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2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100



LAND DEVELOPMENT
CONSULTANTS, LLC

950 S. CHERRY ST., SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:

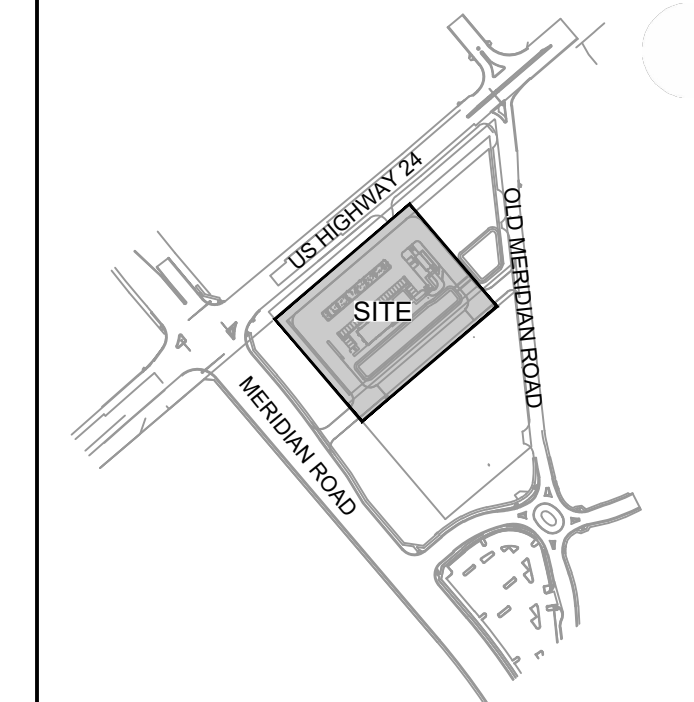


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

**HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: LCB

CHECKED BY: NMS

DESIGNED BY: NMS

SHEET TITLE:

VICINITY MAP

SHEET 1 OF 1

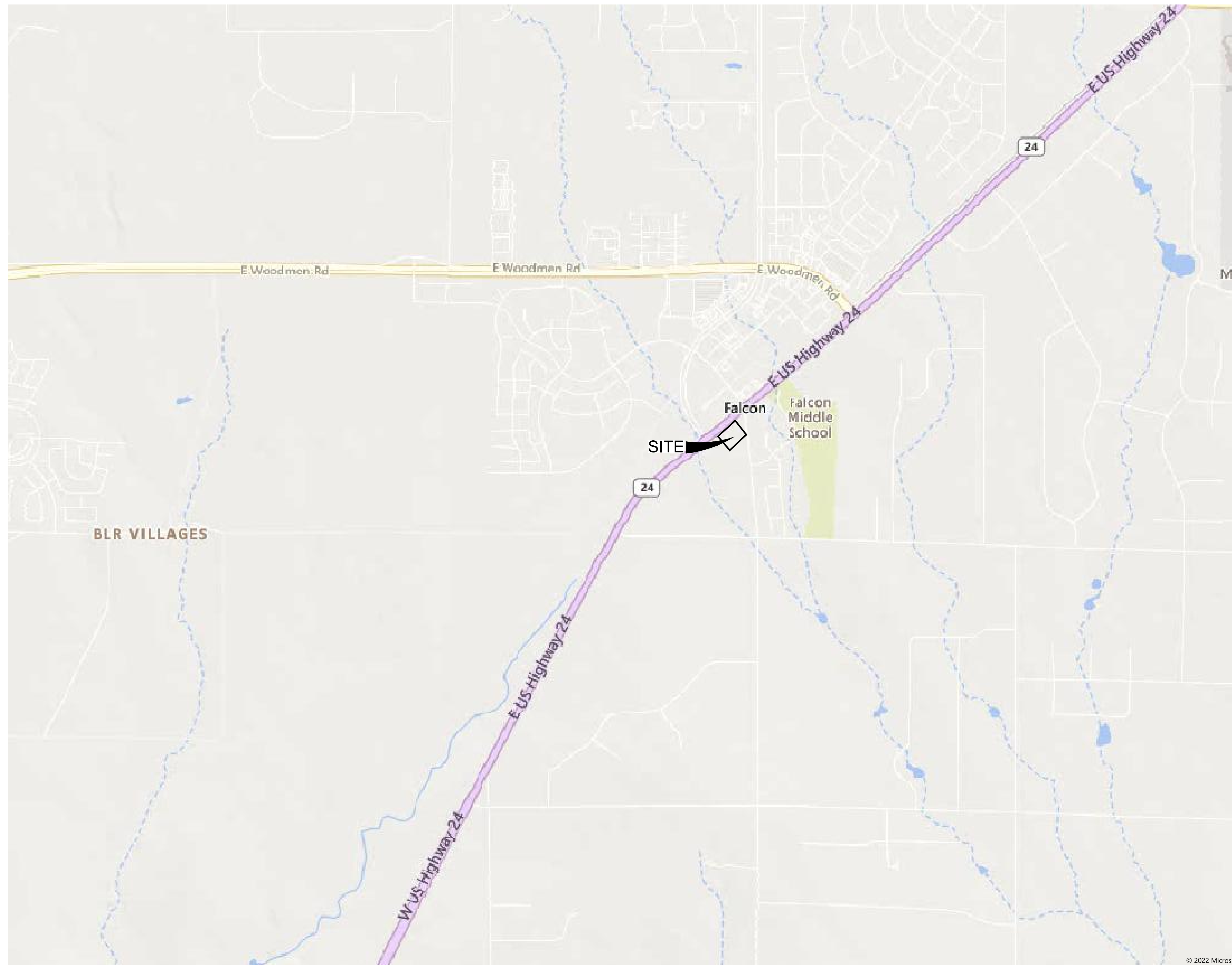
ISSUE DATE: SEPTEMBER 2022

CONTACT LIST

OWNER
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PCD FILING NO.: PPR2230

FILE LOCATION: S:\CIRCLE KWY 24 & MERIDIAN\PREP\VICINITY MAP.DWG

HIGHWAY 24 & MERIDIAN ROAD ZONING MAP

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT
SEPTEMBER 2022



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300 COLORADO SPRINGS, CO 80920
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CONSULTANTS, LLC

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DENVER, CO 80246

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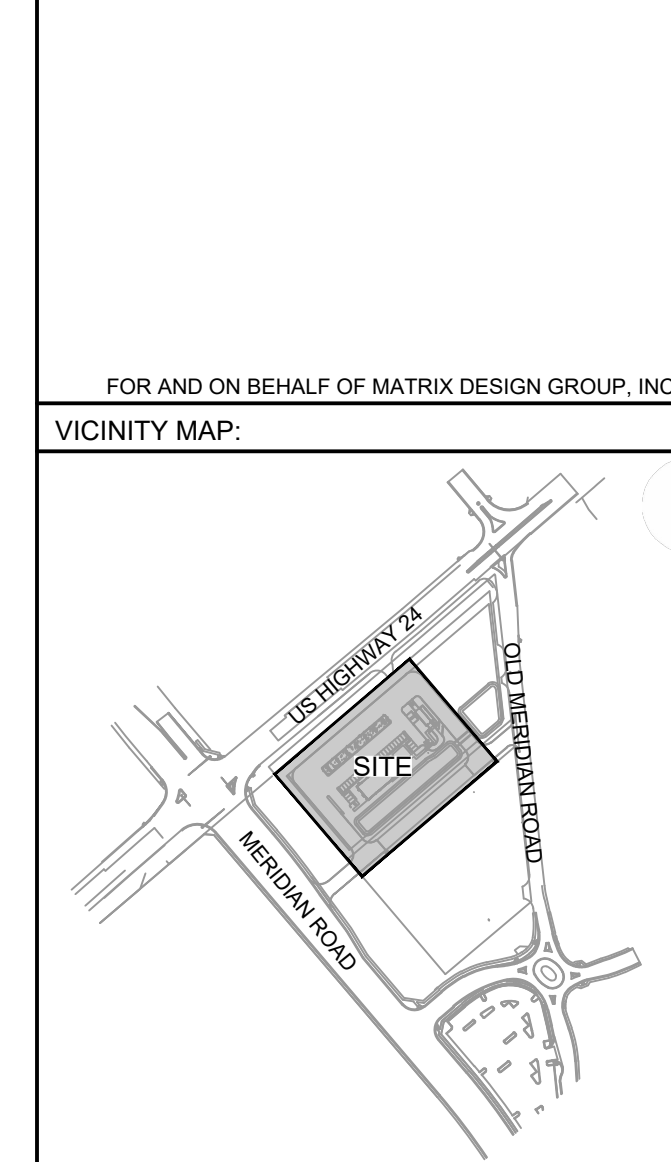


ROCKY MOUNTAINS DIVISION
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SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP:



PROJECT:

CIRCLE K STORES INC.

ZONING MAP

HIGHWAY 24 & MERIDIAN ROAD
FALCON, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.037

DRAWN BY: LCB

CHECKED BY: NMS

DESIGNED BY: NMS

SHEET TITLE:

ZONING MAP

SHEET 1 OF 1
ZM01

ISSUE DATE: SEPTEMBER 2022 PCD FILE #CS-213

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS:
THAT CST METRO LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND RANDAL L. GIBBS AND VICKY L. GIBBS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:
PARCEL A:
LOTS 17 TO 32, INCLUSIVE, EXCEPT THE NORTHWESTERLY 20 FEET THEREOF, LYING WEST OF THE COUNTY ROAD IN BLOCK 24, TOWN OF FALCON, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37.
PARCEL B:
LOTS 19 TO 32, INCLUSIVE, EXCEPT THE NORTHWESTERLY 20 FEET THEREOF, IN BLOCK 25, TOWN OF FALCON, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37.
PARCEL C:
ALL THAT PORTION OF BLOCK 28 LYING WEST OF THE COUNTY LINE ROAD, INCLUDING THE NORTHEASTERLY 30.0 FEET OF VACATED 7TH STREET, TOWN OF FALCON, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37.
PARCEL D:
ALL OF BLOCK 29, INCLUDING THE SOUTHWESTERLY 30.0 FEET OF VACATED 7TH STREET, EXCEPTING THEREFROM THAT PORTION OF MERIDIAN ROAD LYING ACROSS BLOCK 29 AND SAID VACATED PORTION OF 7TH STREET, TOWN OF FALCON, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37.
PARCEL E:
THAT PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., FORMERLY BEING A PORTION OF LOTS 4 THROUGH 16 INCLUSIVE AND THE NORTHERLY 20 FEET OF LOTS 17 THROUGH 25 INCLUSIVE IN BLOCK 24, A PORTION OF LOTS 1 THROUGH 16 INCLUSIVE AND THE NORTHERLY 20 FEET OF LOTS 17 THROUGH 32 INCLUSIVE IN BLOCK 25 IN THE TOWN OF FALCON, EL PASO COUNTY, COLORADO, TOGETHER WITH VACATED 7TH STREET AND VACATED ALLEYS ADJACENT TO SAID LOTS AS VACATED BY VACATION PLAT RECORDED IN PLAT BOOK E-3 AT PAGE 46, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 25 AND THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY #24, FROM WHICH THE NORTHWEST CORNER OF SAID BLOCK BEARS N 40 DEGREES 12 MINUTES 34 SECONDS W, A DISTANCE OF 20.00 FEET; THENCE S 40 DEGREES 12 MINUTES 34 SECONDS E ALONG THE SAID WEST LINE, A DISTANCE OF 180.00 FEET; THENCE N 49 DEGREES 47 MINUTES 26 SECONDS E, A DISTANCE OF 665.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MERIDIAN ROAD; THENCE N 06 DEGREES 05 MINUTES 34 SECONDS W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 212.93 FEET; THENCE N 40 DEGREES 12 MINUTES 34 SECONDS W ALONG THE EASTERLY LINE OF SAID LOT 4 IN BLOCK 24, A DISTANCE OF 3.72 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY #24; THENCE S 49 DEGREES 47 MINUTES 26 SECONDS W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 785.00 FEET TO THE POINT OF BEGINNING, EXCEPT FOR THAT PORTION CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 12, 2019 AT RECEPTION NO. 219142199, COUNTY OF EL PASO, STATE OF COLORADO.
PARCEL F:
LOTS 17, 18 EXCEPT THE NORTHERLY TWENTY (20) FEET, IN BLOCK 25, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING 8.9850 ACRES, MORE OR LESS.

OWNER: FARMERS STATE BANK OF CALHAN
1500 8TH ST. CALHAN CO, 80808
ZONING: PUD
LAND USE: EXEMPT POLITICAL SUBS

OWNER: D&D MANAGEMENT LLC
6485 ALIBI CIR
COLORADO SPRINGS, CO 80923
ZONING: CC
LAND USE: SERVICE GARAGE

OWNER: IBS ENTERPRISES LLC
6550 GUN CLUB TRAIL
COLORADO SPRINGS, CO 80908
ZONING: CC
LAND USE: VACANT

OWNER: RANDY GIBBS
ZONING: RR-5
LAND USE: RESIDENTIAL

OWNER: DIAMOND SHAMROCK REFINING
ZONING: C-2
LAND USE: CONVENIENCE MARKET

LOT 1
PROPOSED ZONE COMMERCIAL CS
5.00 AC

TRACT A
0.76 AC (33,106 SF)

OWNER: RANDY GIBBS
ZONING: RR-5
LAND USE: RESIDENTIAL

LOT 2
PROPOSED ZONE COMMERCIAL CS
3.23 AC

OWNER: RANDY GIBBS
ZONING: RR-5
LAND USE: RESIDENTIAL

OWNER: RANDY GIBBS
ZONING: RR-5
LAND USE: RESIDENTIAL

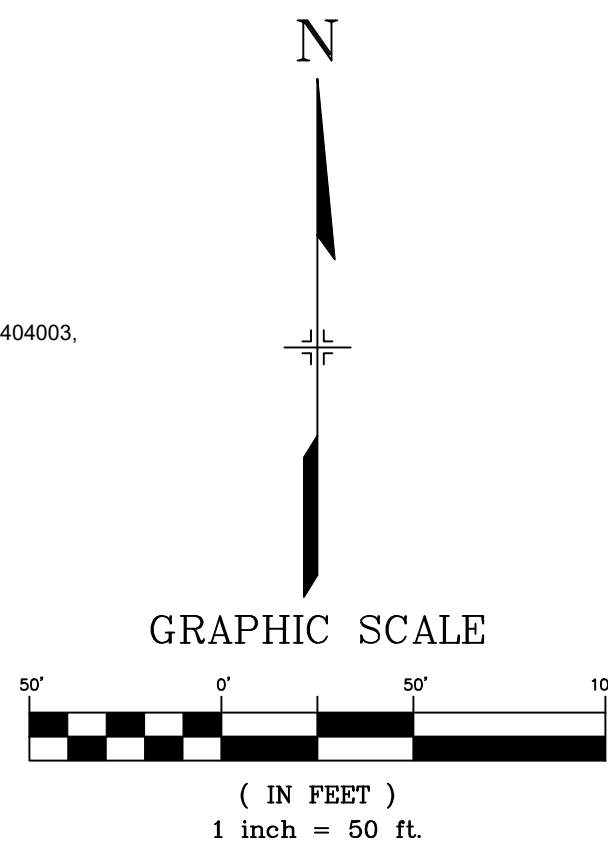
OWNER: EDNA HOLDINGS LLC
4810 OLD FARM DR, SUITE 110
COLORADO SPRINGS, CO 80917
ZONING: PUD
LAND USE: RESIDENTIAL

OWNER: EL PASO COUNTY
200 S CASCADE AVE, SUITE 150
COLORADO SPRINGS, CO 80903
ZONING: PF
LAND USE: VACANT

OWNER: BRIAN M MOODY - BETTER LAND LLC
8605 EXPLORER DR, SUITE 250
COLORADO SPRINGS, CO 80920
ZONING: R/CR SS
LAND USE: VACANT

SITE DATA TABLE

TAX ID NUMBERS	5312402016, 5312403003, 5312402015, 5312405003, 5312405005
CURRENT ZONING	C-2, RR-5
PROPOSED ZONING	CS
PROPOSED LOTS	2
TOTAL SITE ACREAGE	8.99 AC
MINIMUM LOT SIZE	3.23 AC
FRONTAGE SETBACKS	25' FRONT, 25' SIDE, 15' REAR
LOT SETBACKS	N/A
LANDSCAPE SETBACKS	25' FRONT, 25' SIDE, 15' REAR
MAXIMUM LOT COVERAGE	N/A
MAXIMUM BUILDING HEIGHT	50'



CONTACT LIST

OWNER
CIRCLE K STORES INC.
5500 S. QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-6223

ELECTRICAL SERVICE
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN ROAD
PEYTON, COLORADO 80831
PHONE: (719) 495-2283

DEVELOPER
LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY ST., SUITE 512
DENVER, CO 80246
SOFIA HERNANDEZ
PHONE: (303) 717-3305

WATER & SANITARY
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
PHONE: (719) 495-2500

CIVIL ENGINEER/ LANDSCAPE ARCHITECT
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
NICOLE SCHANEL/ JASON ALWINE
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FIRE
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
FALCON, CO 80831
PHONE: (719) 495-4050

ARCHITECT
GREENBERG FARROW
30 EXECUTIVE DRIVE, SUITE 100
IRVINE, CA 92614
DOUG COUPER
PHONE: (949) 296-0450

STORM SEWER
EL PASO COUNTY PUBLIC SERVICES
3275 AKERS DR.
COLORADO SPRINGS, COLORADO 80922
PHONE: (719) 520-6460

LAND SURVEYOR
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
PHONE: (303) 464-9515

GAS
COLORADO SPRINGS UTILITIES
7710 DURANT DRIVE
COLORADO SPRINGS, COLORADO 80920
TIM BENEDICT
PHONE: (719) 668-3574

GEOTECHNICAL ENGINEER
TERRACON CONSULTANTS, INC.
4172 CENTER PARK DRIVE
COLORADO SPRINGS, CO 80916
PHONE: (719) 597-2116