

VICINITY MAP
SCALE: N.T.S.

UNPLATTED
OWNER: PIKES PEAK
COMMUNITY FOUNDATION
CHARITABLE RESIDENTIAL
ZONE: A-5

N 00°24'11" W 1938.33'

P.O.B.: PARCEL A
N 1/4 OF SECTION 14
(SEE NOTE 10)

LOT 1
ST. DOMINICS
CATHOLIC CHURCH
OWNER: DIOCESE OF
COLORADO SPRINGS
RELIGIOUS WORSHIP
ZONE: A-5

UNPLATTED
OWNER: SOUTH PARK TECHNOLOGICAL CENTER
OWNERS ASSOCIATION
VACANT LAND
ZONE: UNKNOWN

UNPLATTED
OWNER: VENETUCCI VILLAGE LLC
VACANT LAND
ZONE: PUD

UNPLATTED
OWNER: VENETUCCI VILLAGE LLC
VACANT LAND
ZONE: PUD

EXISTING 30' SANITARY
SEWER EASEMENT
(BK 3806, P 789 &
BK 3941, P 664) TO BE
VACATED BY PLAT

EXISTING 20' SANITARY
SEWER EASEMENT (BK
1800, P 255) TO BE
VACATED BY PLAT

EXISTING SANITARY
SEWER EASEMENT (BK
2444, P 841) TO BE
VACATED BY PLAT

UNPLATTED
OWNER: BANDLEY DEVELOPMENT LLC
AG GRAZING LAND
ZONE: UNKNOWN

UNPLATTED
OWNER: AVATAR FOUNTAIN LP
MERCHANDISING,
SHOPPING CENTER
NEIGHBORHOOD
ZONE: VC

UNPLATTED
OWNER: FOUNTAIN CASCADE
PROPERTY LLC
RECREATION/BOWLING ALLEY
ZONE: CC

UNPLATTED
OWNER: STATIC LINE
LLC
WAREHOUSE/STORAGE
ZONE: C-2

UNPLATTED
OWNER: SOUTHMOOR
GYA LLC
WAREHOUSE/STORAGE
ZONE: C-2

UNPLATTED
OWNER: BLU SKY
COMMUNITIES LLC
MOBILE HOME PARK
ZONE: MHP

UNPLATTED
OWNER: LORELLA K
PODHOLA TRUST
MOBILE HOME PARK
ZONE: MHP

LOT 2 FOUNTAIN VALLEY
SENIOR CENTER FILING NO. 2
OWNER: EL PASO FOUNTAIN VALLEY
CITIZENS ORG
CHARITABLE
ZONE: VC

LOT 1, FOUNTAIN VALLEY
SENIOR CENTER FILING NO. 2
OWNER: ALVARO U & J GUADALUPE DAVILA
SPECIAL PURPOSE-FAST FOOD RESTAURANT
ZONE: VC

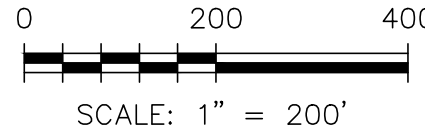
US HWY 85 - 87
(275' ROW)

PETITIONER/OWNER:
AVATAR EQUITIES
6800 JERICO TURNPIKE
STE 120W #204
SYOSSET, NY 11791-4445

PREPARED BY:
CATAMOUNT ENGINEERING
CIVIL ENGINEER

DAVID MIJARES
COLORADO P.E. 40510

DATE: _____



SCALE: 1" = 200'



DRAWN BY:	dbm
DATE:	09/24/18
SCALE:	1"=200'
JOB NUMBER	17-114
SHEET	1 OF 1
RIVERBEND CROSSING FILINGS NO 1 & 2 ZONE CHANGE EXHIBIT	
PREPARED FOR:	AVATAR EQUITIES 6800 JERICO TURNPIKE STE 120W #204 SYOSSET, NY 11791-4445
PO BOX 221 WOODLAND PARK, CO 80866 (719) 426-2124	CATAMOUNT ENGINEERING