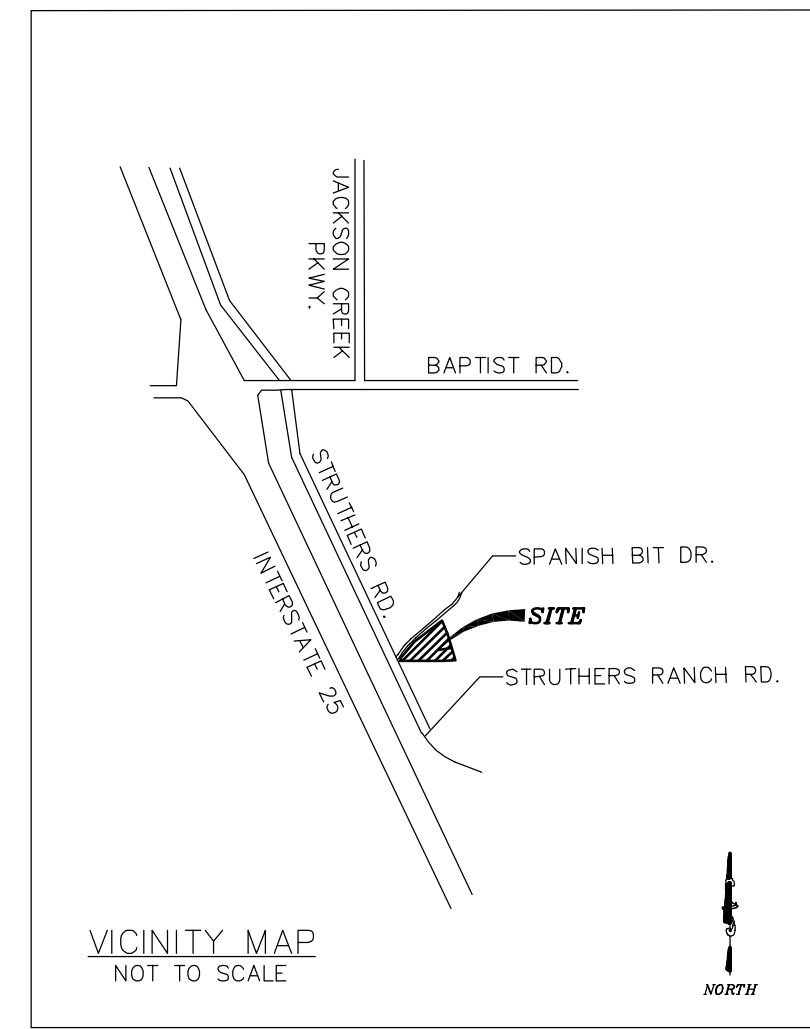


# Cathedral Rock Commons

Spanish Bit Drive  
MONUMENT, COLORADO 80917  
6.57 ACRES  
REZONE MAP

Much of the information presented on this map is not necessary. There should be nothing shown on the zoning map since the site is currently vacant. You can show the proposed buildings to illustrate how setbacks will be met, but they should be clearly depicted as "proposed" so there is no confusion as to what the site looks like today.

Remove all the details on adjacent properties.



**Legal description:**  
A tract of land in the Northeast quarter of the Southwest quarter in Section 36 in Township 11 South in Range 67 West of the 6th P.M., El Paso County, Colorado described as follows:  
Beginning at the Southwest corner of Lot 26, Chaparral Hills, as recited in Plat Book T-2 at Page 2 in the records of El Paso County, Colorado, said point being on the South line of said Northeast quarter of the Southwest quarter; thence S 89 degrees 59 minutes 08 seconds W on said south line, 880.00 feet to a point of intersection with the Northeastly line of a tract described by deed to the Department of Highways, State of Colorado, recorded August 12, 1963 in Book 1869 of Page 746 under Reception No. 301954 of the records of El Paso County, Colorado; thence N 24 degrees 59 minutes 35 seconds W, on said Northeastly line, 61.00 feet to a point of intersection with the Southeastly line of Spanish Bit Drive as platted in said Chaparral Hills; thence along the said Southeastly line of Spanish Bit Drive for the following five courses, 165 degrees 00 minutes 25 seconds E, 166.80 feet to a point of curve; thence on a curve to the left, through a central angle of 29 degrees 52 minutes 41 seconds, having a radius of 330.28 feet; an arc distance of 278.38 feet; thence N 15 degrees 07 minutes 44 seconds E, 167.67 feet to a point of curve; thence on a curve to the right through a central angle of 14 degrees 19 minutes 10 seconds, having a radius of 470.00 feet; an arc distance of 117.46 feet; thence N 49 degrees 26 minutes 54 seconds E, 700.71 feet to the Point of Beginning, except that portion conveyed by Special Warranty Deed recorded January 2, 2007 at Reception No. 207000186, El Paso County, Colorado.

Containing 6.576 acres "net" (286,453 square feet), more or less.

**NOTES:**  
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0287 F (EFFECTIVE DATE MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE BAPTIST ROAD RURAL TRANSPORTATION AUTHORITY AS EVIDENCED BY CERTIFICATE OF ORGANIZATION RECORDED DECEMBER 3, 1997 AT RECEPTION NO. 97142147 AND WITHIN THE DONALA WATER AND SANITATION DISTRICT AS EVIDENCED BY ORDER FOR INCLUSION RECORDED NOVEMBER 4, 2003 AT RECEPTION NO. 203259832.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN STRUTHERS RANCH INCLUSION AGREEMENT WITH DONALA WATER AND SANITATION DISTRICT RECORDED SEPTEMBER 26, 2003 AT RECEPTION NO. 203226555.

THE PROPERTY IS SUBJECT TO RESERVATION, IN PATENTS FROM THE STATE OF COLORADO RECORDED IN BOOK 290 AT PAGES 175 AND 178, OF ALL COAL, OIL, MINERALS AND MINERAL RIGHTS, TOGETHER WITH THE RIGHT OF SURFACE ENTRY.

THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT, GIVEN TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, FOR COMMUNICATION PURPOSES, AS DESCRIBED IN INSTRUMENT, RECORDED SEPTEMBER 24, 1951 IN BOOK 1312 AT PAGE 266.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN STRUTHERS RANCH SUBDIVISION SKETCH PLAN - RESOLUTION NO. 01-27 RECORDED MARCH 25, 2002 AT RECEPTION NO. 202046725.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN AND CREATED BY DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 2, 2003 AT RECEPTION NO. 203204477.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 03-302 AND RESOLUTION NO. 03-303 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED NOVEMBER 20, 2003 AT RECEPTION NOS. 203272607 AND 203272608 RESPECTIVELY AND AS CONTAINED IN RESOLUTIONS NOS. 04-225, 04-226 AND 04-227 RECORDED JUNE 28, 2004 AT RECEPTION NOS. 204107113, 204107114 AND 204107115 RESPECTIVELY AND AS CONTAINED IN RESOLUTION NO. 04-216 RECORDED JULY 1, 2004 AT RECEPTION NO. 204109627 AND AS CONTAINED IN RESOLUTION 04-223 RECORDED FEBRUARY 1, 2005 AT RECEPTION NO. 205015819.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN STRUTHERS RANCH SUBDIVISION PUD DEVELOPMENT GUIDELINES RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062716.

NO GRADING OR OTHER SITE WORK IS PERMITTED ON ANY LOT PRIOR TO APPROVAL OF A PLOT PLAN FOR THE LOT.

PERMANENT WATER QUALITY REQUIREMENTS AS DEFINED IN THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME II AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL SHALL BE INCLUDED WITH THE ADMINISTRATIVE PLOT PLAN (OR EQUIVALENT) APPLICATION FOR EACH LOT IN THE SUBDIVISION AND IMPLEMENTED IN CONJUNCTION WITH DEVELOPMENT OF THE LOT.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

THE WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE DONALA WATER AND SANITATION DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. NATURAL GAS WILL BE PROVIDED BY AQUILA. ELECTRICITY WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY OF THE APPLICABLE AGENCIES, INCLUDING BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR THE COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT AS IT RELATES TO THE PREBLE'S JUMPING MOUSE AS A LISTED ENDANGERED SPECIES.

PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.

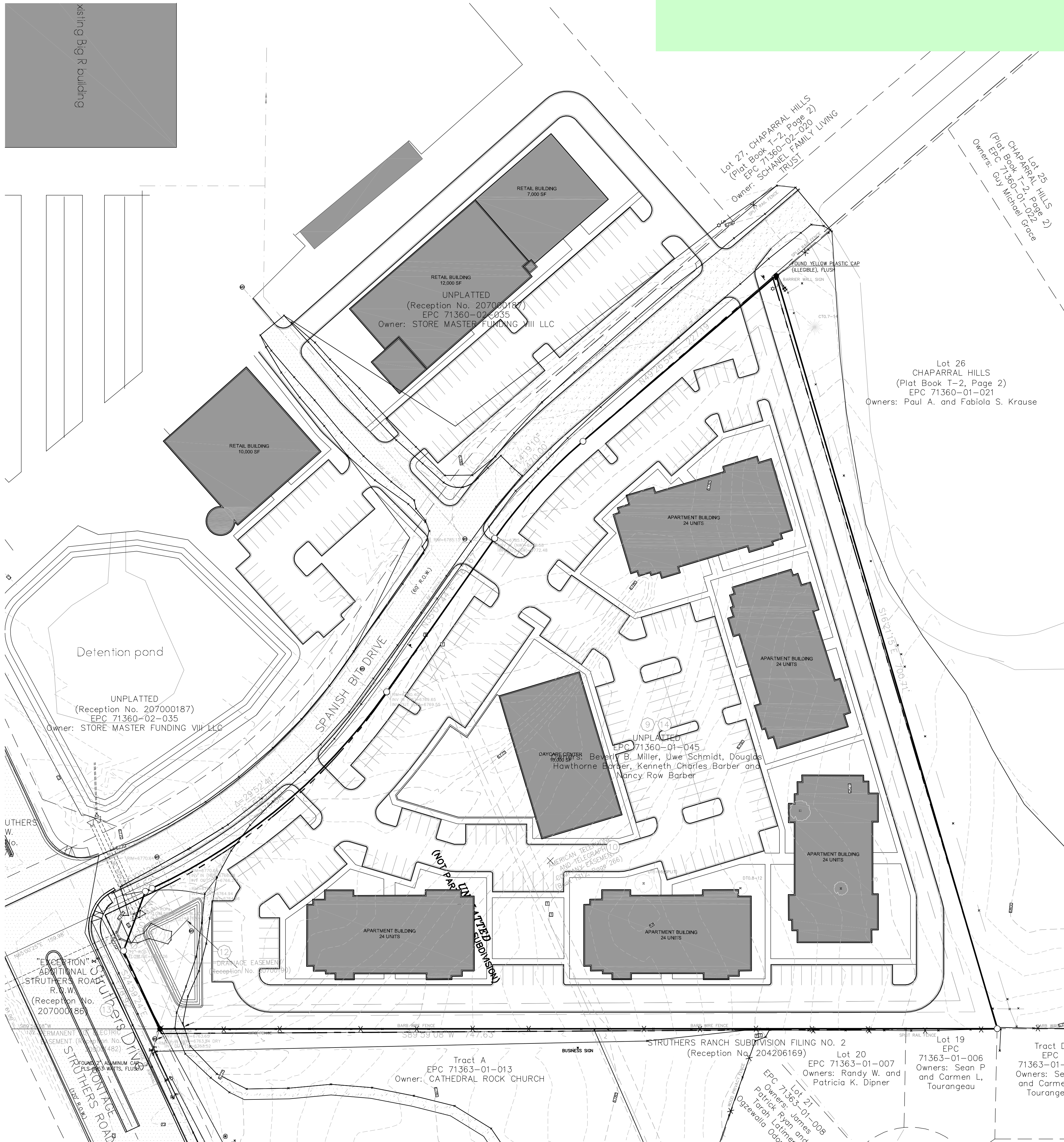
A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA EXISTS FOR ALL CORNER LOTS EXCEPT AS NOTED. NO OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") ARE ALLOWED IN THIS AREA.

THERE SHALL BE NO DIRECT LOT ACCESS TO STRUTHERS ROAD.

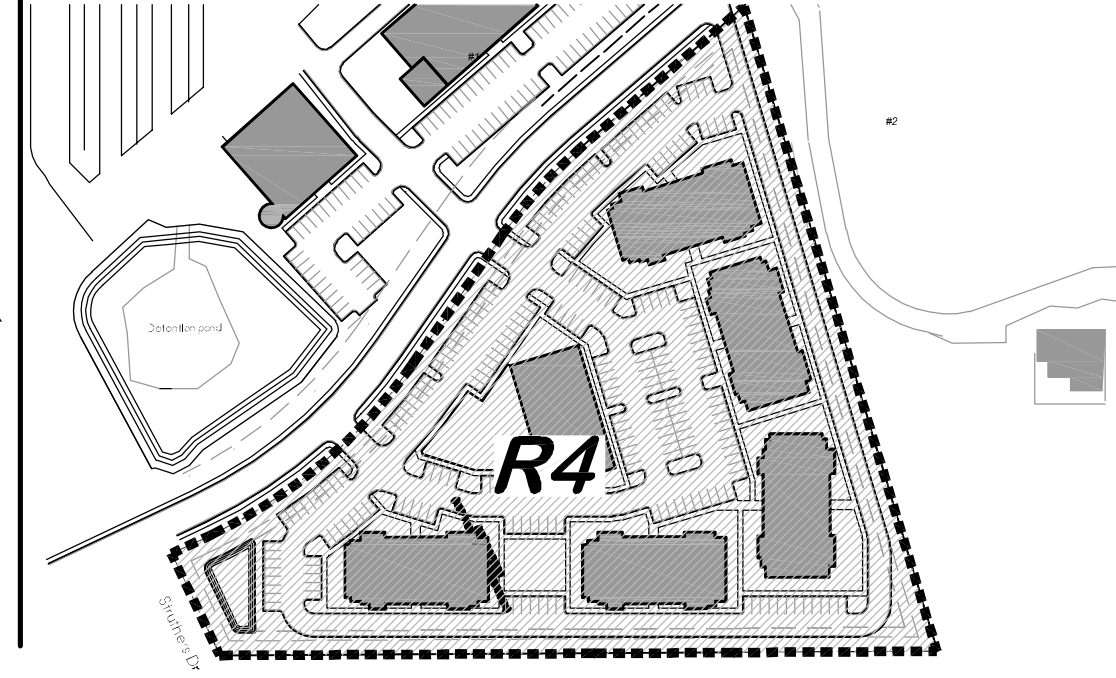
ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

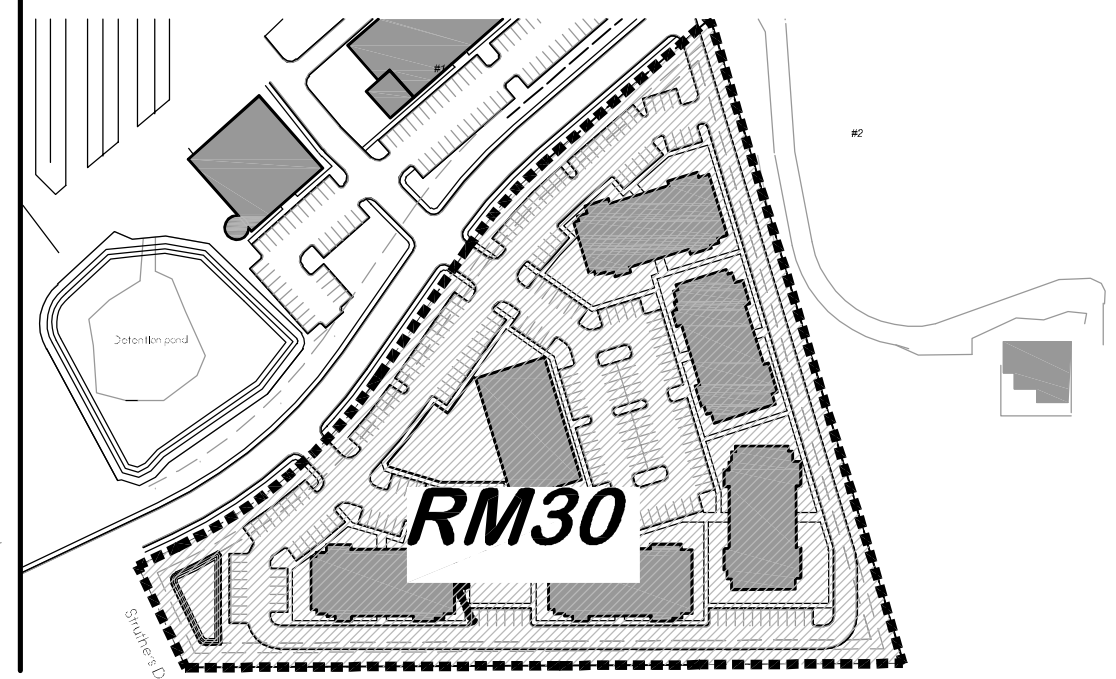
NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.



## EX ZONE MAP<sup>NTS</sup>



## PROPOSED ZONE MAP<sup>NTS</sup>



<b>SITE DATA</b>	tax schedule no.:	7136001045
	area	6.57 acres
	ex zone	R4
	proposed zone	RM30
	Building setbacks	Front 25', Side 15', Rear 15'
	Lot coverage	60% max
	Building height	40' maximum building height
	ex use	Vacant
	proposed use	Multi-Family Residential

<b>PARKING</b>	use	MULTI-FAMILY RESIDENTIAL
	bldg area	120 units
	ratio	1.5 parking spaces per unit
	required	180 required
	provided	200 provided
	use	DAYCARE
	bldg area	10,000 SF
	ratio	1 parking spaces per 400 SF
	required	25 required
	provided	26 provided

<b>OWNER INFO</b>	<b>DEVELOPER</b>
company name	Marvin Boyd
address	
city/state	
phone no	719-499-4411
company name	Beverly Miller
address	
city/state	P.O. Box 567 Palmer Lake CO, 80133
phone no	

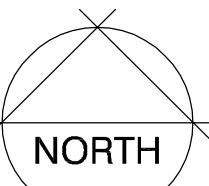
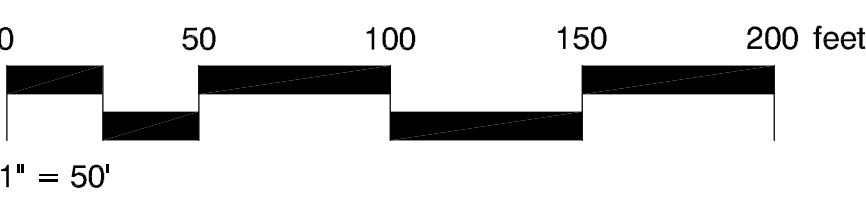
**YOW ARCHITECTS**  
ARCHITECTURE & PLANNING  
Colorado Springs, Colorado 475-8133

Structural:  
Electrical:  
Mechanical:  
Plumbing:

**Cathedral Rock Commons**  
Spanish Bit Drive Monument, Colorado

303 No. 18 075  
Directory  
File: 3/24/2021  
Drawn By: DBN  
Date: 3/2/2021  
Revised:

DRAWING NO.  
**1 of 1**  
REZONE MAP



# REZONE MAP CHECKLIST

PROJECT NAME: Cathedral Rock Commons  
SUBMITTAL DATE: 3 / 24 / 2021  
SUBMITTED BY: YOW Architects / Brad Nichols  
SUBMITTAL REVIEWED BY: \_\_\_\_\_

## **Rezone Map**

A map shall be drawn to a scale suitable to describe the information required and shall include:

1. Boundary description of the subject property, which shall illustrate the legal description.
2. Existing land uses and zoning on the property and within five hundred (500) feet of the boundary.
3. Adjoining property ownership.
4. Existing private roads.
5. Existing structures.
6. Existing easements.
7. Name and addresses of the petitioner, owners of all interests (including mineral interests), in the property, and preparer.