

# RHETORIC RM-30 REZONE

THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

## ZONING MAP EXHIBIT

### SITE DATA

Tax ID Numbers: 5222400003 & 5300000743  
 Zoning Map Area: 20.0232 AC  
 Sketch Plan: Sterling Ranch Sketch Plan  
 Current Zoning: I-3 & RR-5  
 Proposed Zoning: RM-30

### PROJECT TEAM

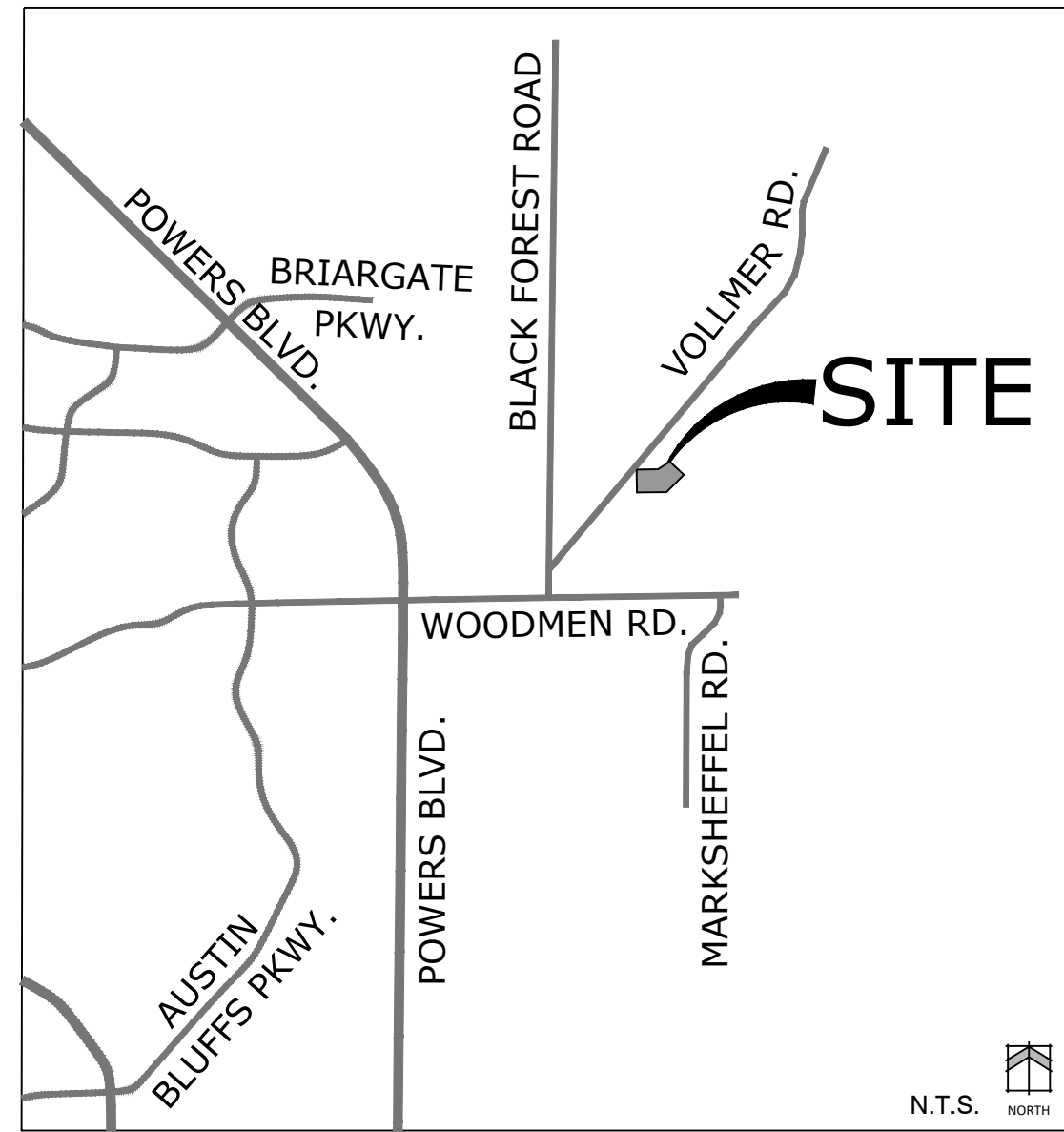
**OWNER/APPLICANT:** Rhetoric, LLC  
 20 Boulder Crescent, Suite 200  
 Colorado Springs, CO 80903  
 (719) 964-0064

**OWNER:** SR Land, LLC  
 20 Boulder Crescent  
 Colorado Springs, CO 80903

**CONSULTANT:** N.E.S. Inc.  
 619 N. Cascade Ave., Suite 200  
 Colorado Springs, CO 80903  
 (719) 471-0073

**SURVEYOR:** JR Engineering  
 5475 Tech Center Drive, Suite 235  
 Colorado Springs, CO 80919  
 (719) 593-2933

### VICINITY MAP

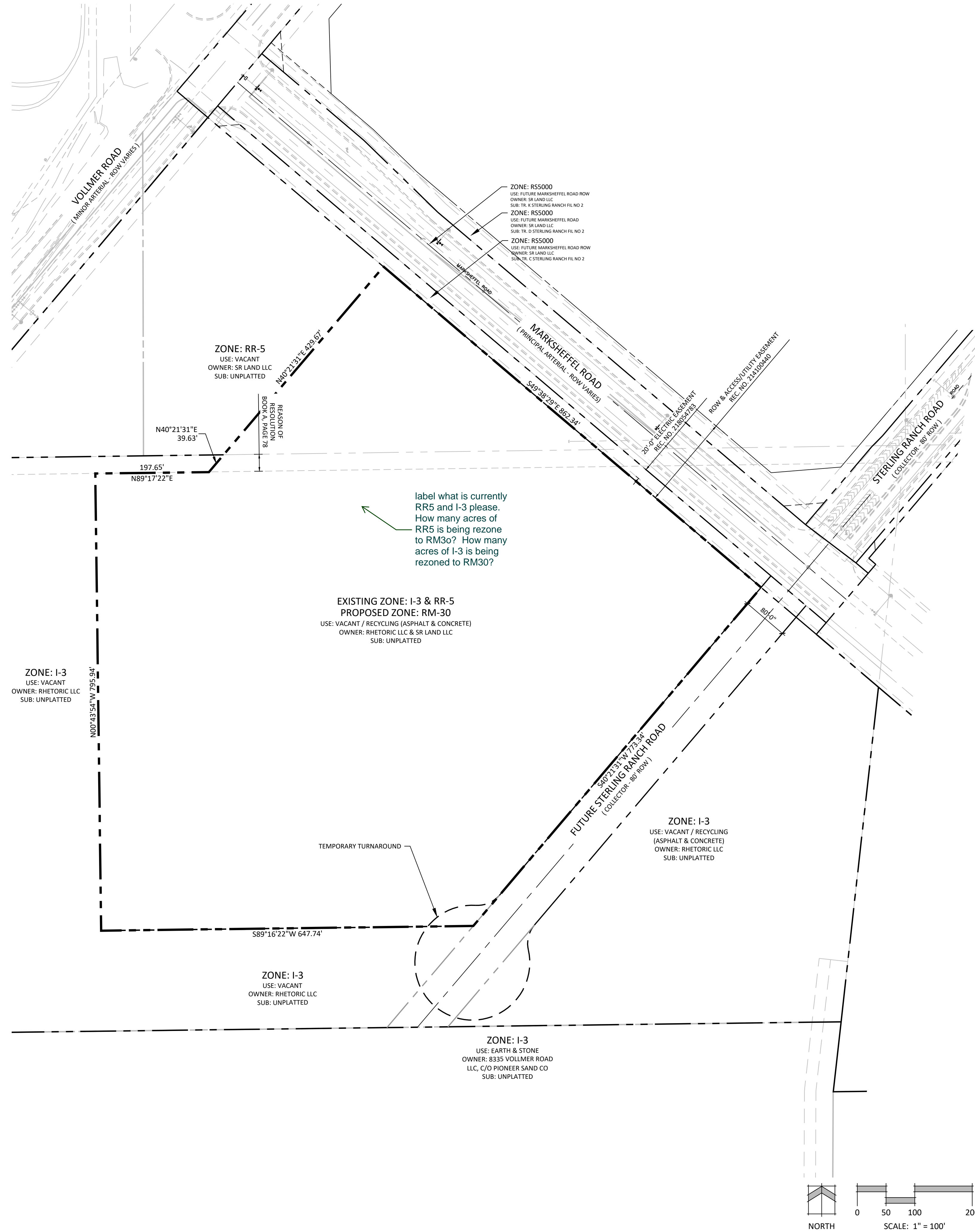


### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THOSE PROPERTIES RECORDED UNDER RECEPTION NOS. 221096379 AND 221184766 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 5 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376" AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 4842 1996", BEARING S89°14'13"W. COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, N89°12'38"E A DISTANCE OF 139.40 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, N40°21'31"E A DISTANCE OF 429.67 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT C, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE ON SAID WESTERLY LINE, S49°38'29"E A DISTANCE OF 862.34 FEET; THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:

1. S40°21'31"W A DISTANCE OF 773.34 FEET;
  2. S89°16'22"W A DISTANCE OF 647.74 FEET;
  3. N00°43'54"W A DISTANCE OF 795.94 FEET;
  4. N89°17'22"E A DISTANCE OF 197.65 FEET;
  5. N40°21'31"E A DISTANCE OF 39.63 FEET, TO THE POINT OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 872,211 SQUARE FEET OR 20.0232 ACRES.



N.E.S. Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## RHETORIC ZONING MAP

MARKSHEFFEL & VOLLMER

DATE: 07.25.2022  
 PROJECT MGR: B. SWENSON  
 PREPARED BY: B. HALSTEN

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

## RM-30 ZONING MAP EXHIBIT

# 1

SHEET NUMBER

PLAN FILE #

# Zoning Masp \_V1.pdf Markup Summary 8-23-2022

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dsdparsons (1)

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label what is currently  
RR5 and I-3 please.  
How many acres of  
RR5 is being rezoned  
to RM30? How many  
acres of I-3 is being  
rezoned to RM30?

EXISTING ZONE: I-3 & RR-5

**Subject:** Callout  
**Page Label:** [1] Zoning Map RM-30  
**Author:** dsdparsons  
**Date:** 8/23/2022 1:13:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label what is currently RR5 and I-3 please. How many acres of RR5 is being rezoned to RM30? How many acres of I-3 is being rezoned to RM30?