

SITE DATA

TAX ID NUMBER:	530000622
TOTAL AREA:	28.48 ACRES
MASTER PLAN:	MOHAWK COMMERCIAL CENTRE MASTER PLAN
DEVELOPMENT SCHEDULE:	SUMMER 2022
DRAINAGE BASIN:	SAND CREEK
CURRENT ZONING:	PBC/AO
CURRENT USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, SINGLE-FAMILY ATTACHED
PROPOSED DENSITY:	MULTI-FAMILY RESIDENTIAL - MAX. 24.99 DU/AC SINGLE-FAMILY ATTACHED RESIDENTIAL - MAX. 11.99 DU/AC
MAXIMUM BUILDING HEIGHT:	45'
MAX LOT COVERAGE:	40%
BUILDING SETBACKS:	COMMERCIAL SUBJECT TO PBC ZONE SETBACKS RESIDENTIAL SUBJECT TO R-5 SETBACKS
LANDSCAPE SETBACKS:	
E WOODMEN:	25'
MOHAWK RD:	10'
LANDSCAPE BUFFER SOUTH:	15'

PROJECT TEAM

OWNER:	Alliance Residential Realty 500 Greenwood Plaza Boulevard, Suite 131 Greenwood Village, CO 80111	Architect:	Santulan Architecture 2457 Ringsby Ct. Unit 209 Denver, CO 80216 (719) 592-9333
DEVELOPER:	Alliance Residential Realty 500 Greenwood Plaza Boulevard, Suite 131 Greenwood Village, CO 80111	Engineer/ Surveyor:	CORE Consultants: Inc. 3473 S. Broadway Englewood, CO 80113 (303) 703-4444
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903		

LAND USE SUMMARY

LOT 1	27.14 ACRES RECREATION COMMERCIAL (EXISTING)
LOT 2	5.74 ACRES OFFICE/COMMERCIAL 72,000 SF
LOT 3	11.917 ACRES SINGLE-FAMILY ATTACHED, MAX DENSITY 11.99 DU/AC
LOT 4	15.479 ACRES MULTI-FAMILY, MAX DENSITY 24.99 DU/AC

GENERAL NOTES

- PARKING SHALL BE CALCULATED WITH DEVELOPMENT PLAN PER CITY CODE 7.4.203.
- THE CHANGE IN USE FROM COMMERCIAL TO RESIDENTIAL TRIGGERS THE NEED FOR PARK LAND DEDICATION OR FEES IN LIEU OF LAND DEDICATION, TO BE COORDINATED WITH THE PARKS, RECREATION, AND CULTURAL SERVICES DEPARTMENT WITH THE DEVELOPMENT PLAN APPLICATION.
- PRIVATE DRIVES AND PARKING AREAS ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C05336, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
- THIS CONCEPT PLAN AMENDMENT IS FOR LOTS 3 & 4 ONLY. LOT 1 IS EXISTING, AND LOT 2 IS FOR FUTURE DEVELOPMENT.

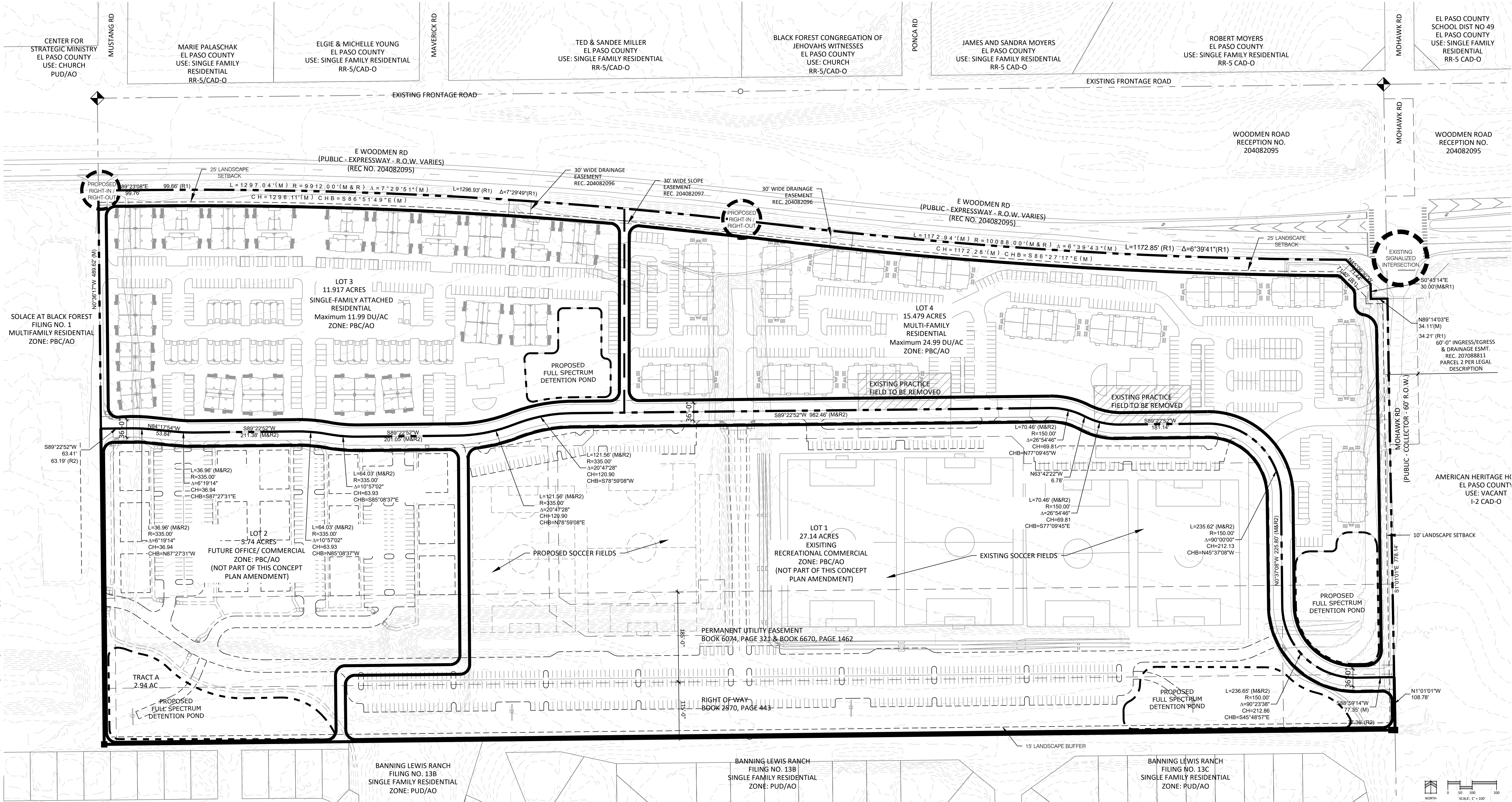
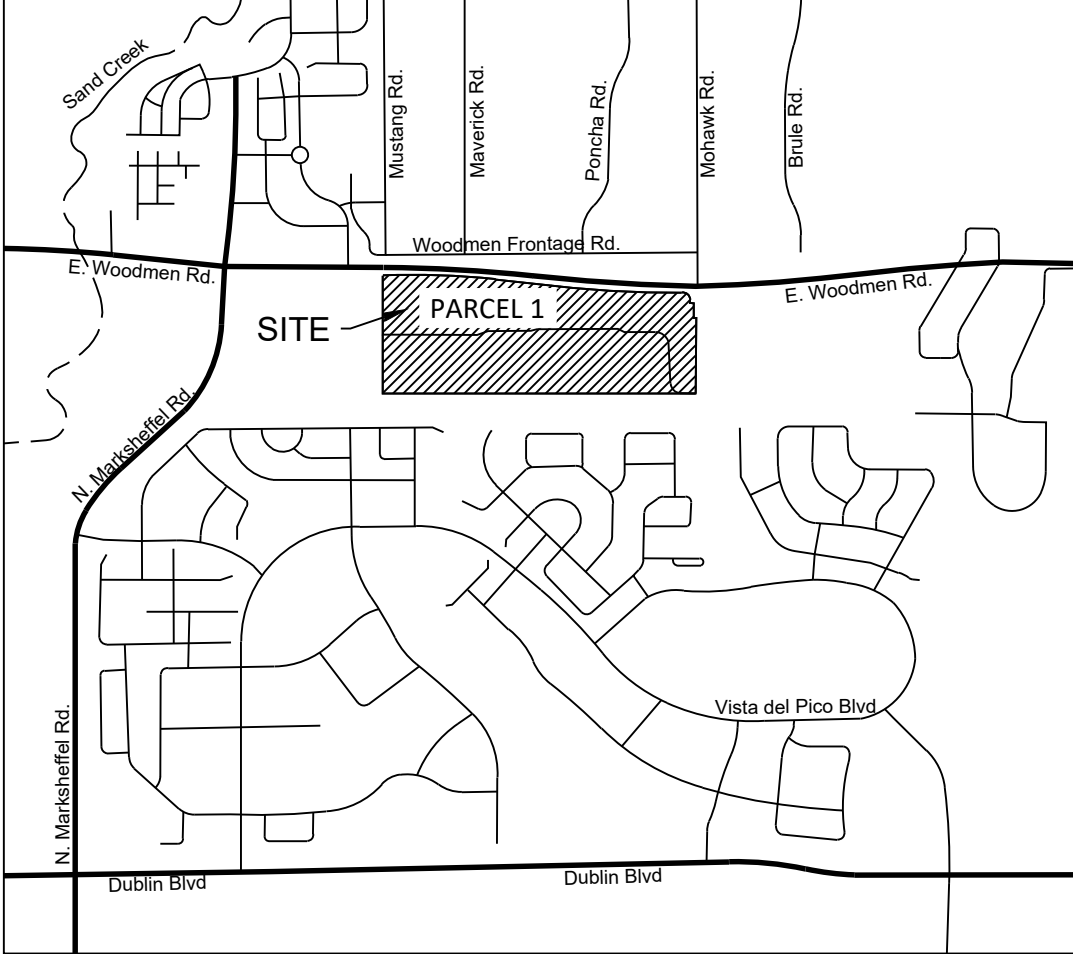
LEGAL DESCRIPTION

(PER TITLE COMMITMENT NO. NCS-1081257-PHX1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 04, 2021) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
A TRACT OF LAND BEING THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED MAY 19, 2004 AT RECEPTION NO. 204082095,
AND FURTHER EXCEPTING THEREFROM THAT PORTION CONTAINED IN DECEMBER 30, 2009 AT RECEPTION NO. 209148823,
COUNTY OF EL PASO,
STATE OF COLORADO.

PARCEL 2:
THOSE BENEFICIAL EASEMENTS AS CONTAINED IN ACCESS AND DRAINAGE EASEMENT RECORDED JULY 3, 2007 AT RECEPTION NO. 207088811.

VICINITY MAP



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MOHAWK COMMERCIAL CENTRE

MAJOR CONCEPT PLAN AMENDMENT

E Woodmen and Mohawk Rd

DATE: 4/14/2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

CONCEPT PLAN

S1

1 OF 1

CPC #