

MONUMENT HILL REZONE

LOT 1, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1 AND THAT PART OF THE S.W. 1/4
OF THE N.W. 1/4 OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

BOUNDARY DESCRIPTION:

PARCEL 1:
LOT 1, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 2:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. LYING EAST OF THE EAST LINE OF THAT TRACT CONVEYED TO THE STATE HIGHWAY DEPARTMENT BY QUITCLAIM DEED RECORDED SEPTEMBER 8, 1948 IN BOOK 1185 AT PAGE 458, ALSO DESCRIBED AS:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 996.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 25 DESCRIBED IN THAT DEED TO THE STATE HIGHWAY DEPARTMENT RECORDED SEPTEMBER 8, 1948 IN BOOK 1185 AT PAGE 458, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE PARCEL DESCRIBED; THENCE ON A DEFLECTION ANGLE TO THE LEFT 95°08'20" AND ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1334.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 95°00'36" AND ALONG SAID NORTHERLY LINE 441.95 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 90°16'15" AND ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1329.88 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 89°51'29" AND ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 319.15 FEET TO THE POINT OF BEGINNING.

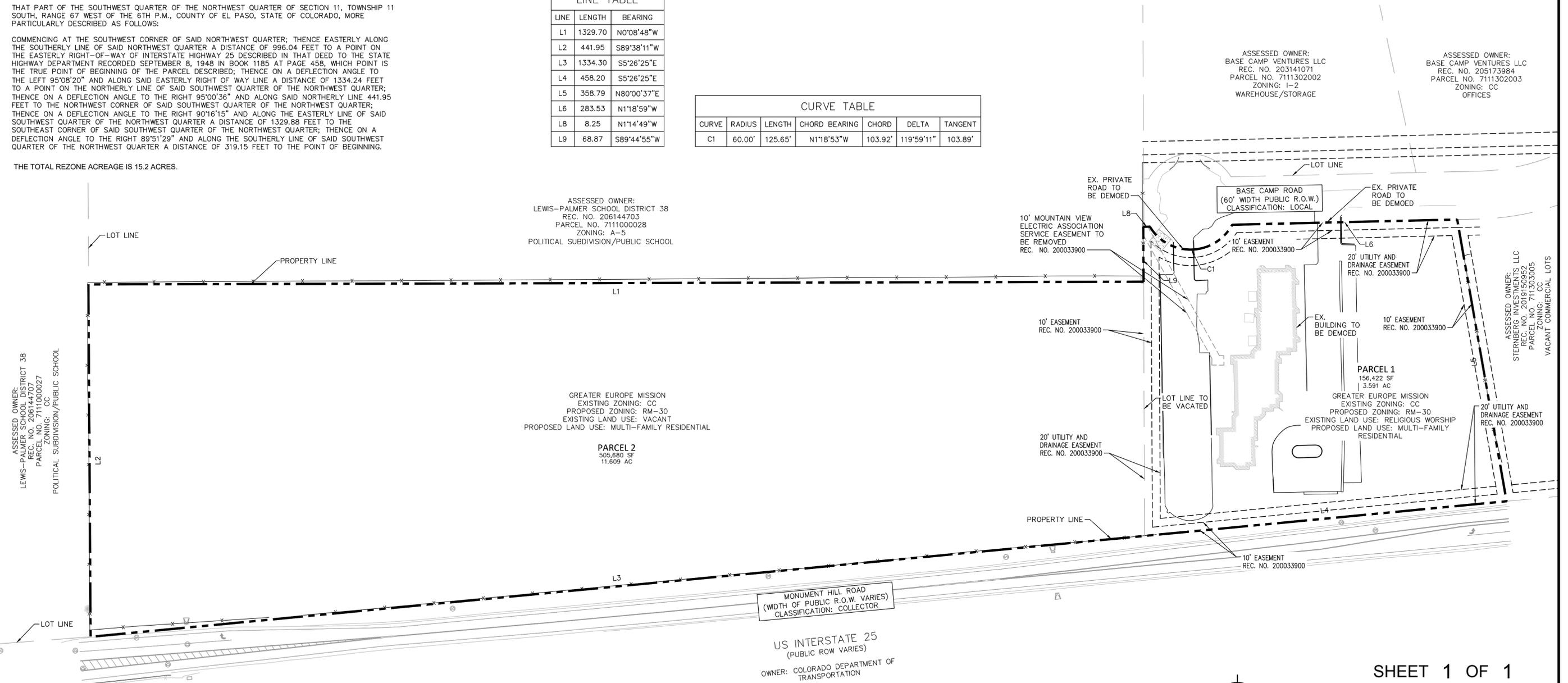
LINE TABLE		
LINE	LENGTH	BEARING
L1	1329.70	N0°08'48"W
L2	441.95	S89°38'11"W
L3	1334.30	S5°26'25"E
L4	458.20	S5°26'25"E
L5	358.79	N80°00'37"E
L6	283.53	N1°18'59"W
L8	8.25	N1°14'49"W
L9	68.87	S89°44'55"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	60.00'	125.65'	N1°18'53"W	103.92'	119°59'11"	103.89'

THE TOTAL REZONE ACREAGE IS 15.2 ACRES.

LEGEND:

PROPERTY LINE
 LOT LINE



ASSESSED OWNER:
 LEWIS-PALMER SCHOOL DISTRICT 38
 REC. NO. 206144707
 PARCEL NO. 7111000027
 ZONING: CC
 POLITICAL SUBDIVISION/PUBLIC SCHOOL

ASSESSED OWNER:
 LEWIS-PALMER SCHOOL DISTRICT 38
 REC. NO. 206144703
 PARCEL NO. 7111000028
 ZONING: A-5
 POLITICAL SUBDIVISION/PUBLIC SCHOOL

GREATER EUROPE MISSION
 EXISTING ZONING: CC
 PROPOSED ZONING: RM-30
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

PARCEL 2
 505,880 SF
 11.609 AC

ASSESSED OWNER:
 BASE CAMP VENTURES LLC
 REC. NO. 203141071
 PARCEL NO. 7111302002
 ZONING: I-2
 WAREHOUSE/STORAGE

ASSESSED OWNER:
 BASE CAMP VENTURES LLC
 REC. NO. 205173984
 PARCEL NO. 7111302003
 ZONING: CC
 OFFICES

ASSESSED OWNER:
 STERBER INVESTMENTS LLC
 REC. NO. 20191450952
 PARCEL NO. 71113030005
 ZONING: CC
 VACANT COMMERCIAL LOTS

SHEET 1 OF 1

DATE: 10/26/2022



Kimley»Horn

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