

# 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

(PER TITLE COMMITMENT ORDER NO. NCS-1171373-INDY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2024 AT 5:00 P.M.)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: 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 OF SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4 (BASIS OF BEARING), A DISTANCE OF 226.24 FEET TO THE POINT OF BEGINNING;

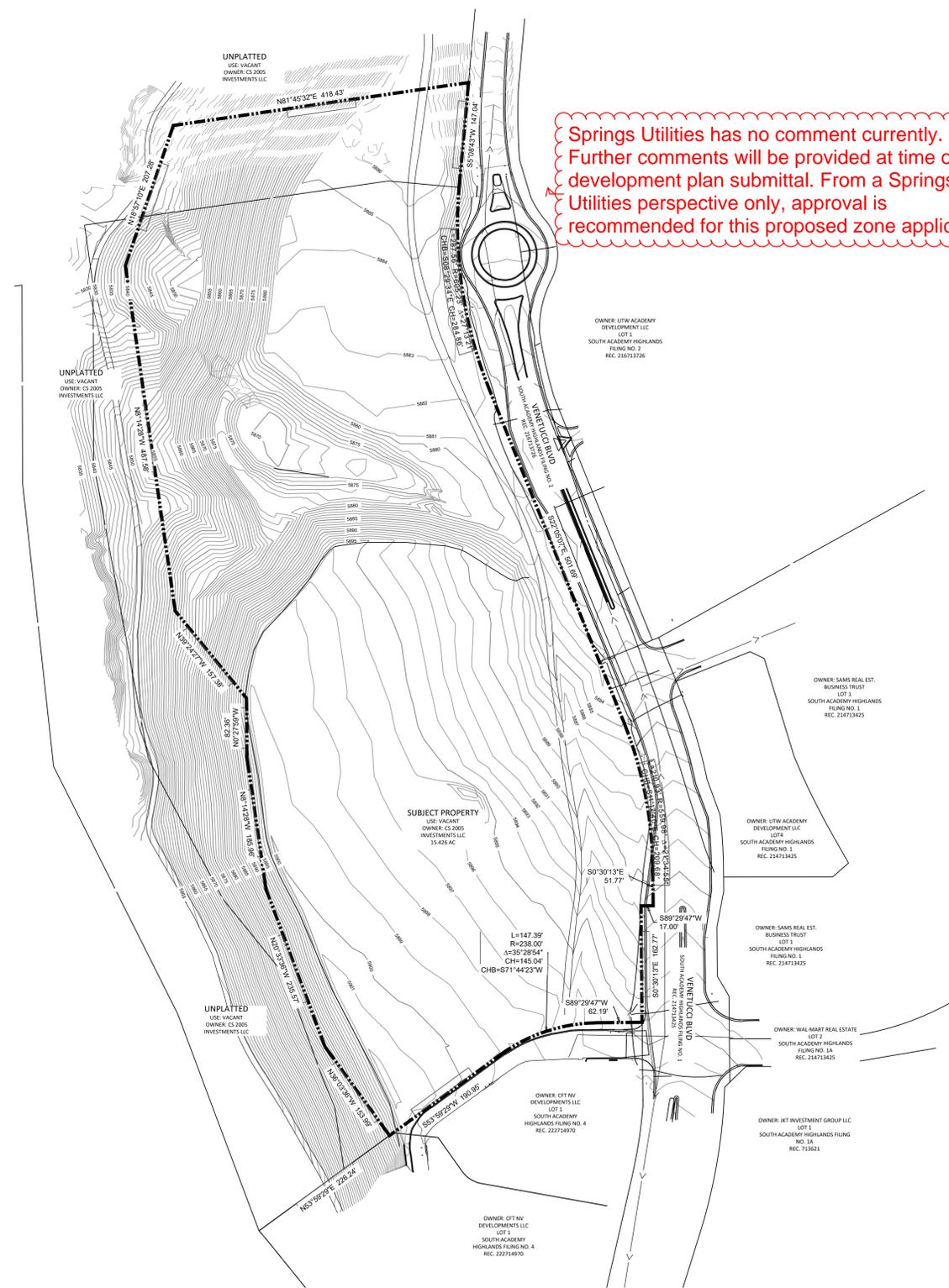
THENCE N 36° 03' 36" W, A DISTANCE OF 153.99 FEET;  
 THENCE N 20° 33' 36" W, A DISTANCE OF 235.57 FEET;  
 THENCE N 08° 14' 28" W, A DISTANCE OF 185.96 FEET;  
 THENCE N 00° 27' 59" W, A DISTANCE OF 82.36 FEET;  
 THENCE N 39° 24' 27" W, A DISTANCE OF 157.38 FEET;  
 THENCE N 08° 14' 28" W, A DISTANCE OF 487.58 FEET;  
 THENCE N 18° 57' 10" E, A DISTANCE OF 207.28 FEET;  
 THENCE N 81° 45' 32" E, A DISTANCE OF 418.43 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 147.04 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;

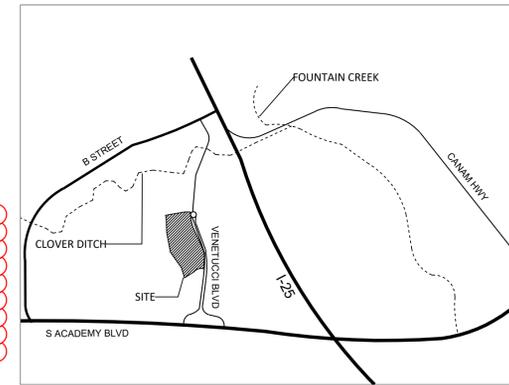
THENCE ALONG THE NORTH LINES OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 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 671,969 SQUARE FEET OR 15.426 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



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## THOMPSON THRIFT VENETUCCI

### ZONING MAP

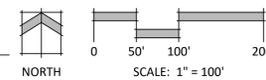
VENETUCCI BLVD.

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

## REZONE MAP

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1 OF 1



PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH  
STAMP  
ISSUE INFO  
SHEET TITLE  
SHEET NUMBER  
PLAN FILE #