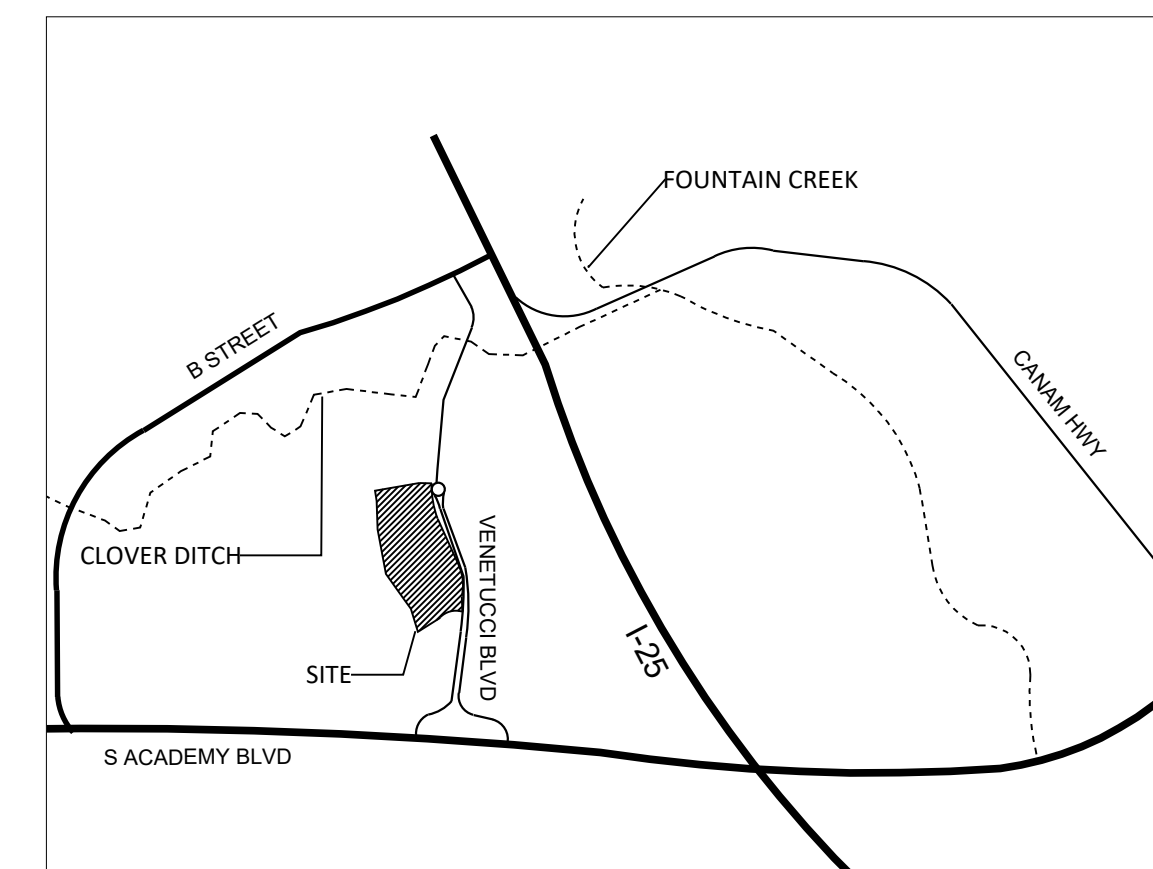
- 1) THENCE S 05° 08' 43" W, A DISTANCE OF 273.53 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 605.23 FEET, A CENTRAL ANGLE OF 27° 13' 21" AND AN ARC LENGTH OF 287.56 FEET, THE CHORD OF WHICH BEARS S 08° 29' 34" E, A DISTANCE OF 284.86 FEET;
- 3) THENCE S 22° 05' 07" E, A DISTANCE OF 501.69 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 559.98 FEET, A CENTRAL ANGLE OF 21° 34' 55", AND AN ARC LENGTH OF 210.93 FEET, THE CHORD OF WHICH BEARS S 11° 17' 40" E, A DISTANCE OF 209.68 FEET;
- 5) THENCE S 00° 30' 13" E, A DISTANCE OF 51.77 FEET;
- 6) THENCE S 89° 29' 47" W, A DISTANCE OF 17.00 FEET;
- 7) THENCE S 00° 30' 13" E, A DISTANCE OF 162.77 FEET TO A POINT ON THE NORTH LINE OF LOT 1, SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4;

THENCE ALONG THE NORTH LINES OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) THENCE S 89° 29' 47" W, A DISTANCE OF 62.19 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 238.00 FEET, A CENTRAL ANGLE OF 35° 28' 54", AND AN ARC LENGTH OF 147.39 FEET, THE CHORD OF WHICH BEARS S 71° 44' 23" W, A DISTANCE OF 145.04 FEET;
- 3) THENCE S 53° 59' 29" W, A DISTANCE OF 190.95 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 706,949 SQUARE FEET OR 16.229 ACRES, MORE OR LESS.



VICINITY MAP



SITE DATA

Tax ID Number:	6504300049
Total Area:	15.426 AC
Concept Zoning:	PUD
Proposed Zoning:	RM-30
Current Use:	Vacant
Sketch Plan:	South Academy Station

PROJECT TEAM

OWNER:	CS 2005 INVESTMENT LLC 10801 W CHARLESTON BLVD, SUITE 170 LAS VEGAS, NV 89135
APPLICANT:	THOMPSON THRIFT RESIDENTIAL 111 MONUMENT CIRCLE, SUITE 1500 INDIANAPOLIS, IN 46204
CONSULTANT:	N.E.S. INC. 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903



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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THOMPSON THRIFT VENETUCCI

ZONING MAP

VENETUCCI BLVD.

DATE:	05.01.24
PROJECT MGR:	K. JOHNSON
PREPARED BY:	T. KNAB

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

REZONE MAP

SHEET TITLE

1

SHEET NUMBER

1 OF 1

PLAN FILE #

REZONE MAP EXHIBIT

