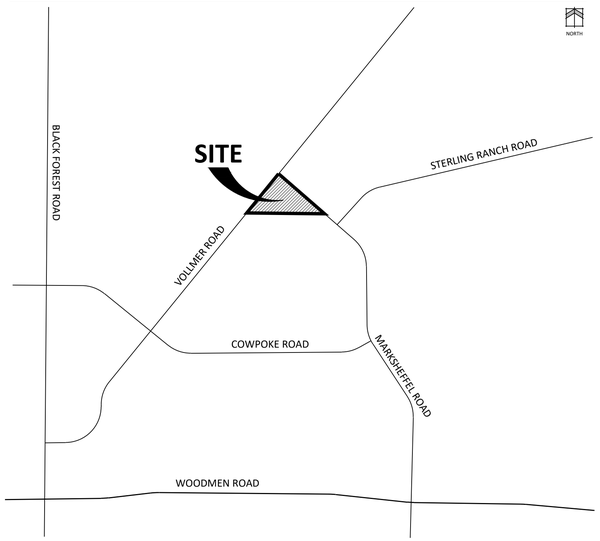
SR LAND COMMERCIAL

EL PASO COUNTY, COLORADO

ZONE MAP AMENDMENT

SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP



LEGAL DESCRIPTION

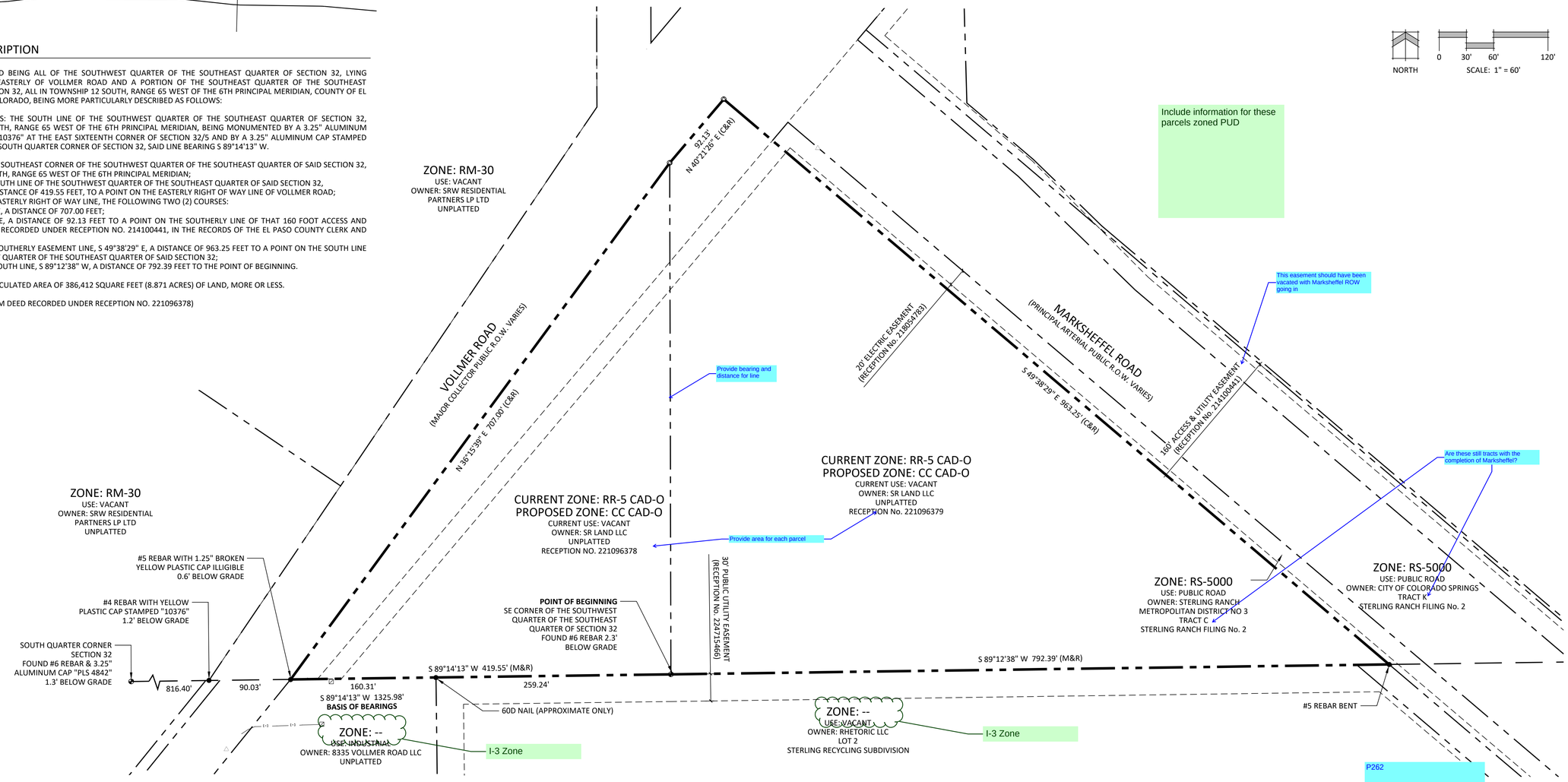
A PARCEL OF LAND BEING ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, LYING SOUTHERLY AND EASTERLY OF VOLLMER ROAD AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LS 10376" AT THE EAST SIXTEENTH CORNER OF SECTION 32/5 AND BY A 3.25" ALUMINUM CAP STAMPED "PLS 4842" AT THE SOUTH QUARTER CORNER OF SECTION 32, SAID LINE BEARING S 89°14'13" W.

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, S 89°14'13" W, A DISTANCE OF 419.55 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;
THENCE ON SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES:
1) N 36°15'39" E, A DISTANCE OF 707.00 FEET;
2) N 40°21'26" E, A DISTANCE OF 92.13 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT 160 FOOT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441, IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON SAID SOUTHERLY EASEMENT LINE, S 49°38'29" E, A DISTANCE OF 963.25 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32;
THENCE ON SAID SOUTH LINE, S 89°12'38" W, A DISTANCE OF 792.39 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 386,412 SQUARE FEET (8.871 ACRES) OF LAND, MORE OR LESS.

(PER THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 221096378)



PROJECT TEAM

OWNER / DEVELOPER:	SR LAND LLC 20 BOULDER CRESCENT ST COLORADO SPRINGS, CO 80903	CIVIL:	ALL TERRAIN ENGINEERING COLORADO SPRINGS, CO
APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903	SURVEYOR:	BARRON LAND, LLC 2790 N. ACADEMY BLVD., SUITE 311 COLORADO SPRINGS, CO 80917

SITE DATA

ADDRESS:	0 VOLLMER RD
TAX SCHEDULE NUMBER :	5232400001, 5232400003
TOTAL AREA:	8.871 AC (386,412 SF)
CURRENT ZONE:	RR-5, CAD-O
PROPOSED ZONE:	CC CAD-O
ORDINANCE NO.:	--

LINETYPE LEGEND

SUBJECT PROPERTY

EXISTING EASEMENT

ADJACENT PROPERTY

NORTH

0 30' 60' 120'

SCALE: 1" = 60'

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH COMMERCIAL

RHETORIC

SOUTHERN CORNER OF VOLLMER AND MARKSHEFFEL

PROJECT INFO
DATE: DATE
PROJECT MGR: A. ODOM
PREPARED BY: A. NETTER

STAMP

REZONING

ISSUE INFO

DATE:	BY:	DESCRIPTION:
ISSUE.1	BY	DESCRIPTION

ISSUE / REVISION

SHEET DESCRIPTION
REZONE EXHIBIT

SHEET NUMBER/TITLE
1
1 OF 1

PLAN FILE #
CPC #

P:\Morley\SR Land Commercial Triangle Rezone\Drawings\Planning\DP\Rezone Exhibit.dwg [EPC TRACT MAP] 10/20/2026 1:31:44 PM anetter